



**Unified Police Department**

***Millcreek Precinct***

***Millcreek City Council***

***July 2020***

# **June 2020 Millcreek City Statistics**



**Calls for Service: 2994**

**Total Cases: 1149**

**Total Citations: 378**

**Booking Arrests: 46**

# Crime Review for June 2020



Assault 32 Burglary 25

Drug Offense 22

Family Offense 75

Larceny 73

Robbery 5

Sex Offense 6

Stolen Vehicles 43

Vehicle Burglary 72



# Millcreek City Crime Trends

- Millcreek Street Crimes is investigating a string of garage and residential burglaries in the East Millcreek and Mount Olympus Communities.
- In a 30-day period, 33 burglaries have been reported between 2000 East and Olympus Cove area;
- Suspects are entering locked and unlocked vehicles to activate the garage door openers accessing the garage. If the door to the house is unlocked, then the suspects are also burglarizing the residence.
- In some cases, suspects have entered the garage through an unlocked man door.

**C.O.P. Detectives  
posted “No  
Camping” notices  
at 6 illegal  
encampment sites.  
C.O.P. partnered  
with Salt Lake  
County Health  
Department to  
cleanup the sites,  
resulting in over  
1200 lbs. of waste  
collected.**





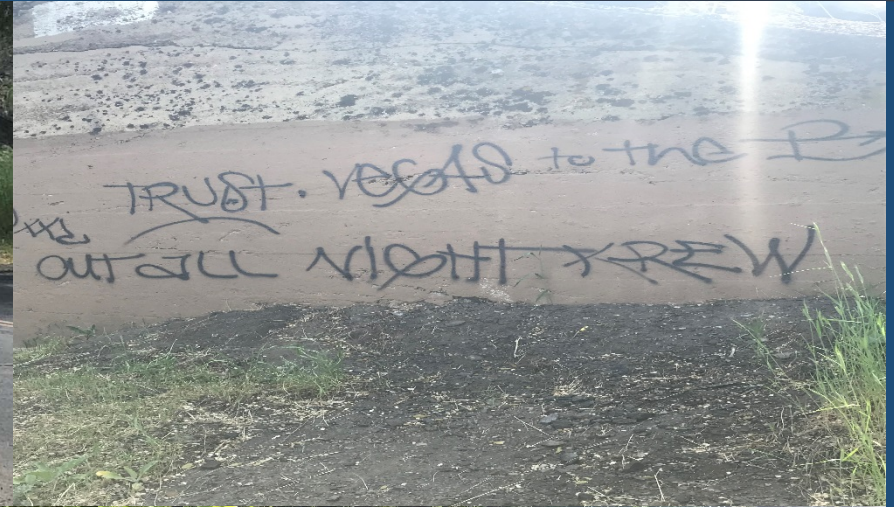
Millcreek Precinct  
Traffic Units continue  
parking enforcement  
in June to address  
illegal parking issues  
such as parking in bike  
lanes, restricted  
parking, handicap and  
others resulting in 77  
citations and warning.

The operation is  
successful as parking  
violations are harder to  
find in July.

**NO  
PARKING**

# Graffiti Cases in Millcreek

C.O.P. Detectives  
located 10 cases of  
graffiti in  
Millcreek. U.P.D.  
Graffiti Removal  
cleaned up the  
graffiti.



On June 20<sup>th</sup> and  
July 4<sup>th</sup> U.P.D.  
joined with  
Millcreek City for  
Venture Out's  
Rolling Car shows.  
U.P.D. assisted with  
traffic control and  
participated in the  
car show as it drove  
through Millcreek  
neighborhoods.



# The East Mill Creek Community Council purchased lunch from Carolina BBQ for Millcreek Officers and Staff



## Thoughts to Share:

1. No need to go through history of my working for Millcreek, but I would like to talk about some of the culture concepts that I hope I have left with everyone.
2. I have two personal philosophies that I believe we have shared together First: Always try to empower others to do their BEST! That is why I frequently told everyone, "You're the BEST! The concept being, if you think or feel you are the BEST, you will always try to do your BEST! I will defer the Second personal philosophy until later in my remarks.
3. My constant reminder to everyone that comes from Jim Collin's Good to Great has been a very important part of our staffing. We needed to have more than a "good staff team", we needed to have a "great staff team". Two reasons drove that concept, 1. We have a great city here in Millcreek and 2. We have a great Mayor and City Council here in Millcreek. So, the need was to have a great staffing team. We needed to have the right people on the bus, and the right person in the right seat on the bus! I believe we have that here in Millcreek. Hence, here is a gift to the City – The Bus. Please continue to use the bus to remind everyone, Right People on the bus, and Right person in the Right Seat on the bus. There is an old movie called, "The Replacements". It ends with the coach making this statement – "They were part of something GREAT! And GREATNESS no matter how brief, stays with a man!" Thank you all for letting me be part of "something GREAT", it will always stay with me!
4. For the Mayor and Council and Staff: Our measurement for decision making has been a double-sided yard stick. Hence, a second gift to the City – Always remember to ask the two most important questions when making a decision, 1. Is this decision in the Best interest of the Whole City? And 2. Never put that which matters most at the mercy of that which matters least. Set priorities that are good for the whole, then go after the top priorities first. But do not be indecisive in making decisions. Do not be like the Zoad in the Road. (Read Zoad poem.)
5. There is a plethora of leadership in the elected officials and staff of Millcreek. I encourage everyone to remember that: "True Leadership only exists if people follow when they have the freedom not to." Please always be who I know you all are – true leaders.
6. I have probably talked more now than I ever did at any previous council meeting. Please bear with me for a few moments longer. Thank you all for letting me be apart of your lives. I love you all, but most, I need to share, that I am a blessed man. I got to work with the BEST Mayor anyone could ever have the opportunity to work closely with. Thank you, Mr. Mayor, for giving me the opportunity of a lifetime!
7. I return now and conclude with my second personal philosophy that, hopefully, has been engrained into everyone here at Millcreek. It's genesis comes from the concept that if you are going to go through what it takes to compete, you might as well put your whole heart and effort into it and then, we will, - Always - "Play to WIN!

"Zoad" came from a Greek word that meant "stair step" or "ladder" ... indicating a device people would use to get somewhere. With that insight, consider Dr. Seuss' poem: "The Zoad In The Road":

Did I ever tell you about the young Zoad?  
Who came to a sign at the fork of the road?  
He looked one way and the other way too -  
the Zoad had to make up his mind what to do.  
Well, the Zoad scratched his head, and his chin, and his pants.  
And he said to himself, "I'll be taking a chance.  
If I go to Place One, that place may be hot  
So how will I know if I like it or not.  
On the other hand, though, I'll feel such a fool  
If I go to Place Two and find it's too cool  
In that case I may catch a chill and turn blue.  
So Place One may be best and not Place Two.  
Play safe," cried the Zoad, "I'll play safe, I'm no dunce.  
I'll simply start off to both places at once."  
And that's how the Zoad who would not take a chance  
Went no place at all with a split in his pants.

APPLY: The poor Zoad couldn't make up his mind which way to go.  
So, he decided to not really MAKE a decision.  
Instead, he tried to take BOTH roads at the same time.  
He didn't want to make a decision, so - in his indecision - he actually made a decision  
Because he wouldn't take a chance... he "went no place at all with a split in his pants."



