



**Minutes of the
Millcreek Planning Commission
October 21, 2020
5:00 p.m.
Regular Meeting**

The Planning Commission of Millcreek, Utah, met in a regular public meeting on Wednesday, October 21, 2020 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was conducted electronically per Millcreek State of Local Emergency Directive No. 2 of 2020 and live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners

Shawn LaMar, Chair
Russ Booth, Vice Chair (electronic)
David Allen (absent)

Scott Claerhout (absent)
Fred Healey (absent)
Victoria Reid (electronic)
Skye Sieber (electronic)
Tom Stephens
Ian Wright (electronic)

City Staff

John Brems, City Attorney
Elyse Sullivan, City Recorder
Francis Lilly, Planning and Zoning Director (electronic)
Samah Safiullah, Planner (electronic)
Erin O'Kelley, Planner (electronic)
Naba Faizi, Planning Permit Technician (electronic)
Kalie Boska, Information Center Technician
Jordan Hatch, Information Center Manager

Attendees: Council Member Dwight Marchant, Buddy Bennett, Gordon Clark, Rachel Peterson, Russell Williams, Austin Headrick, Byron Goates, Chris Ensign (electronic), Sean Hansen (electronic), Boyd Viehweg (electronic), and Christopher Lee (electronic).

REGULAR MEETING – 5:00 p.m.

TIME COMMENCED: 5:07 p.m.

Chair LaMar called the meeting to order and read a statement explaining the duties of the Planning Commission.

1. Public Hearings

1.1 Consideration of CU-20-003, Modification of CU-20-001 for a Mixed Use

Condominium Development Location: 3055-3061 S. Richmond St. Applicant: Han Sol

Planner: Erin O'Kelley

Erin O'Kelley said the existing project area was currently three residential properties, two single-family houses and one apartment building. Villa Vista along the southern property line, formerly known as Gunn Avenue, had no curb, gutter, or sidewalk and the pavement was approximately 37 feet. The west property line along Richmond Street had curb and gutter but no sidewalk. The parcel was zoned C-3 and subject to the City Center Overlay

Zone (CCOZ). The proposed project was 74 feet in height. The developers were planning to utilize a shared parking plan which would provide for 101 parking stalls though 135.5 stalls were required by code per CCOZ. She went over the shared parking analysis and showed the Commission a site plan which she said did not have any changes since the original proposal. At their October 6, 2020 meeting, the Millcreek Community Council voted to recommend approval of the requested conditional use permit subject to the conditions recommended by staff. Chair LaMar asked about the shared parking. O'Kelley said the proposal was for 27 2-bedroom and 8 3-bedroom units and the count included 10 additional stalls for the retail space. Commissioner Booth asked about the reason for the modification to the original conditional use permit.

Applicant – Chris Ensign, 2265 E. Murray Holladay Road in Holladay, said there were only 2 and 3-bedroom units in the proposal. The modification was because the office component on the third floor would now be condominiums. He said they had a hard time with financing during the pandemic and felt this proposal better met current conditions. Commissioner Wright asked if an extra floor was being added. Ensign said no, the building would remain the same but the use on the third floor would change. Commissioner Stephens asked about the building height changing. Ensign did not know why the height changed unless the architect did it for a specific reason. Francis Lilly said the original approved height could remain in effect if the Planning Commission included it in their motion or offered that the developers could come back to the Commission if additional height was needed.

Chair LaMar opened the public hearing.

There were no comments. O'Kelley said she did not receive any comment from the public after noticing the Planning Commission hearing.

Chair LaMar closed the public hearing.

Commissioner Stephens asked about the effect of the additional height. Lilly said the difference between the original proposal and the current proposal was not material. He felt that granting the new height was acceptable, but if the Commission was not comfortable with that then they could add to their motion that the height approved in the original conditional use permit must remain in effect. Commissioner Wright brought up that the project was denser with residential and less with commercial and was concerned that it would be a continued trend. Chair LaMar felt that a 26% parking reduction was too much and felt better about a 15-20% reduction. Commissioner Stephens felt that the shared parking analysis met the City's code, and the Commission did not have much discretion on it. Chair LaMar pointed out that the Commission did not have to follow the analysis. Lilly said in Millcreek Code Section 19.80.040 there was no discretion allowed by the Planning Commission in this circumstance.

Ensign said he was comfortable with the use and the amount of parking of the proposal.

