

CU-20-001

Amending Conditional
Use Permit for a mixed-
use project that has 35
residential condos and
approx. 19,000 SF

**Applicant: Han Sol
Development**

Planner: Erin O'Kelley

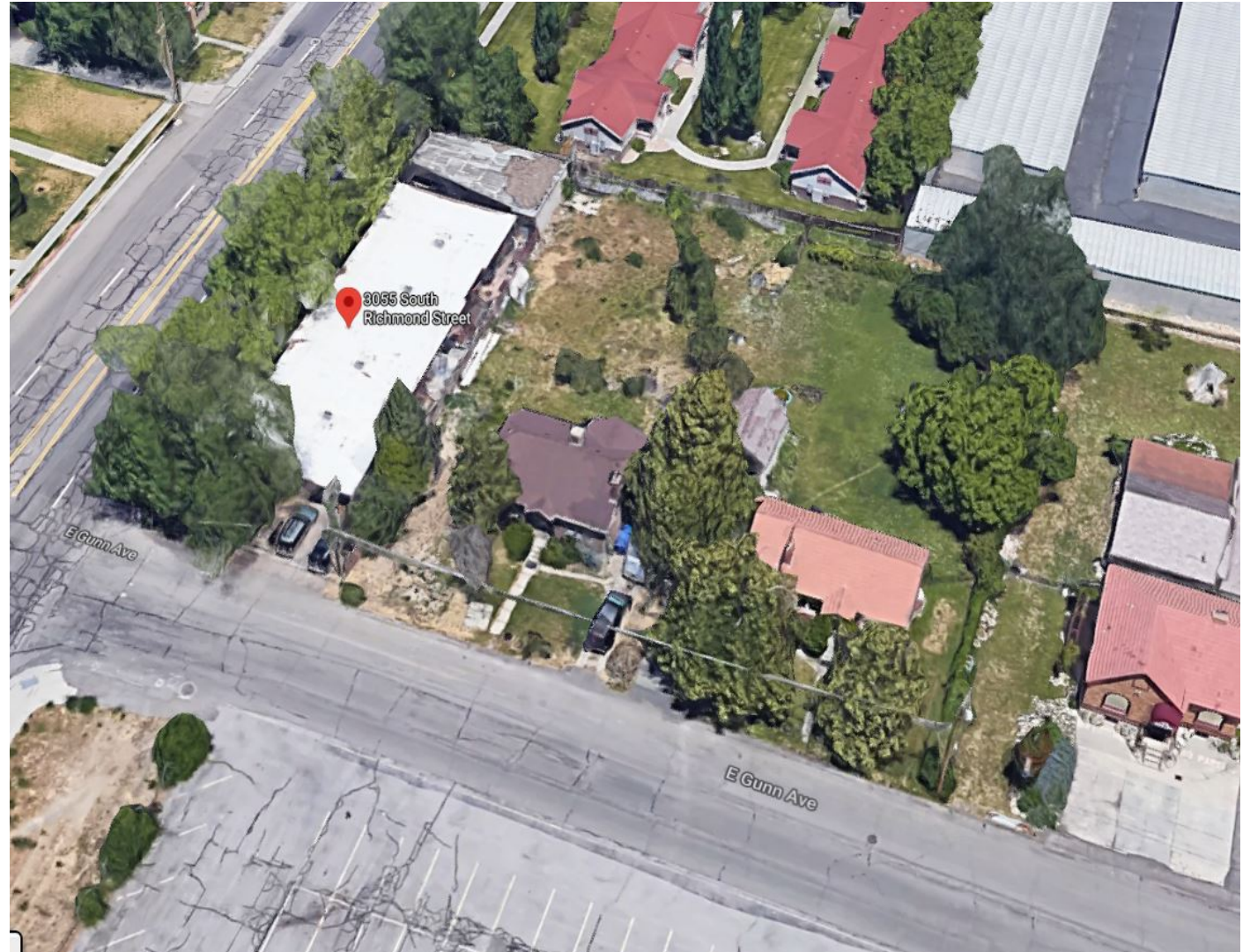
October 21, 2020

Planning Commission



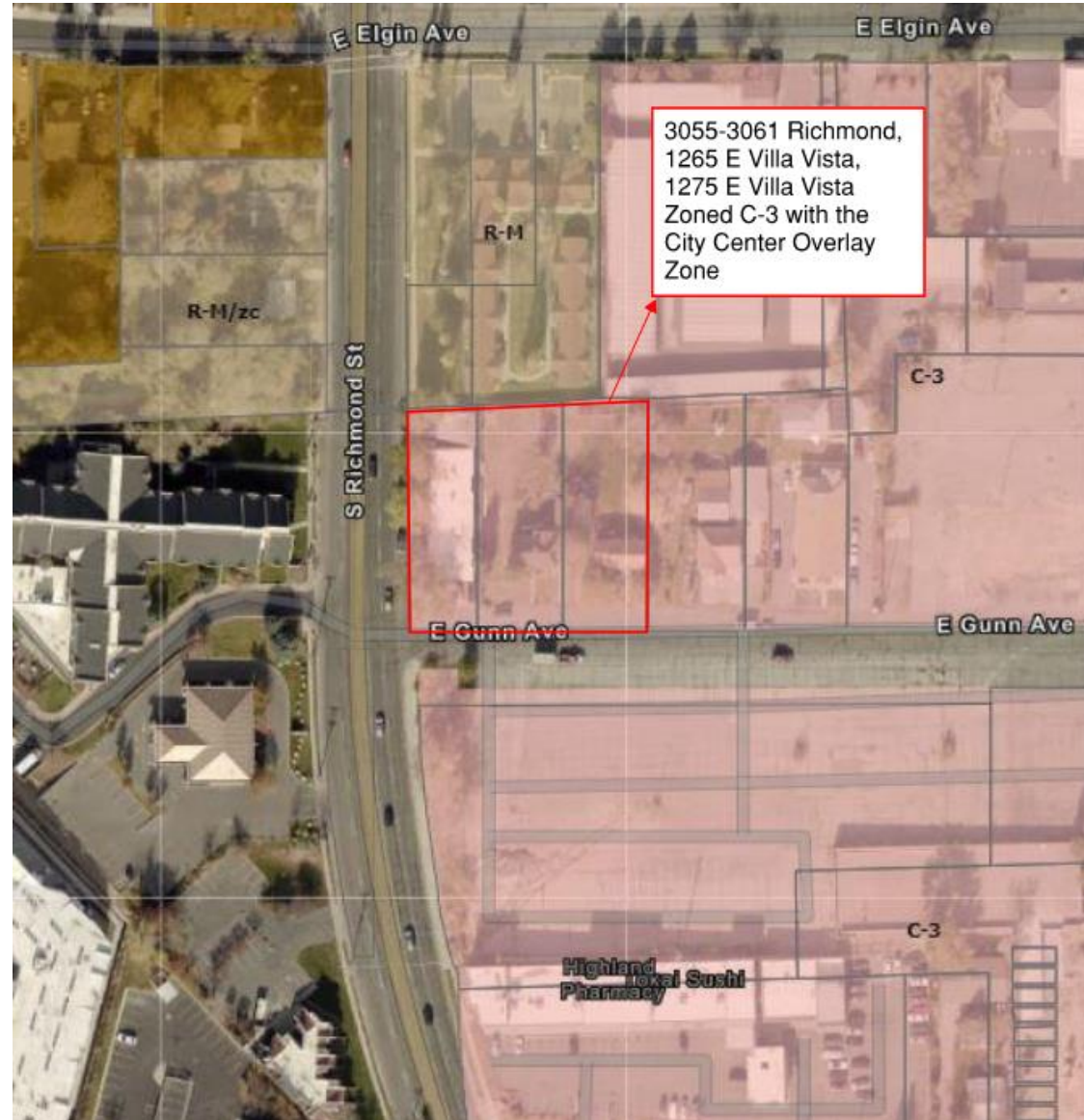
Existing Conditions

The existing project area is currently 3 residential properties. 2 single-family houses and one apartment building. Existing buildings are built between 1940-1955 according to County Tax Assessor data. The road along South property line, formerly known as Gunn Ave, now named Villa Vista has no curb, gutter, or sidewalk. The pavement is approx. 37 feet. The West property line along Richmond has curb and gutter but no sidewalk.



Existing Conditions

The parcels are zoned C-3 and subject to the City Center Overlay Zone.



Project Summary Table

Requirement	C-3, CCOZ Zone Requirement	Proposed
Height	75 Feet	74 feet
Density	No Max Density	955 per unit
Front Yard Setback	20 Feet of public space	20 feet
Side Yard Setback	10 Feet	10 Feet
Rear Yard Setback	10 Feet	10 Feet
Lot Width	None	217 Feet
Lot Area	None-Required	33,438 SF
Parking	135.5 stalls required by code per CCOZ	Shared parking plan is going to be utilized. 101 Stalls provided
Open Space	20%	20%
Amenities	2 Amenities	Roof top patios, fitness center