# Millcreek Small Retail Business Promotion Grant



## To qualify:

- Have a current Millcreek Business License as of January 31, 2020
- Demonstrate a business interruption caused by required closures due to the COVID-19 public health emergency totaling at least \$5,000 of reduced retail revenue (Evidence for this shall be submitted by the business by comparing Mar+Apr+May 2019 sales tax receipts with Mar+Apr+May 2020 sales tax receipts; or by comparing Jan+Feb 2020 sales tax receipts with Mar+Apr 2020 sales tax receipts)
- Must be an active retail business (defined as having paid at least \$150 in sales tax in any month in 2020)
- Must be a small business (defined as 95 or fewer Full Time Equivalent employees as identified by the IRS)

## Receive:

- Up to \$5,000 in reimbursement for business advertising (May include social media and digital promotions; direct mail; coupons; advertising space in print or online newspapers, magazines, or websites; radio; television; outdoor billboards or signage; flyers, doorhangers, and other printed materials; logoed T-shirts, hats, or merchandise; event sponsorships; or other legitimate marketing outreach to encourage increased sales and/or brand awareness. Cannot include consulting, payroll, or agency fees.)

## Process:

- 1- Apply to Millcreek between August 1 – August 31, 2020
- 2- City would determine if qualified, and if so, reserve their \$5,000 (first-come-first-serve while city grant funds are available. It is estimated that Millcreek will authorize approximately \$1,500,000 for the program, assisting the first 300 qualified businesses)
- 3- Business would have until October 19 to advertise and submit receipts to city for reimbursement (receipts must be for purchases between August 1, 2020 and October 19, 2020)

All grantees would be reimbursed by Millcreek by October 31, 2020

# Millcreek Pandemic Continuity of Operations Plan (COOP)

City Council Meeting  
July 27<sup>th</sup>, 2020

- ▶ Purpose of the Millcreek Pandemic Continuity of Operations plan is to serve as the guidance for maintaining essential functions and services of Millcreek during a pandemic outbreak.

# Assumptions

- ▶ Outbreak may last weeks to months depending on the transmission rate and method, incubation periods, and severity of the pandemic.
  - ▶ Absenteeism could reach up to 40 percent among staff.
- Factors impacting absenteeism include illness, care of family self-imposed isolation, and/or fear of infection.

# Pandemic COOP Plan Time Breakdown

- Pandemic declared → Mobilization of Pandemic Plan
- Per DH discretion, telework and flexible schedules activate
- IT given ability to purchase technology needed to promote remote work
- Social distance measures take place

# Pandemic COOP Plan Breakdown

- City Hall access limited (signage, proper messaging, expanded telecommunications)
- City Council, Planning Commission, etc. moved to virtual meetings
- Infection control/containment/response facility Guidelines

# Pandemic COOP Plan Reconstitution

- Effectively manage, control, and safely expedite return to “new normal” operations
- Following State/County UC approval, restoration procedures commence
- DHs/employees identify safe timeline to return/flex schedules
- Safe Hygienic precautions remain in place (CDC guidelines)



# **UPDATED 2019 SALT LAKE COUNTY HAZARD MITIGATION PLAN**

**July 27<sup>th</sup>, 2020  
City Council Meeting**



Importance of the Salt Lake County Hazard Mitigation Plan: In order for Millcreek to participate in any federally funded mitigation projects, the SLCo Hazard Mitigation Plan must be adopted by the city.



Example of Mitigation Projects: Install Debris Basin and/or Drain/Culvert, Reinforcing masonry/chimneys in older homes, fire mitigation projects, etc.



| Hazard Event                        | Probability (High, Medium, Low) | Probability Factor (Adjust Probability Factor to Change Scores) |  | Hazard Event                        | Population Exposed (High, Medium, Low) | Impact Factor (Adjust Impact Factor to Change Scores) | Multiplied by Weighting Factor (3) |
|-------------------------------------|---------------------------------|-----------------------------------------------------------------|--|-------------------------------------|----------------------------------------|-------------------------------------------------------|------------------------------------|
| Avalanche                           | Low                             | 1                                                               |  | Avalanche                           | Low                                    | 1                                                     | 3                                  |
| Dam Failure                         | Low                             | 1                                                               |  | Dam Failure                         | Low                                    | 1                                                     | 3                                  |
| Drought                             | Medium                          | 2                                                               |  | Drought                             | High                                   | 3                                                     | 9                                  |
| Civil Disturbance                   | Low                             | 1                                                               |  | Civil Disturbance                   | Medium                                 | 2                                                     | 6                                  |
| Cyber Attack                        | Medium                          | 2                                                               |  | Cyber Attack                        | High                                   | 3                                                     | 9                                  |
| Earthquake                          | Medium                          | 2                                                               |  | Earthquake                          | High                                   | 3                                                     | 9                                  |
| Flooding                            | Medium                          | 2                                                               |  | Flooding                            | Medium                                 | 2                                                     | 6                                  |
| Hazardous Materials Incident        | Medium                          | 2                                                               |  | Hazardous Materials Incident        | Medium                                 | 2                                                     | 6                                  |
| Landslide and Slope Failure         | Low                             | 1                                                               |  | Landslide and Slope Failure         | Low                                    | 1                                                     | 3                                  |
| Public Health Epidemic/<br>Pandemic | Medium                          | 2                                                               |  | Public Health Epidemic/<br>Pandemic | High                                   | 3                                                     | 9                                  |
| Radon                               | High                            | 3                                                               |  | Radon                               | High                                   | 3                                                     | 9                                  |
| Severe Weather                      | High                            | 3                                                               |  | Severe Weather                      | High                                   | 3                                                     | 9                                  |
| Severe Winter Weather               | High                            | 3                                                               |  | Severe Winter Weather               | High                                   | 3                                                     | 9                                  |
| Terrorism                           | Low                             | 1                                                               |  | Terrorism                           | Medium                                 | 2                                                     | 6                                  |
| Tornado                             | Low                             | 1                                                               |  | Tornado                             | Low                                    | 1                                                     | 3                                  |
| Wildfire                            | Medium                          | 2                                                               |  | Wildfire                            | Medium                                 | 2                                                     | 6                                  |