Commissioner Stephens moved to preliminary approve CU-20-003, which is modification of CU-20-001, for a mixed-use condominium development located at 3055-3061 S. Richmond St. subject to the conditions stated in the staff report. Commissioner Reid seconded.

The conditions in the staff report were as follows:

- *The development will be limited to 35 dwelling units only.*
- *The applicant must file for a lot consolidation application or subdivision plat within 6 months of the date preliminary approval was given for CU-20-003. Either application filed must be completed before applying for building permit.*
- *Signs will require separate building permits and staff review for zoning/land use compliance.*
- *No upward illumination is allowed. Any installation of public lighting facilities or lighting located within the public right of way must be approved by the Millcreek Public Works Department and must be compatible with lighting proposed along Villa Vista Avenue. Upward lighting is prohibited.*
- *Any modifications to these approved plans must be approved by the Millcreek Planning & Zoning Department. Any adjustments that exterior design of the building must be approved by Planning Commission. Any changes to the site plan along a public right of way must be reviewed and approved by Millcreek Public Works Department.*
- *The applicant will comply with all requirements established through the technical review process prior to receiving final conditional use approval.*
- *All applicable fees from the technical review process required must be paid in full before final conditional use approval can be granted.*
- *The applicant will comply with all requirements of the Unified Fire Code and is subject to approval by the Fire Marshal.*
- *The applicant shall obtain a complete review for an approved building permit and shall comply with the requirements of Millcreek City, and utilities.*
- *Applicant must obtain utility will serve letters during the technical review process, unless application for subdivision has been made.*
- *The applicant and its successors shall properly and continually maintain all required landscaping, fencing, buildings, and roads through a property maintenance contract.*
- *The applicant shall be required to dedicate and record any required easements necessary to have a complete public right of way as designated in the City Center Master Plan, Transportation Master Plan and approved by Millcreek Public Works Department.*
- *An approved landscape plan that complies with the minimum standards found in Chapter 19.77 & 19.73 of the Millcreek Code must be completed before final approval can be granted.*
- *Applicant must work on enhancing all storm drain improvements necessary to accommodate development along Villa Vista. The applicant will be expected to work with neighboring developments and the City to coordinate the installment of any necessary public improvements.*
- *Applicant will be required to receive approval from Salt Lake County addressing department, before final conditional use approval.*
- *Applicant must contact any irrigation companies that have private water on the property during the technical review process. Proof must be provided to the City that the Irrigation Company is aware of any alterations that must be made to accommodate the proposed development.*
- *Applicant is required to bond for all proposed or required improvements of landscaping and public improvements as determined by the Public Works Department and Planning and Zoning Department.*
- *All items of the staff report.*

Chair LaMar called for the vote. Commissioners Booth, Reid, Sieber, and Stephens voted yes. Commissioners Wright and LaMar voted no. The motion passed.

1.2 Consideration of CU-20-005, Conditional Use Permit for 6 Attached Single-Family Dwellings in an R-1-3 Zone Location: 3999 S. 500 E./534 E. Delno Drive Applicant: Christopher Lee Planner: Erin O’Kelley

Erin O’Kelley said the applicant was seeking preliminary approval for a conditional use permit for 3 duplexes located at 3999 S. 500 E. Each unit would be located on an individual lot and preliminary approval for the subdivision for 6 lots was granted by the Planning Commission the prior month under file SD-20-022. In the R-1-3 and R-1-4 zones, all single-family development was subject to conditional use approval. She pointed out that this project was also subject to a development agreement from the rezone application ZM-20-003.

O'Kelley said the project was similar to single family projects but with 0-foot setback between the duplexes. She reviewed the project summary which met the R-1-3 zone requirements and exceeded the lot width at 44-63 feet, had a minimum of 60% open space per lot, and would include laundry, balconies, and charging stations as amenities. She showed a rendering and site plan of the proposed project. Staff found that the proposed subdivision was in harmony with the General Plan and character of the immediate area. At their regularly scheduled meeting on October 6, 2020, the Millcreek Community Council voted to recommend approval of the requested conditional use permit subject to the conditions recommended by staff. Staff recommended preliminary approval subject to the conditions in the staff report.

Commissioner Reid clarified that there would be space between the duplexes. O'Kelley said yes, 10 feet.

The applicant declined to comment.

Chair LaMar opened the public hearing.

Russell Williams and Rachel Peterson, 537 E. Delno Drive, expressed concern about 8, 10, and 12 of the listed detrimental effects in the staff report. Peterson brought up property values, vehicle parking, and maintenance of the properties as rentals. She felt the project was not compatible with the neighborhood. O'Kelley said the driveways were wide and deep enough for guest parking and said the reason staff restricted the height was to be more compatible with a single-family home neighborhood.