Shared Parking Analysis - Jasper Building

		Weekdays						Weekends					
		12am - 7am		7am - 6pm		6pm - 12am		12am - 7am		7am - 6pm		6pm - 12am	
General Land Use Categor Required Parking													
Office - 19006	57	5%	3	100%	57	5%	3	0%	0	5%	3	0%	0
Retail - 3500	10.5	5%	1	100%	11	80%	8	5%	1	100%	11	60%	6
Residential - Studio	0	100%	0	50%	0	80%	0	100%	0	75%	0	75%	0
Residential - 2BR	40.5	100%	41	50%	20	80%	32	100%	41	75%	30	75%	30
Residential - 3BR	16	100%	16	50%	8	80%	13	100%	16	75%	12	75%	12
Residential - Guest	11.22	100%	11	50%	6	80%	9	100%	11	75%	8	75%	8
Total		135.22	71	101		65		68		64		57	

Requirements

Studio Apartments	1 per unit
1- or 2-bedroom apartments	1.5 per unit
3 or more bedrooms	2 per unit
Commercial/retail	3 per 1,000 square feet
Service uses	3 per 1,000 square feet
Office (excluding call centers)	3 per 1,000 square feet

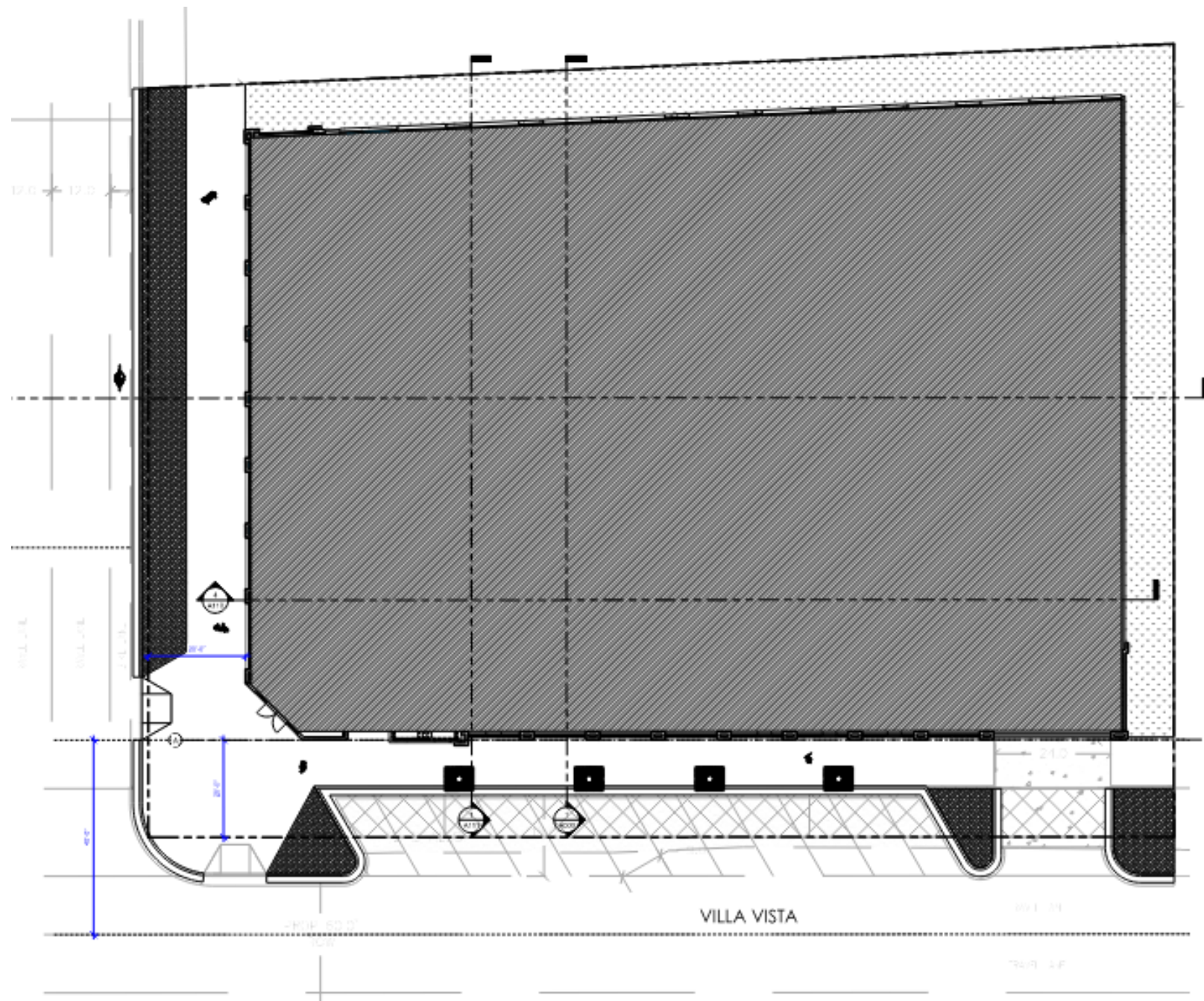


Figure 3 Typical Cross Section for Highland Drive



2. Richmond/1300 East Boulevard

A minimum of two lanes in each direction with a median turning lane, punctuated with landscaped medians in areas not needing left turns, these streets are envisioned as grand boulevards.