| Hazard Event                        | Property Exposed<br>(High, Medium, Low) | Impact Factor<br>(Adjust Impact<br>Factor to Change<br>Scores) | Multiplied by<br>Weighting Factor (1) |  | Hazard Event                        | Property Damages<br>from Major Event<br>(High, Medium,<br>Low) | Impact Factor<br>(Adjust Impact<br>Factor to Change<br>Scores) | Multiplied by<br>Weighting Factor (2) |
|-------------------------------------|-----------------------------------------|----------------------------------------------------------------|---------------------------------------|--|-------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------|
| Avalanche                           | Low                                     | 1                                                              | 1                                     |  | Avalanche                           | Medium                                                         | 2                                                              | 4                                     |
| Dam Failure                         | Low                                     | 1                                                              | 1                                     |  | Dam Failure                         | Low                                                            | 1                                                              | 2                                     |
| Drought                             | No Impact                               | 0                                                              | 0                                     |  | Drought                             | No Impact                                                      | 0                                                              | 0                                     |
| Civil Disturbance                   | Low                                     | 1                                                              | 1                                     |  | Civil Disturbance                   | Low                                                            | 1                                                              | 2                                     |
| Cyber Attack                        | No Impact                               | 0                                                              | 0                                     |  | Cyber Attack                        | No Impact                                                      | 0                                                              | 0                                     |
| Earthquake                          | High                                    | 3                                                              | 3                                     |  | Earthquake                          | High                                                           | 3                                                              | 6                                     |
| Flooding                            | Medium                                  | 2                                                              | 2                                     |  | Flooding                            | Medium                                                         | 2                                                              | 4                                     |
| Hazardous Materials Incident        | Low                                     | 1                                                              | 1                                     |  | Hazardous Materials Incident        | Low                                                            | 1                                                              | 2                                     |
| Landslide and Slope Failure         | Low                                     | 1                                                              | 1                                     |  | Landslide and Slope Failure         | Medium                                                         | 2                                                              | 4                                     |
| Public Health Epidemic/<br>Pandemic | No Impact                               | 0                                                              | 0                                     |  | Public Health Epidemic/<br>Pandemic | No Impact                                                      | 0                                                              | 0                                     |
| Radon                               | No Impact                               | 0                                                              | 0                                     |  | Radon                               | No Impact                                                      | 0                                                              | 0                                     |
| Severe Weather                      | High                                    | 3                                                              | 3                                     |  | Severe Weather                      | Low                                                            | 1                                                              | 2                                     |
| Severe Winter Weather               | High                                    | 3                                                              | 3                                     |  | Severe Winter Weather               | Low                                                            | 1                                                              | 2                                     |
| Terrorism                           | Low                                     | 1                                                              | 1                                     |  | Terrorism                           | High                                                           | 3                                                              | 6                                     |
| Tornado                             | Low                                     | 1                                                              | 1                                     |  | Tornado                             | High                                                           | 3                                                              | 6                                     |
| Wildfire                            | Low                                     | 1                                                              | 1                                     |  | Wildfire                            | High                                                           | 3                                                              | 6                                     |



| Hazard Event                        | Impact on Economy<br>(High, Medium, Low) | Impact Factor<br>(Adjust Impact Factor<br>to Change Scores) | Multiplied by<br>Weighting Factor (1) |  | Hazard Event                        | Potential for Catastrophe<br>(High, Medium, Low) | Impact Factor<br>(Adjust Impact<br>Factor to Change<br>Scores) | Multiplied by<br>Weighting Factor (3) |
|-------------------------------------|------------------------------------------|-------------------------------------------------------------|---------------------------------------|--|-------------------------------------|--------------------------------------------------|----------------------------------------------------------------|---------------------------------------|
| Avalanche                           | Low                                      | 1                                                           | 1                                     |  | Avalanche                           | Unlikely                                         | 0                                                              | 0                                     |
| Dam Failure                         | Low                                      | 1                                                           | 1                                     |  | Dam Failure                         | Medium                                           | 2                                                              | 6                                     |
| Drought                             | Medium                                   | 2                                                           | 2                                     |  | Drought                             | Low                                              | 1                                                              | 3                                     |
| Civil Disturbance                   | Medium                                   | 2                                                           | 2                                     |  | Civil Disturbance                   | Unlikely                                         | 0                                                              | 0                                     |
| Cyber Attack                        | Medium                                   | 2                                                           | 2                                     |  | Cyber Attack                        | Medium                                           | 2                                                              | 6                                     |
| Earthquake                          | High                                     | 3                                                           | 3                                     |  | Earthquake                          | High                                             | 3                                                              | 9                                     |
| Flooding                            | Medium                                   | 2                                                           | 2                                     |  | Flooding                            | Low                                              | 1                                                              | 3                                     |
| Hazardous Materials Incident        | Medium                                   | 2                                                           | 2                                     |  | Hazardous Materials Incident        | Low                                              | 1                                                              | 3                                     |
| Landslide and Slope Failure         | Low                                      | 1                                                           | 1                                     |  | Landslide and Slope Failure         | Unlikely                                         | 0                                                              | 0                                     |
| Public Health Epidemic/<br>Pandemic | High                                     | 3                                                           | 3                                     |  | Public Health Epidemic/<br>Pandemic | High                                             | 3                                                              | 9                                     |
| Radon                               | No Impact                                | 0                                                           | 0                                     |  | Radon                               | Unlikely                                         | 0                                                              | 0                                     |
| Severe Weather                      | Low                                      | 1                                                           | 1                                     |  | Severe Weather                      | Unlikely                                         | 0                                                              | 0                                     |
| Severe Winter Weather               | Medium                                   | 2                                                           | 2                                     |  | Severe Winter Weather               | Unlikely                                         | 0                                                              | 0                                     |
| Terrorism                           | High                                     | 3                                                           | 3                                     |  | Terrorism                           | High                                             | 3                                                              | 9                                     |
| Tornado                             | Low                                      | 1                                                           | 1                                     |  | Tornado                             | Unlikely                                         | 0                                                              | 0                                     |
| Wildfire                            | High                                     | 3                                                           | 3                                     |  | Wildfire                            | Low                                              | 1                                                              | 3                                     |



| Hazard Event                     | Probability Factor | Sum of Weighted Impact Factors | Total (Probability x Impact) |
|----------------------------------|--------------------|--------------------------------|------------------------------|
| Earthquake                       | 2                  | 30                             | 60                           |
| Severe Winter Weather            | 3                  | 16                             | 48                           |
| Severe Weather                   | 3                  | 15                             | 45                           |
| Public Health Epidemic/ Pandemic | 2                  | 21                             | 42                           |
| Wildfire                         | 2                  | 19                             | 38                           |
| Flooding                         | 2                  | 17                             | 34                           |
| Cyber Attack                     | 2                  | 17                             | 34                           |
| Hazardous Materials Incident     | 2                  | 14                             | 28                           |
| Drought                          | 2                  | 14                             | 28                           |
| Radon                            | 3                  | 9                              | 27                           |
| Terrorism                        | 1                  | 25                             | 25                           |
| Dam Failure                      | 1                  | 13                             | 13                           |
| Tornado                          | 1                  | 11                             | 11                           |
| Civil Disturbance                | 1                  | 11                             | 11                           |
| Landslide and Slope Failure      | 1                  | 9                              | 9                            |
| Avalanche                        | 1                  | 9                              | 9                            |



The Council originally adopted the 2019 Salt Lake County Hazard Mitigation Plan during the April 13<sup>th</sup>, 2020 City Council session.

Since then, staff has made a few changes to the plan to bolster accuracy and to include Millcreek specific hazards.



## Two Big Changes/Additions:

- Under **Jurisdiction-Specific Hazards and Impacts**, added:
  - Debris Flows specific hazard information and impact on residential community.
    - Pg. 11
- Under **Mitigation Strategies and Actions → Mitigation Table**, added:
  - “Install Debris Basin and/or Storm Drain/Culvert to help mitigate floods and landslides, and the resulting debris flows that can occur in that area.” – Pg. 18
  - Specifically mentioned debris flows under the





## Smaller Changes/Additions:

- Under Table: Recent Natural Hazard Events:
  - Added Neff's Creek flooding that occurred 5/17/2019
- Removed "City of" before Millcreek
- Reformatted the tables to make it more intuitive and easier to follow
- Added Unified Fire Station 101 to two of the maps:
  - Map: Landslide Susceptibility and Incident Impact Potential with Critical Facilities – Pg. 25
  - Map: Wildfire Threat Level with Critical Facilities – Pg. 27

# ZM-20-006

Request to rezone property located  
at 3646 Viewcrest Cir from R-1-10 &  
R-1-21 to only R-1-21.