Applicant - Christopher Lee said the lots were twin homes and would be sold as individual units.

Chair LaMar closed the public hearing.

Commissioner Reid asked about the exterior materials.

Applicant - Byron Goates, 2419 Stringham Avenue in Salt Lake City, said the materials would mainly be stucco and either a mahogany or clear cedar wood. The chimney would be cultured stone. Chair LaMar said the project was compatible with the zone. Commissioner Stephens said the project had been through multiple public hearings and design revisions and the original proposal was a much bigger project with more density. He felt the current proposal was a good compromise and any decisions made by the Commission were not done quickly. Commissioner Sieber said there were energy efficient amenities in the proposal and including that in the design was smart.

Commissioner Reid moved to grant preliminary approval for a conditional use permit for 3 duplexes in the R-1-3 zone with staff conditions as outlined in the staff report.

Commissioner Sieber seconded.

The conditions in the staff report were as follows:

- *The development will be limited to 3 duplexes, each unit located on its own lot.*
- *The applicant must record the subdivision plat prior to receiving final approval for the Conditional Use Permit.*

- *No upward illumination is allowed. Any installation of public lighting facilities or lighting located within the public right of way must be approved by the Millcreek Public Works Department. No light may trespass onto adjacent lots.*
- *Applicant is required to provide additional space in the garage for waste containers to avoid outside storage.*
- *Solid fencing must be installed around perimeter of project, applicant is required to bond for fence if installation is not complete at the time CO is issued.*
- *Any modifications to these approved plans must be approved by the Millcreek Planning & Zoning Department. Any adjustments that exterior design of the building must be approved by Planning Commission. Any changes to the site plan along a public right of way must be reviewed and approved by Millcreek Public Works Department.*
- *The development will be limited to 3 duplexes, each unit located on its own lot.*
- *The applicant must record the subdivision plat prior to receiving final approval for the Conditional Use Permit.*
- *No upward illumination is allowed. Any installation of public lighting facilities or lighting located within the public right of way must be approved by the Millcreek Public Works Department. No light may trespass onto adjacent lots.*
- *Applicant is required to provide additional space in the garage for waste containers to avoid outside storage.*
- *Solid fencing must be installed around perimeter of project, applicant is required to bond for fence if installation is not complete at the time CO is issued.*
- *Any modifications to these approved plans must be approved by the Millcreek Planning & Zoning Department. Any adjustments that exterior design of the building must be approved by Planning Commission. Any changes to the site plan along a public right of way must be reviewed and approved by Millcreek Public Works Department.*
- *The applicant will comply with all requirements established through the technical review process prior to receiving final conditional use approval.*
- *As part of the technical review applicant is required to meet all standards for roadway development as determined by the Millcreek Public Works department.*
- *All applicable fees from the technical review process required must be paid in full before final conditional use approval can be granted.*
- *The applicant will comply with all requirements of the Unified Fire Code and is subject to approval by the Fire Marshal.*
- *The applicant shall obtain a complete review for an approved building permit and shall comply with the requirements of Millcreek City, and utilities.*
- *Applicant must obtain utility will serve letters during the technical review process.*
- *The applicant and its successors shall properly and continually maintain all required landscaping, fencing, buildings.*
- *An approved landscape plan that complies with the minimum standards found in Chapter 19.77.*
- *Applicant will be required to receive approval from Salt Lake County addressing department, before final conditional use approval.*
- *Applicant is required to bond for all proposed or required improvements of landscaping and public improvements as determined by the Public Works Department and Planning and Zoning Department.*
- *All items of the staff report.*

Chair LaMar called for the vote. All Commissioners voted yes. The motion passed unanimously.

The Planning Commission took a break from 6:04-6:22 p.m.