Requirements	
Vehicular Zone	
ROW Width	90 feet
Travel Lanes	4
Center Turn Lane	1, 12 feet wide
Lane Width	12 feet
Center Median	Permitted except at intersections, 12 feet
Parking Lanes	No parking on street
Bicycle	5-foot protected bike lanes each side, using green thermoplastic or colored concrete
Pedestrian Zone	
Walkways	5-foot minimum attached colored concrete sidewalk on each side with complementary enhanced paving at intersections and mid-block pedestrian crossings (5 feet within ROW, 5 feet dedicated by property owner which can be dedicated to City or provided through a public pedestrian easement and can encroach on the setback)
Street Buffer	6-foot park strip xeriscape with trees
Furnishings	Bike racks, bus shelters, lighting

Figure 5 Typical Cross Section for 3300 South



4. Neighborhood Streets

Connecting neighborhood streets include all streets that run east and west between Highland and Richmond Street/1300 East through the City Center. These streets are characterized by narrower right-of-way widths with similar goals of accommodating all modes of local traffic.

Requirements	
Vehicular Zone	
ROW Width	61 feet to 80 feet
Travel Lanes	2
Center Turn Lane	None
Lane Width	12 feet
Center Median	Not permitted
Parking Lanes	8.5 feet on-street parallel, 18 feet for angled head in, or head out on each side, depending on ROW
Bicycle	Shared with travel lanes
Pedestrian Zone	
Walkways	5-foot minimum attached sidewalk on each side
Street Buffer	6-foot minimum landscape area with trees
Furnishings	Bike racks, seating, lighting, planters

5. Building Types

- a. **Mixed Use** – Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed fronting on Millcreek Common Street. Parking structures shall include one 220-volt electric vehicle charging station for every ten stalls. This building type may support office, retail, hotel/hospitality or residential uses mixed either vertically or horizontally. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 60 square feet each. Provide indoor bike storage or bike lockers.



Requirements	
Front Build-to Zone	0-10 feet
Minimum Side Yard Setback	10 feet between buildings, except accessory buildings
Minimum Rear Yard Setback	10 feet, except when abutting an R-1, R-2, or R-4-8.5 zone, where the setback is 25 feet
Minimum Height	See Map 2
Maximum Height	See Map 2
Principal Entrance Location	Front or corner side of facade
Vehicular Access	From alley or rear of building
Minimum Transparency	50% on ground floor
Required First Floor Uses	Office, retail, craftsman industrial or residential (50% must be non-residential use). Any mixed use building that fronts on Millcreek Common Street shall have 100% non-residential uses on the first floor facing that street.
Depth of first floor non-residential uses	Not less than 30 feet unless at least 40 percent of the habitable floor area of the building consists of nonresidential uses, in which case the depth of first-floor non-residential uses can be reduced to not less than 20 feet.
Upper Story Uses	Any permitted use or conditional use
Where Allowed	Corners in the Neighborhood District, the entire Mill Center, and the entire Market Place
Storefront Width	Not to exceed 30 feet

Community Council

At their regularly scheduled meeting on October 6th, the Millcreek Community Council voted to recommend approval of the requested conditional use permit subject to the conditions recommended by staff.

PLANNING STAFF RECOMMENDATION & MODEL MOTION

Recommendation for preliminary approval of conditional use permit amending CU-20-001 to allow for 35 residential units and approx. 19,000 SF of commercial space with an updated parking plan, and the following conditions:

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.

CU-20-004

Conditional Use Permit for a Credit Union with a Drive- Through in a C-2 Zone

Applicant: Cyprus Credit Union

Planner: Samah Safiullah

October 21st, 2020 Planning Commission



Existing Conditions

- The existing project area is made up of four parcels. Subject properties collectively consist of approximately 1.81 acres, and a lot consolidation will be required to combine the three parcels facing north, and to leave the south parcel vacant for future purchase.