Applicant: Kyle Killen

Planner: Erin O'Kelley

July 27, 2020 City Council First Reading



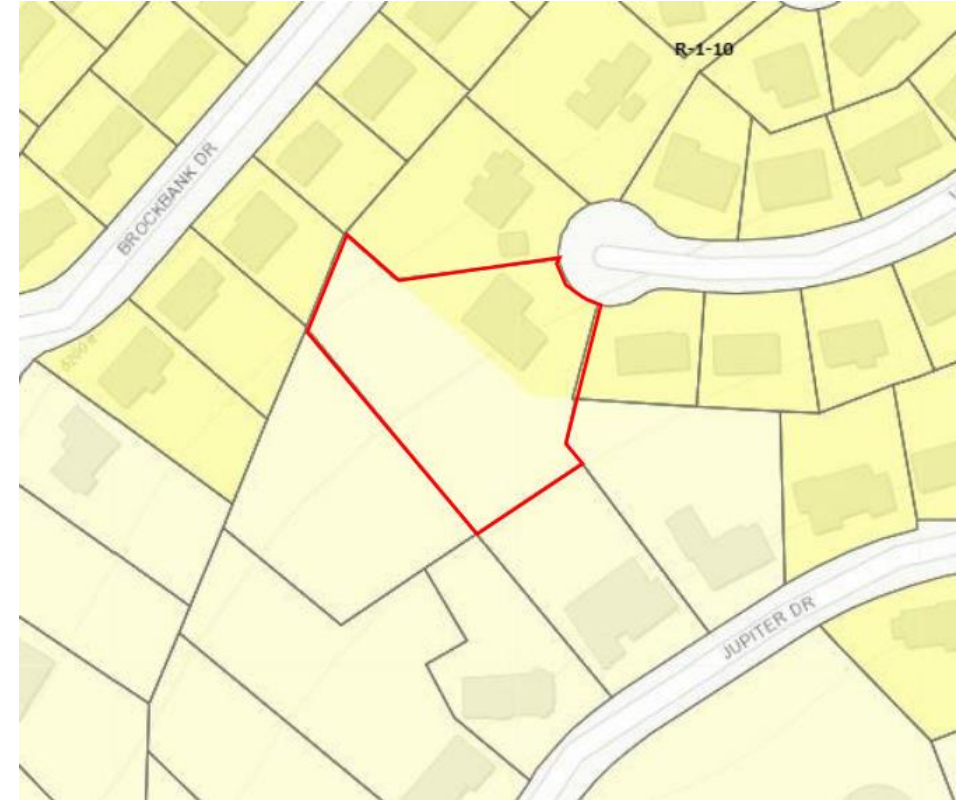
# Existing conditions

The applicant is proposing to rezone property located at 3646 Viewcrest Cir originally platted as two separate residential lots in the Mount Olympus Hills subdivision plats. The property located at 3646 Viewcrest Cir is currently zoned R-1-10. The vacant area behind the house is zoned R-1-21

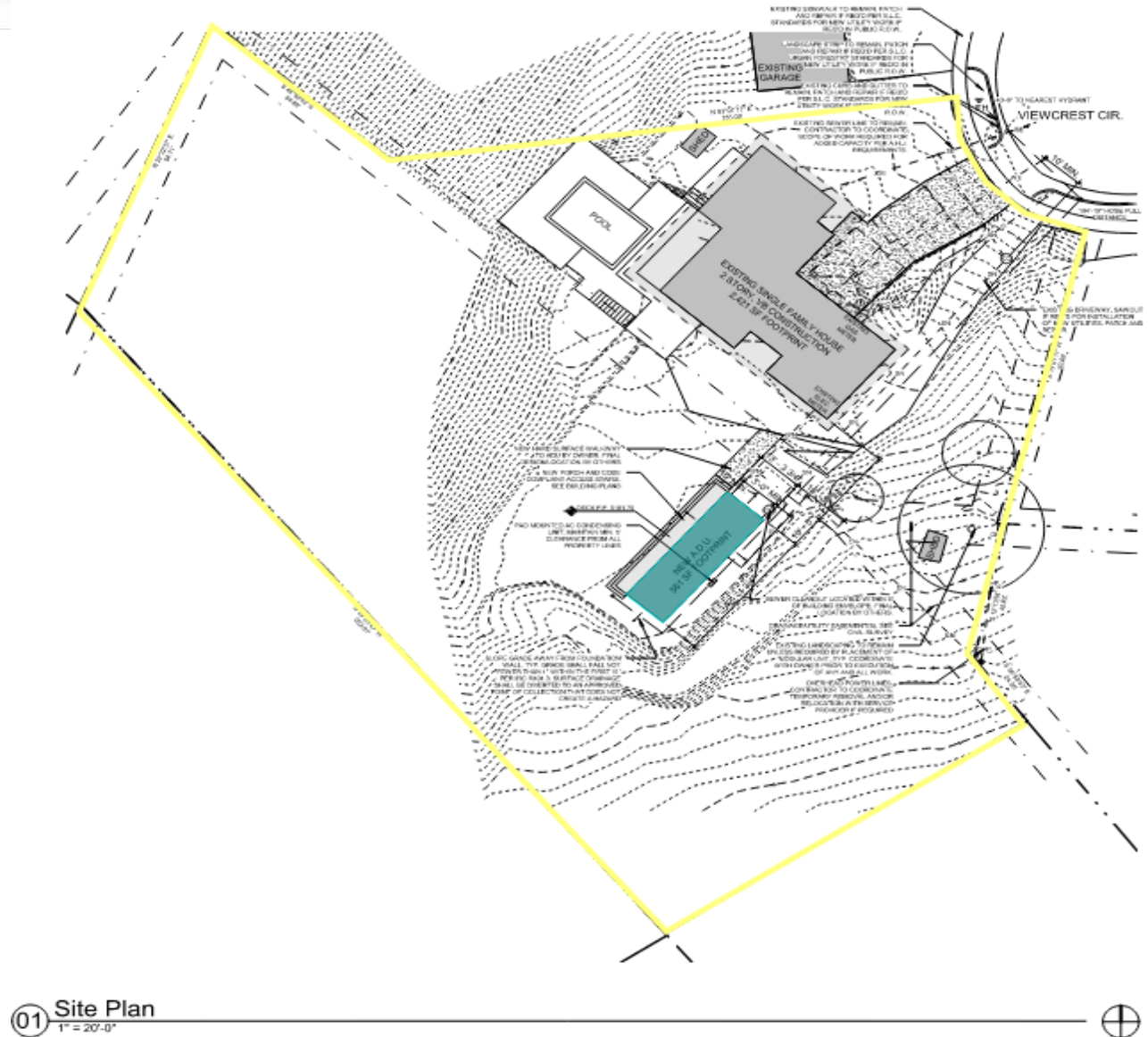


# Existing conditions

The applicant had a small accessory structure on the property that has, in the last year, been demolished and the area excavated in preparation for the construction of a new guest house. Millcreek code permits guest houses on lots that are zoned R-1-21 and R-1-43. By definition, a guesthouse must be located on the same lot of the main dwelling. Therefore a lot consolidation was required. However, Millcreek code requires that the consolidation of two previously subdivided must be re-platted to reflect the property boundary changes. The proposed plat and consolidation would result in a split zone lot where one zone allows guesthouses and one zone does not. Therefore the City required the applicant rezone the property in addition to the subdivision application.