1.3 Consideration of CU-20-004, Conditional Use Permit for a Financial Institution with a Drive-Through Location: 784 E. 4500 S. Applicant: Cyprus Credit Union Planner: Samah Safiullah

Samah Safiullah said the existing project area was made up of four parcels and the subject properties collectively consisted of approximately 1.81 acres. A lot consolidation would be required to combine the three parcels facing north and to leave the south parcel vacant for

future purchase. The parcel was zoned C-2 and was recently rezoned to remove a zoning condition which prevented banks. The existing parcels were adjacent to 785 East and 4500 South. The subject property only had frontage along 785 East and would be required to make improvements along that property line. The property does have sidewalk, curb, and gutter along 4500 South. The applicant was seeking approval for the establishment of a credit union branch facility of approximately 3,400 square feet with drive through tellers. The bank was proposed to be 26 feet in height, and neither development would be more than 30 feet high (or 2 stories). The access to the site would be from 4500 South, which had been permitted through UDOT approval. The conditional use permit plans were in harmony with the development agreement. She showed the Commission the building elevations and site plan. At their regular meeting on October 6, 2020, the Millcreek Community Council voted to recommend approval of the requested conditional use permit subject to the conditions recommended by staff. There were concerns at that meeting about landscaping on the south side, and if there would be future screening with the residential from the office building through enhanced landscaping. Safiullah said the development agreement conditions from the rezone included: the building height would not exceed 30 feet or 2 stories; the setbacks would be on the site plan; the developer must obtain a variance from UDOT for access to the site from 4500 S.; the project would include 55 or more parking stalls; the uses would be limited to financial and professional service providers; there would be at least a 20-foot landscaping buffer along the west side of 785 E. across from the residential properties; a masonry 8-foot high wall would be constructed along the south side of the site; and the project materials would consist of brick, metal panel, composite metal panels, and high performance glazing.

Chair LaMar asked if the UDOT access was approved. Safiullah confirmed. Commissioner Sieber asked about the parking stall count. Safiullah said the applicant could speak to that. Commissioner Reid asked about the 8-foot masonry wall construction timing and location. Safiullah said it was a phased project and there would also be a landscaped buffer included.

Applicant – Buddy Bennett, 3876 W. Center View Way in West Jordan, said the original plan did not include a masonry wall. He said the intent was to sell the southern property and have the new owners work with the City. He said there would be 55 parking spots for the whole project with the additional building on the southern lot included, but only 20 for the credit union. Commissioner Booth asked about future parking being functional for the other property. Bennett said the development agreement limited the uses and the Credit Union would ensure adequate parking as part of the sale of the property.

Chair LaMar opened the public hearing.

There were no comments.

Chair LaMar closed the public hearing.

Francis Lilly said the Planning Commission had scope to require the foundry wall be built as part of phase 1 and a specific tree be planted to provide screening to the neighbors. Commissioner Reid asked if the landscaping was on the inside or outside of the wall. Lilly said it would be on the bank's side. Commissioner Sieber was in favor of Lilly's recommendation.

Commissioner Sieber moved to grant preliminary approval of conditional use permit CU-20-004 for a 3,400 square foot credit union branch facility with drive through tellers (3) and all of the conditions within the staff report; additionally the condition that the parcels go through lot consolidation process and through a property deed in order to be two lots; and with the additional condition that the boundary wall on the south side be installed as the first phase of construction and screening trees be provided. Commissioner Stephens seconded.

The conditions in the staff report were:

- *The development will be limited to 30 feet, or two stories, in height only.*
- *Signs will require separate building permits and staff review for zoning/land use compliance.*
- *Any modifications to these approved plans must be approved by the Millcreek Planning & Zoning Department. Any adjustments that exterior design of the building must be approved by Planning Commission. Any changes to the site plan along a public right of way must be reviewed and approved by Millcreek Public Works Department.*
- *The applicant will comply with all requirements established through the technical review process prior to receiving final conditional use approval.*
- *All applicable fees from the technical review process required must be paid in full before final conditional use approval can be granted.*
- *The applicant will comply with all requirements of the Unified Fire Code and is subject to approval by the Fire Marshal.*
- *The applicant shall obtain a complete review for an approved building permit and shall comply with the requirements of Millcreek City, and utilities.*
- *Applicant must obtain utility will serve letters during the technical review process unless application for subdivision has been made.*
- *The applicant and its successors shall properly and continually maintain all required landscaping, fencing, buildings, and roads through a property maintenance contract.*
- *The applicant shall be required to dedicate and record any required easements necessary to have a complete public right of way as designated in the City Center Master Plan, Transportation Master Plan and approved by Millcreek Public Works Department.*
- *An approved landscape plan that complies with the minimum standards found in Chapter 19.77 & 19.73 of the Millcreek Code must be completed before final approval can be granted.*
- *Applicant must work on enhancing all storm drain improvements necessary to accommodate development along 785 East and 4500 South. The applicant will be expected to work with neighboring developments and the City to coordinate the installment of any necessary public improvements.*
- *Applicant will be required to receive approval from Salt Lake County addressing department, before final conditional use approval.*
- *Applicant must contact any irrigation companies that have private water on the property during the technical review process. Proof must be provided to the City that the Irrigation Company is aware of any alterations that must be made to accommodate the proposed development.*
- *Applicant is required to bond for all proposed or required improvements of landscaping and public improvements as determined by the Public Works Department and Planning and Zoning Department.*
- *All items of the staff report.*

Chair LaMar called for the vote. All Commissioners voted yes. The motion passed unanimously.