# Proposed Changes

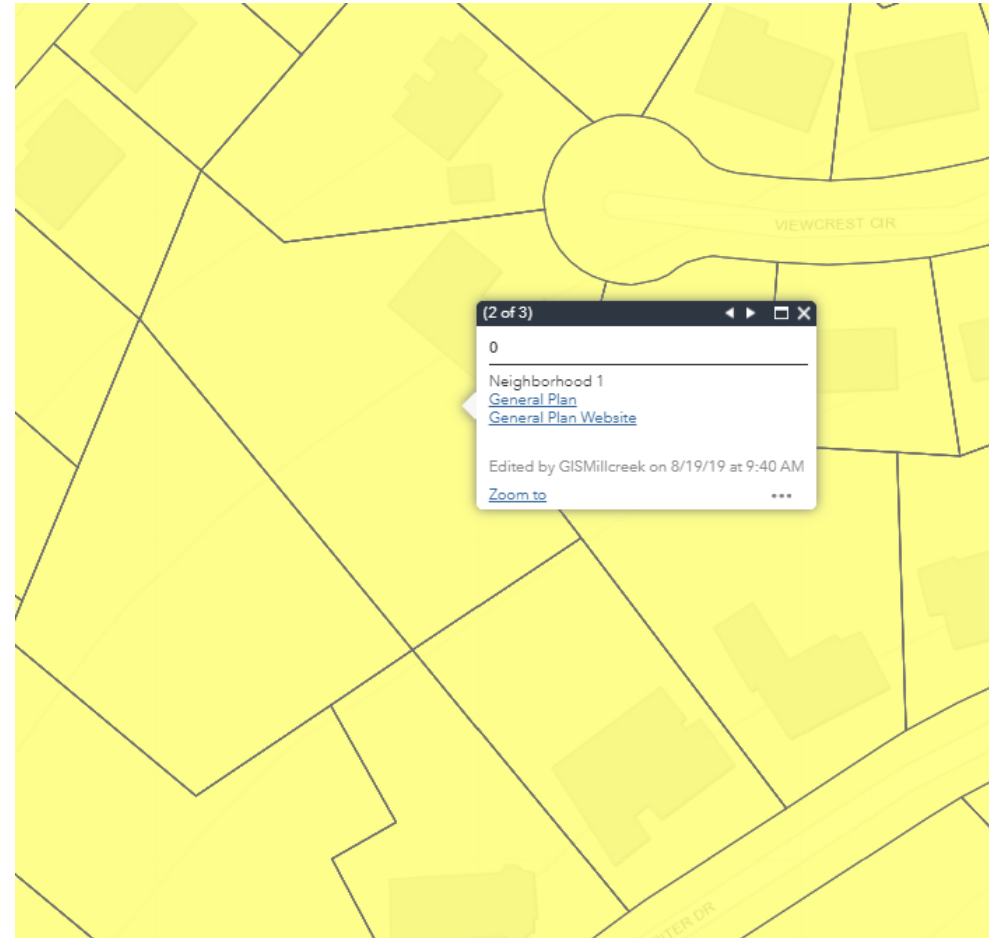


01 Site Plan  
1" = 20'-0"

# General Plan

The rezone proposal does not contradict the future land use map as described in the general plan.

The property is designated as Neighborhood 1, primarily single-family detached homes, 1-2 stories.



# Neighborhood Meeting and Response

- On Friday, May 29, the applicant hosted a neighborhood meeting at the cul-de-sac on Viewcrest Cir. The following concerns were discussed:
  - Construction.
  - Utility Maintenance.
  - Use of the structure as an Airbnb or short-term rental.
  - Concern of obstruction of views and privacy.
- A number of residents that showed up to the Neighborhood Meeting were in support of the rezone proposal and subdivision.



# Community Council

**At their meeting on June 2<sup>nd</sup> the Mt Olympus Community Council recommended that:**

- The rezone ZM-20-006 be adopted with the recommended zoning condition.
- Staff is not recommending a development agreement at this point.



# Planning Commission

**At their meeting on June 17<sup>th</sup> the Millcreek Planning Commission recommended that:**

- The rezone ZM-20-006 be adopted with the recommended zoning condition.
- Staff is not recommending a development agreement at this point.



# Recommendation and Model Motion

**Motion to recommend approval for the** rezone Request ZM-20-006 to rezone property located at 3646 Viewcrest Cir from R-1-10 & R-1-21 to only R-1-21 with the following zoning conditions:

- Short term rentals are prohibited.
- Limit animals to household pets.

This zone condition is already enforced on the property and staff is recommending that it not be removed as a result of this rezone.



# ZM-20-007

## Rezone a portion of property at 3500 Hillside from R-1-21 to R-1-8

Applicant: Craig Jacobs

Planner: Erin O'Kelley

July 27, 2020 City Council First Reading



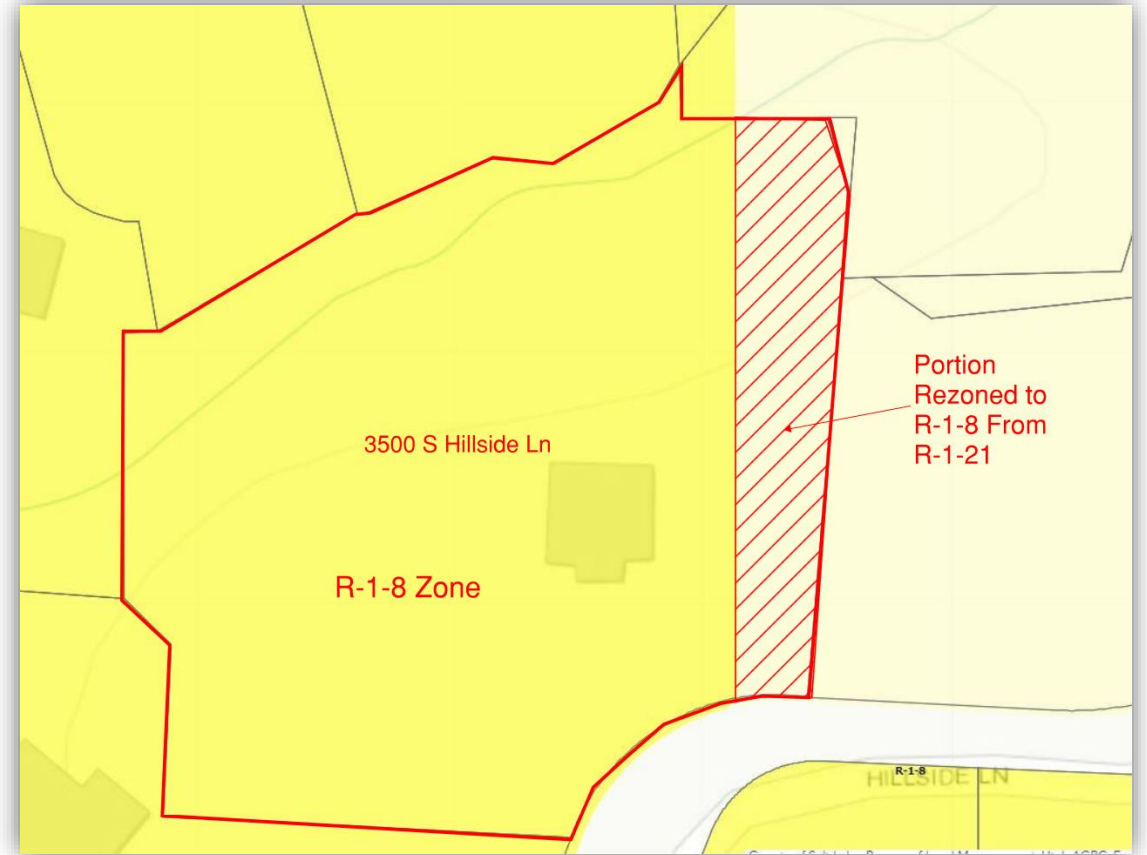
# Scope of Application

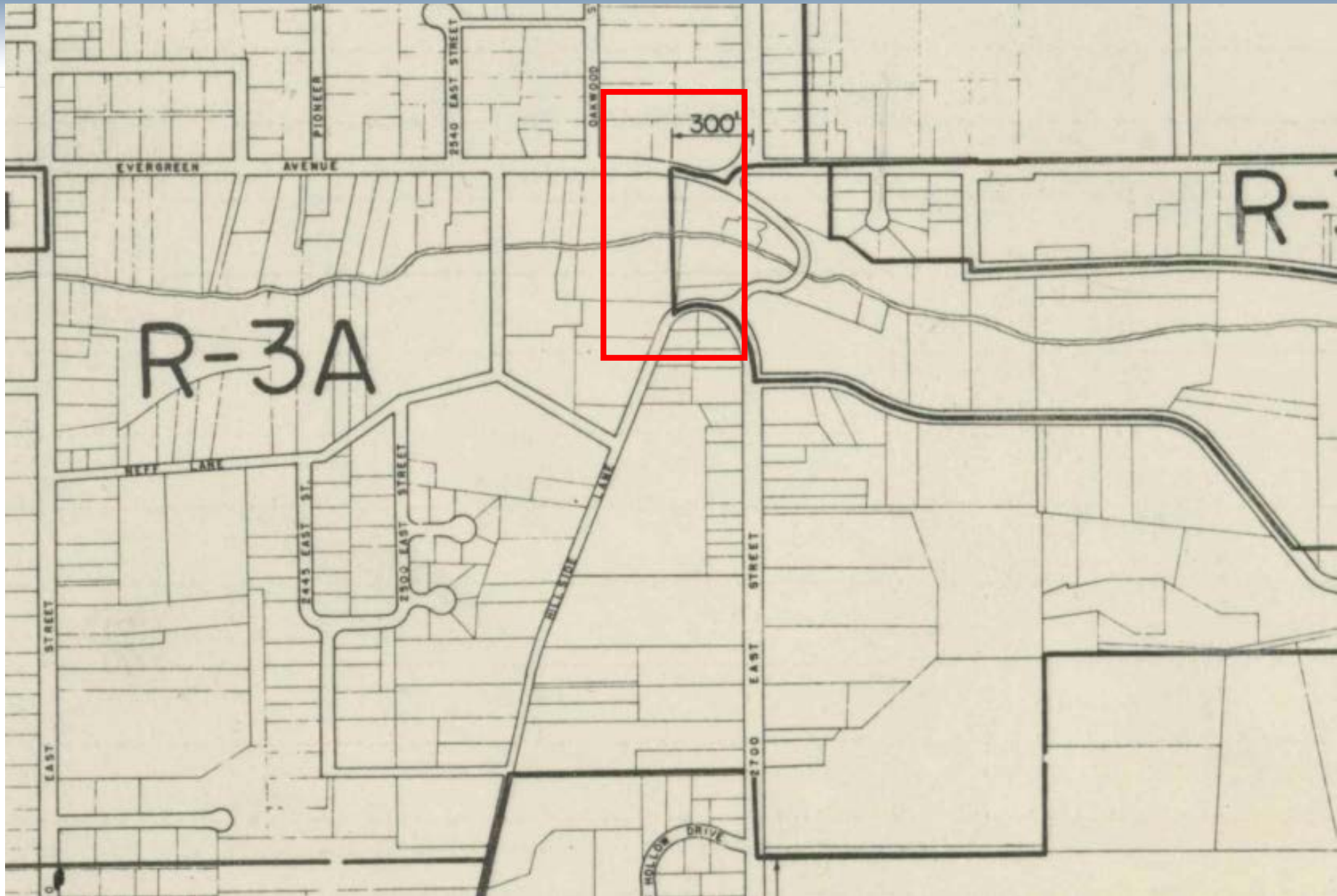
- Applicant is requesting preliminary plat approval for a 3-lot subdivision, 2 traditional lots that front Hillside Ln and one flag-lot with access off Hillside Ln. The lots will meet the minimum requirements of the R-1-8 zone. The applicant will not be demolishing the existing house on the proposed Lot 2.



# Scope of Application ZM-20-007

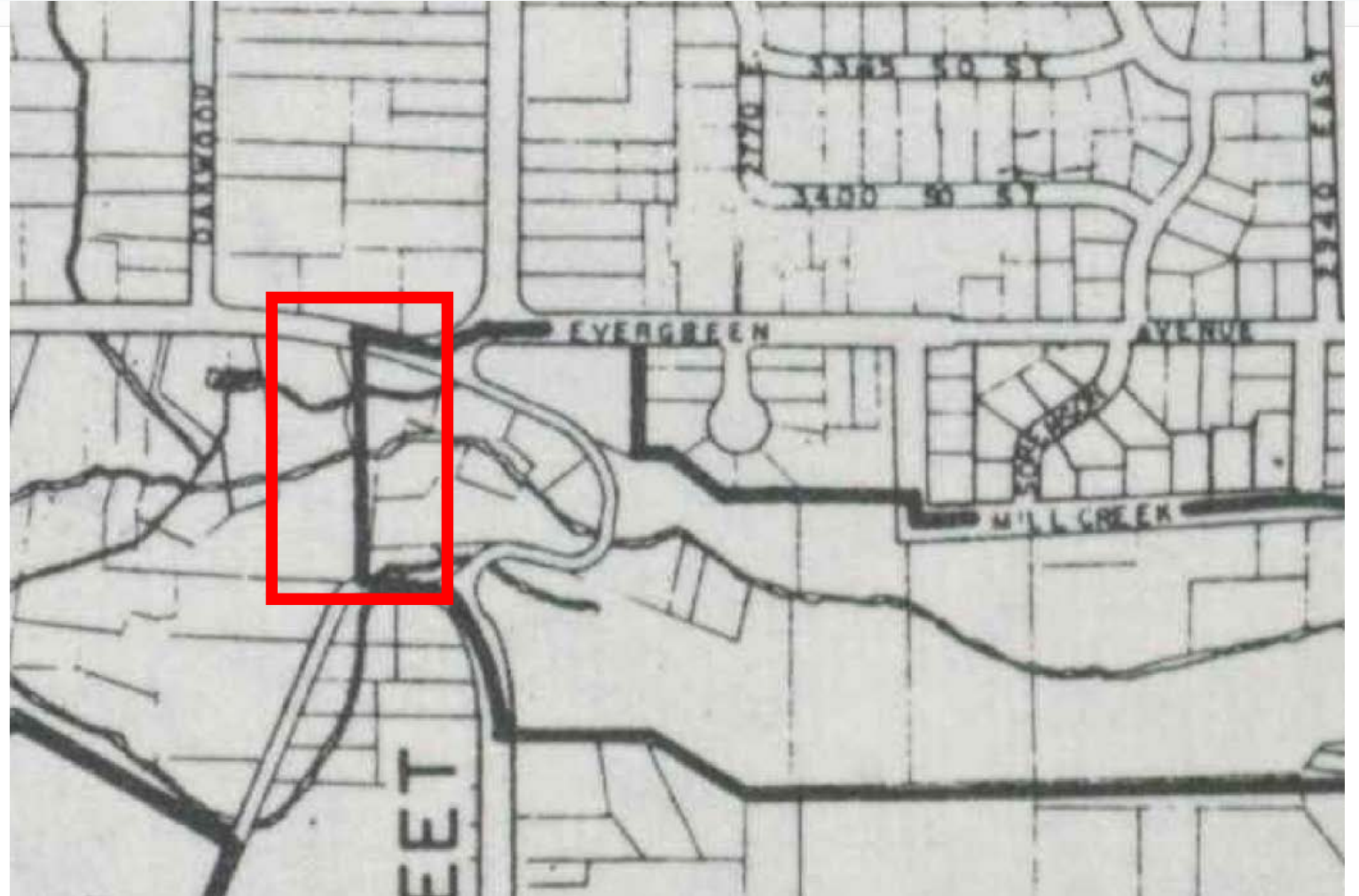
- Millcreek City is requiring a rezone application associated with the proposed subdivision due to the fact the property located at 3500 Hillside is currently a split zoned parcel. A portion of the lot is zoned R-1-21. The proposed subdivision was created to comply with the minimum lot standards for the R-1-8 zone which is most of the property. For the subdivision to meet all applicable zoning and subdivision requirements the entire parcel needs to be zoned R-1-8.