1.4 Consideration of ZT-20-007, Amendments to Chapters 19.04 and 19.60 of the Millcreek Code Pertaining to Hotels and Motels Planner: Samah Safiullah

Samah Safiullah said the City Council had adopted a pending ordinance that instructed staff to review standards for hotels. Staff was proposing amendments to the definition of hotel under Millcreek Code Chapter 19.04 Definitions. The proposed amendments were intended to better accomplish the intent of the General Plan to promote quality lodging and to encourage development to take place in areas which would encourage economic

development. Staff wanted to avoid a monotonous and unattractive urban design, typical freeway or highway interchange off-the-shelf design, and unwelcoming urban space. Safiullah reviewed the proposed text amendments. She highlighted the Roadway Functional Classification Map from the General Plan and said that properties along the green, blue, and orange roads in the C-2- or C-3 zone could have hotels constructed. She reviewed the commercial design standards for the C-2 and C-3 Zones. Safiullah said the proposed changes were intended to promote a higher standard for the design and aesthetic of future hotel projects within Millcreek, as well as a higher quality of environment for all staff and occupants of the hotel. Given that the current code was vague, it lacked clear standards for a comfortable and attractive entity. All four community councils were given the opportunity to consider the proposed changes to the Commercial Zone. The Mount Olympus Community Council endorsed the changes without any opposition. Members asked for the design standards to include green or sustainable architecture. The Canyon Rim Citizens Association, East Mill Creek Community Council, and the Millcreek Community Council endorsed the changes as well. She pointed out that letters from the East Mill Creek Community Council were attached to the staff report and said they had asked about motels/tourist courts and if hotels, motels and B&B's would stay in the Mixed Development Zone.

Chair LaMar opened the public hearing.

There were no comments.

Chair LaMar closed the public hearing.

Commissioner Stephens said he sent the Commissioners an email about his concerns and he wanted to avoid a freeway interchange lowest common denominator in architectural standards. He expressed concern about the size of potential projects in the Olympus Cove area on Wasatch Boulevard and asked if limiting the size in specific locations was appropriate. Lilly said staff could deal with that in a development agreement but was not concerned the City would be forced to accept something it did not want. He did not want to limit the size of the hotel and felt a total unit number would not be defensible and instead wanted to be responsive to specific site conditions, traffic patterns, or viewshed. He said there was strong guiding language in the General Plan. Commissioner Stephens said limiting the amount of frontage could be an option. Commissioner Booth agreed with Commissioner Stephens and felt comfortable with Lilly's recommendation but would like to tighten up the proposed code language. Commissioner Reid suggested limiting parking to one row in the front of the hotel with additional parking in the side and back for better visual appeal. Lilly said there were already similar design standards, but he could add a special requirement for hotels to limit one row of parking between the hotel and any road. Commissioner Booth pointed out that if the ordinance was too strict on design standards, hotels may not get approved. Commissioner Reid asked what it meant that freeway-oriented hotel styles were not acceptable. Commissioner Stephens said the proposed language was aspirational, but there should be clear language. He recommended that staff and the Planning Commission have more time to consider standards.

Commissioner Sieber requested a map of potential places where a hotel could be built based on the proposed code. Commissioner Wright echoed the request for a map. Chair LaMar asked what dictated how many parking spaces were needed. Lilly said in Millcreek Code

Section 19.80.040 the use table did, which said one space per room. Chair LaMar said he wanted to avoid an unsightly view from I-215 if a hotel was constructed facing Wasatch Boulevard. Lilly said he could add design standard language to include street facing façades visible from an interstate highway. He said staff could implement the C-2 Zone standards and the Planning Commission could see how those standards might prevent ugly hotels. Commissioner Sieber said the ordinance language should focus on what was wanted instead of what was not wanted. Commissioner Stephens asked about the architectural standards for the zone in the Meadowbrook area. Lilly said the project Commissioner Stephens was thinking of was in the Mixed Development Zone (MD) and there probably were not good standards as far as hotels in that zone. Lilly pointed out there was a lot of surrounding C-3 and Manufacturing (M) zones in the Meadowbrook area too. He did not think a developer would want to rezone to MD to construct a hotel.