1957 Zoning Map  
shows property lines  
where they currently  
exist today.

Zone boundary did  
not change, and  
remains to this day.



# Site Vicinity & Location

- The subject property lies within the East Mill Creek Community Council District. The neighborhood is zoned for single-family use. The zones in the neighborhood range from R-1-8, R-1-10 and R-1-21.







Property is located within a known FEMA floodplain.

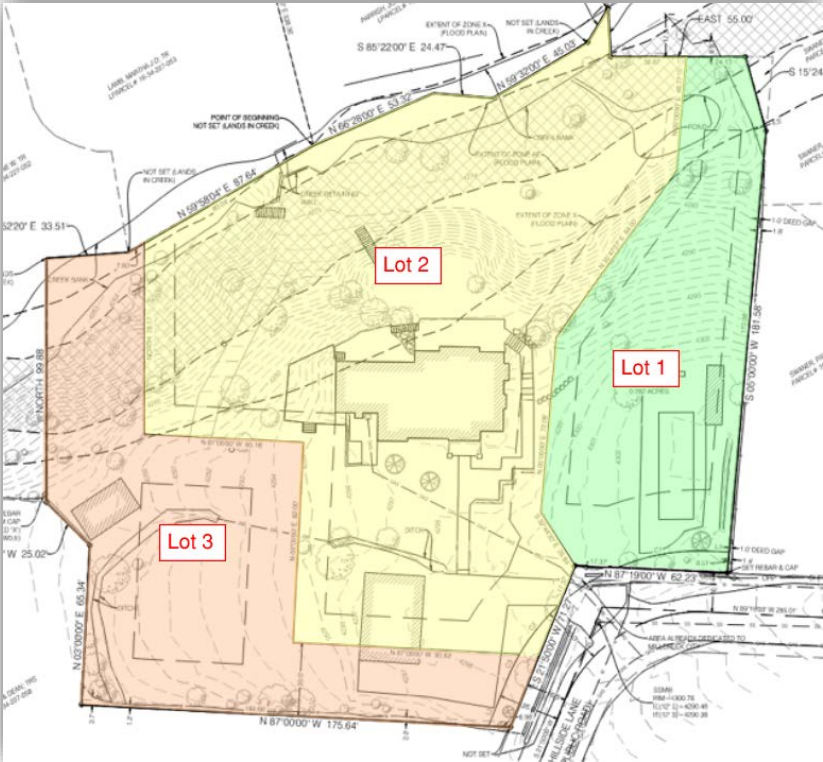


Irrigation canal is present on the property.

# Proposed Plat



# Proposed Plat

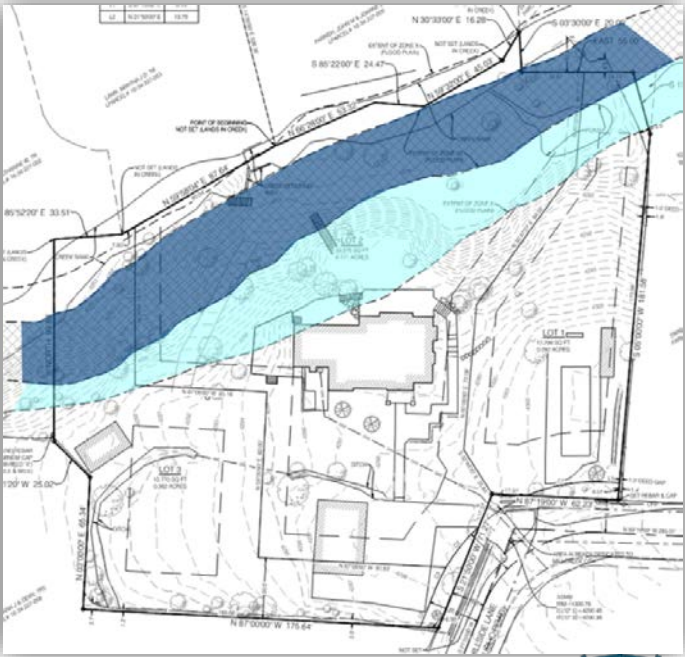


Lot Configuration



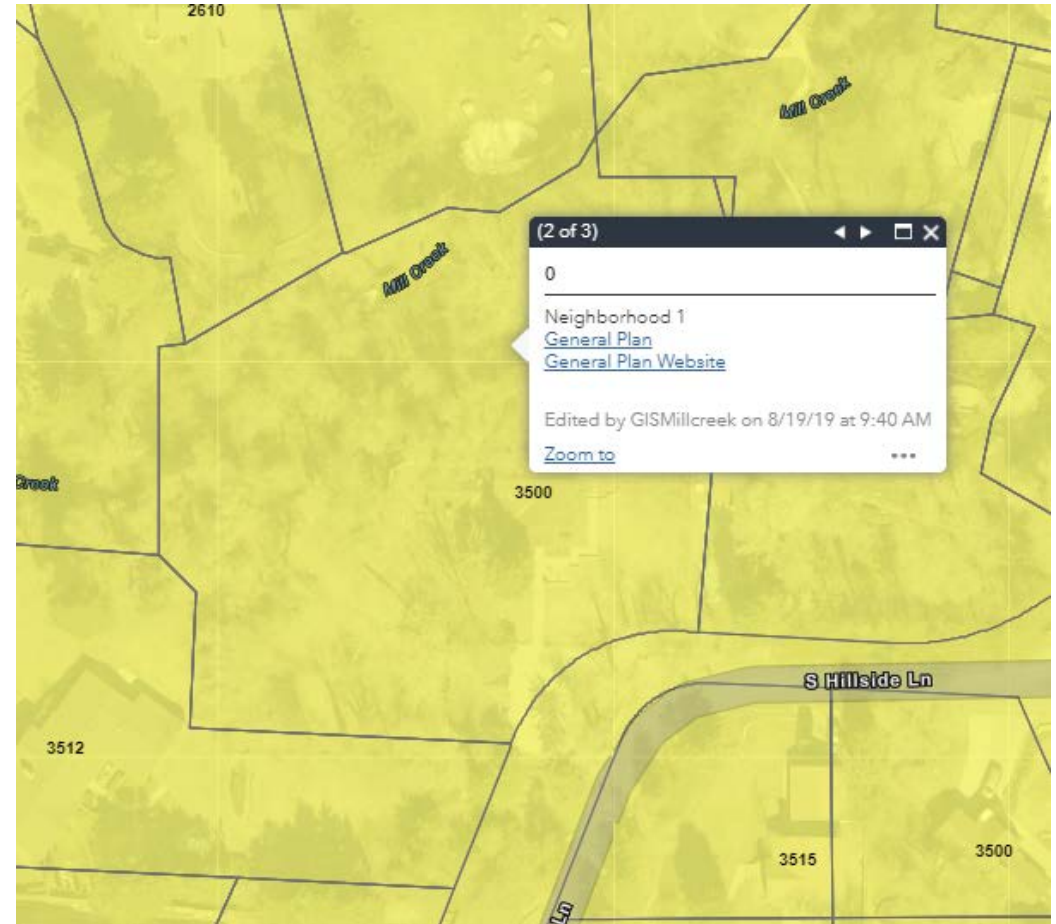
Buildable Area

# Floodplain Boundary



# General Plan

- The Millcreek Future Land Use Map identifies this property as Neighborhood 1. Neighborhood 1 is designated as low-density residential uses, 1-2 stories in height typically single-family lots.
- The proposed subdivision will be in harmony with the neighborhood 1 definition and the Millcreek General Plan in addition to compliance with Title 18 & 19 of the Millcreek Code.



# Neighborhood Response

- Opposed to Increase density.
- Development that will reduce the number of mature trees in the neighborhood.
- Hillside Ln unsafe for increased traffic.
- Hillside Ln is not safe for pedestrians and cyclists.
- Adding two more driveways at the bend of Hillside Ln.
- Increased congestion of traffic on Hillside Ln.
- Hillside is too narrow for proper traffic circulation and safety of pedestrians.
- Construction of the two additional houses would render Hillside Ln not accessible for a period.
- Incompatible designs to the neighborhood.
- Access to the proposed lots.
- Incompatible lot design.
- Noise increase especially during construction.
- Development near the creek.



## COMMUNITY COUNCIL RESPONSE

- As per Chapter 2.56.100 Community Councils; Planning and Zoning, subdivision plats and amendments are not required to be submitted for Community Council recommendation.
- The East Millcreek Community Council **voted to recommend approval** of the proposed rezone ZM-20-007.



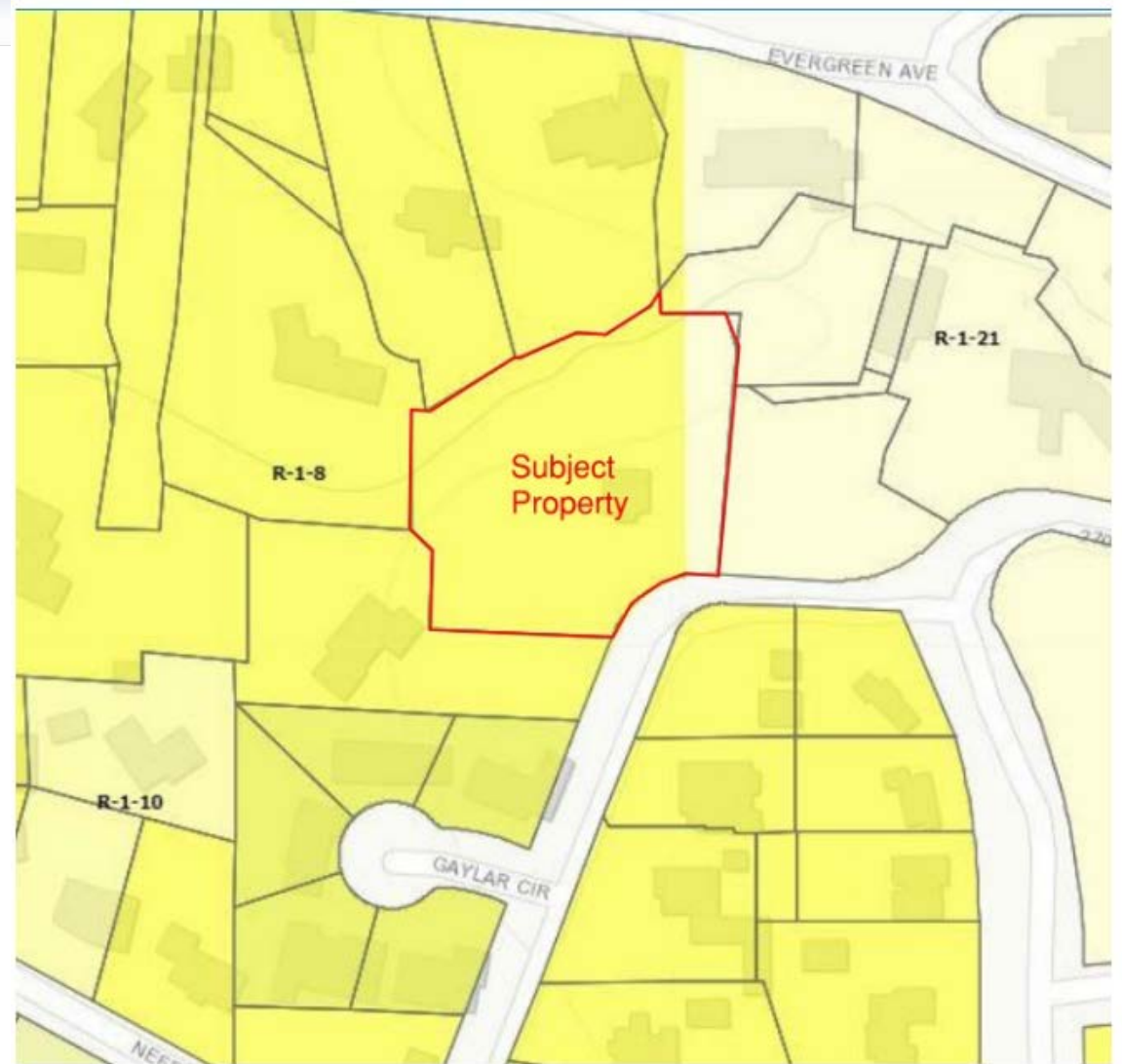
# Planning Commission Response

- The Millcreek Planning Commission **voted to recommend approval** of the proposed rezone ZM-20-007.
- Staff is not recommending a development agreement with the rezone at this point.



# Staff Analysis

- Current property lines established sometime between 1954 and 1957 resulted properties in two zones.
- Proposed zone change will rectify existing R-1-8 and R-1-21 boundary against existing property lines.
- The zone change does not affect any additional property – only puts an existing property in one zone.
- It is the city's policy to rectify zone boundaries when they do not match property lines.



**Street Safety** Applicant will be required to install public improvements such as curb, gutter, and sidewalk. Sidewalk will increase pedestrian safety along the bend of Hillside Ln. The installation of curb and gutter will help water flow and snowmelt for increased street efficiency and safety. Approximately 133 feet of improvements will be installed along the proposed frontage of the lots.

**Density** More than half of the subject property lies within the R-1-8 zone with a small portion being in the R-1-21 zone. The R-1-8 zone allows for one single-family house per 8,000 SF of land provided. The applicant's property is approximately 1.4 Acres or approximately 61,637.4 SF.

61,000 SF of land could be subdivided into approximately 7-6 lots each with one single-family house if the lots met all applicable code requirements.



## Recommendation & Model Motion for ZM-20-007

**Staff recommends to the Millcreek Planning Commission to recommend approval of the proposed rezone of certain property located at 3500 S Hillside from R-1-8 & R-1-21 to only R-1-8.**