Commissioner Stephens, as respects to ZT-20-007, Amendments to Chapters 19.04 and 19.60 of the Millcreek Code Pertaining to Hotels and Motels, moved that this application be continued until the November 2020 Planning Commission public meeting. Commissioner Reid seconded. Chair LaMar called for the vote. All Commissioners voted yes. The motion passed unanimously.

2. Business Meeting

2.1 Approval of September 16, 2020 Regular Meeting Minutes

Commissioner Booth moved to adopt the September 16th Planning Commission minutes. Commissioner Sieber seconded. Chair LaMar called for the vote. All Commissioners voted yes. The motion passed unanimously.

2.2 Updates from the Planning and Zoning Director

Francis Lilly said Millcreek hired a new planning permit technician, Naba Faizi, and that she would help process and schedule applications.

2.3 Discussion on RM and Planned Unit Development (PUD) Updates

Francis Lilly said staff wanted to update the RM and PUD codes because they conflicted and were difficult to implement. He said feedback he had received from the community councils and Planning Commission on recently approved projects in these zones had the following general consensus: side setbacks in the RM zone were too narrow, private lanes could be too narrow, ugly utilities like an A/C compressor could be visible from the street, there were not enough trees, design standards needed work, and amenities and open spaces may not be adequate. The areas of disagreement were on front yard setbacks and preferences toward modern or traditional architecture. He said some potential fixes could be to align and enhance open space requirements in PUD and RM projects. He did not want to force overprogramming of these spaces, but allow for good, flat space for programmed activities or spontaneous interactions. He recommended the Planning Commission go to parks to determine what they liked. Another fix was to align design standards by building type: single-family, twin home, live/work units, and stacked flats. He said increasing side yard setbacks for RM projects to 15 feet, the same as PUD perimeter setbacks, could be another fix. The other two fixes would be to simplify PUD design standards and make clear that the base zone governed projects, at least for the RM zone, and to allow for RM PUDs on local roads. He said in current code to qualify for a PUD, there needed to be at least three acres of

property and a certain amount of frontage or the property needed to be on a major or arterial road. He said there were no major road concepts in the Roadway Classification Map in the General Plan.

Commissioner Stephens asked about an ordinance draft. Lilly said he wanted to gauge the Planning Commissions' opinion on the concepts he introduced before he crafted an ordinance. Commissioner Stephens said allowing PUDs on local roads was fine, but it could create an issue with the number of units. He asked Lilly to send his presentation to the Commission. Chair LaMar said he wanted to avoid putting in PUDs that might not be appropriate in certain neighborhoods. Lilly suggested that there could be a minimum road width for allowing them in certain areas. Commissioner Stephens pointed out that a developer could do a classic subdivision instead of a PUD. Lilly said some developers preferred certain road widths; the benefit of a PUD would be the variable side treatments of the road. He showed the Commission the roadway cross sections in the Transportation Master Plan in the General Plan.

Commissioner Stephens brought up a recent article in the Salt Lake Tribune that involved a records request (GRAMA) for public officials' emails and the emails had expletives in them. He commended the Planning Commission for being professional in their emails.

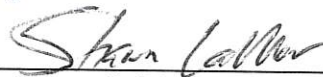
3. Calendar of Upcoming Meetings

- City Council Mtg., 10/26/20, 5:00 p.m. at City Hall
- Mt. Olympus Community Council Mtg., 11/3/20, 6:00 p.m. TBD
- Millcreek Community Council Mtg., 11/3/20, 6:30 p.m. TBD
- Canyon Rim Citizens Association Mtg., 11/4/20, 7:00 p.m. TBD
- East Mill Creek Community Council Mtg., 11/5/20, 6:30 p.m. TBD
- City Council Mtg., 11/9/20, 5:00 p.m. at City Hall
- Planning Commission Mtg., 11/18/20, 5:00 p.m. at City Hall

ADJOURNED: Commissioner Stephens moved to adjourn the meeting at 7:52 p.m.

Commissioner Booth seconded. Chair LaMar called for the vote. All Commissioners voted yes. The motion passed unanimously.

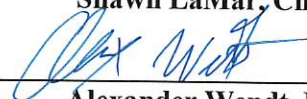
APPROVED:



Shawn LaMar, Chair

Date 11-19-2020

Attest:



Alexander Wendt, Deputy Recorder