Existing Conditions

- The parcel is zoned C-2 and was recently rezoned to remove a zoning condition which prevented banks.
- This parcel only has frontage along 785 East, which is a narrow local road that does not accommodate on-street parking. 785 East is dead road that runs south and is the primary connection to a mix of single and two-family dwellings.
- The subject property does have sidewalk curb and gutter along 4500 South and would be required to make improvements along its 785 East property line.
- The general area is a mixture of a variety of uses and housing types. Directly east of the property is C-2 and is home to Goodrich Floor Coverings, which is a permitted commercial use in the C-2 Zone. Directly to the west of the subject parcel is zone R-2-10 and lies Makiko's Daycare, which is a conditional use in the R-2-10 Zone.





Project Area

4500 South

4500 South

785 East

700 East

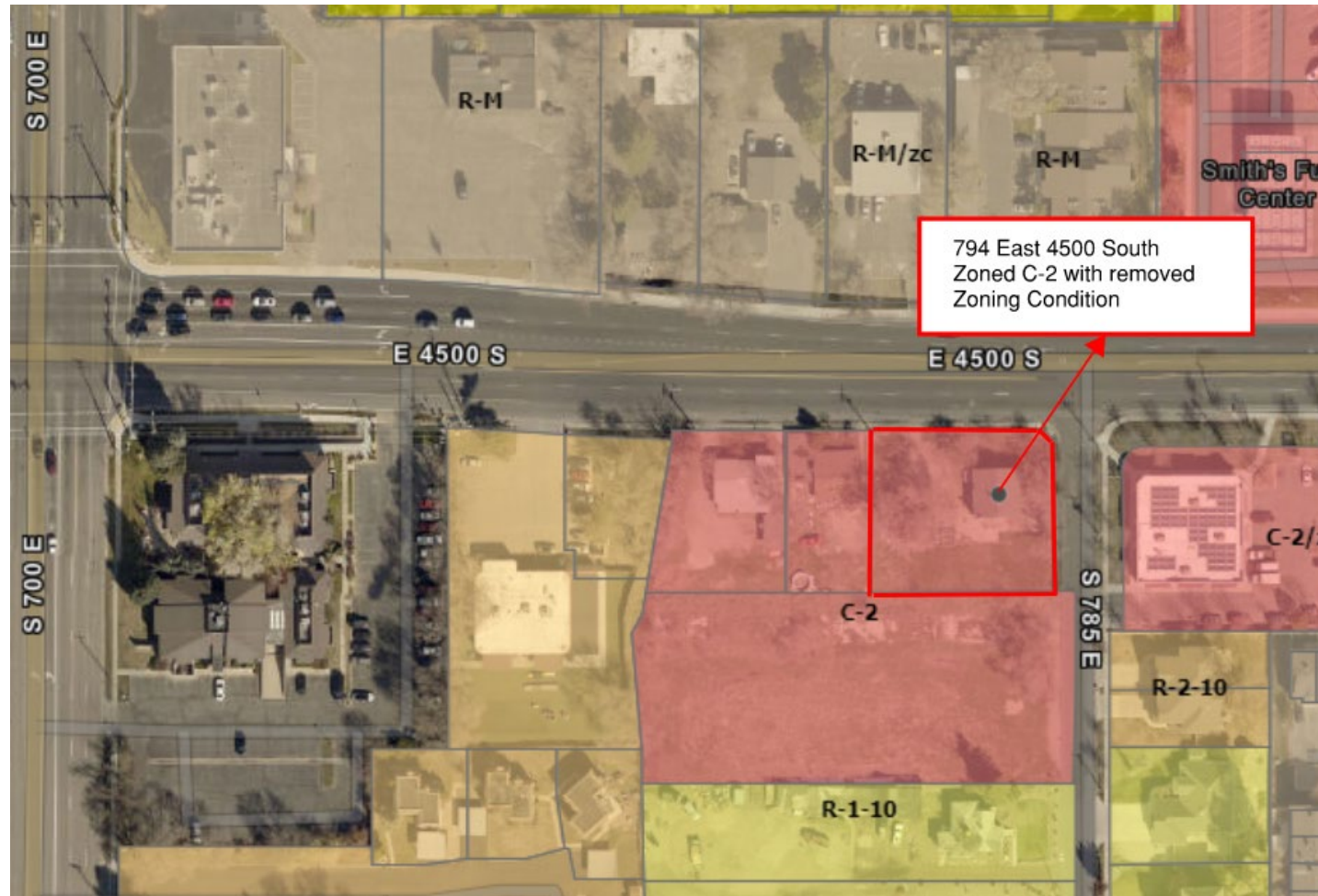
900 East

900 East

700 East

Scope of Project

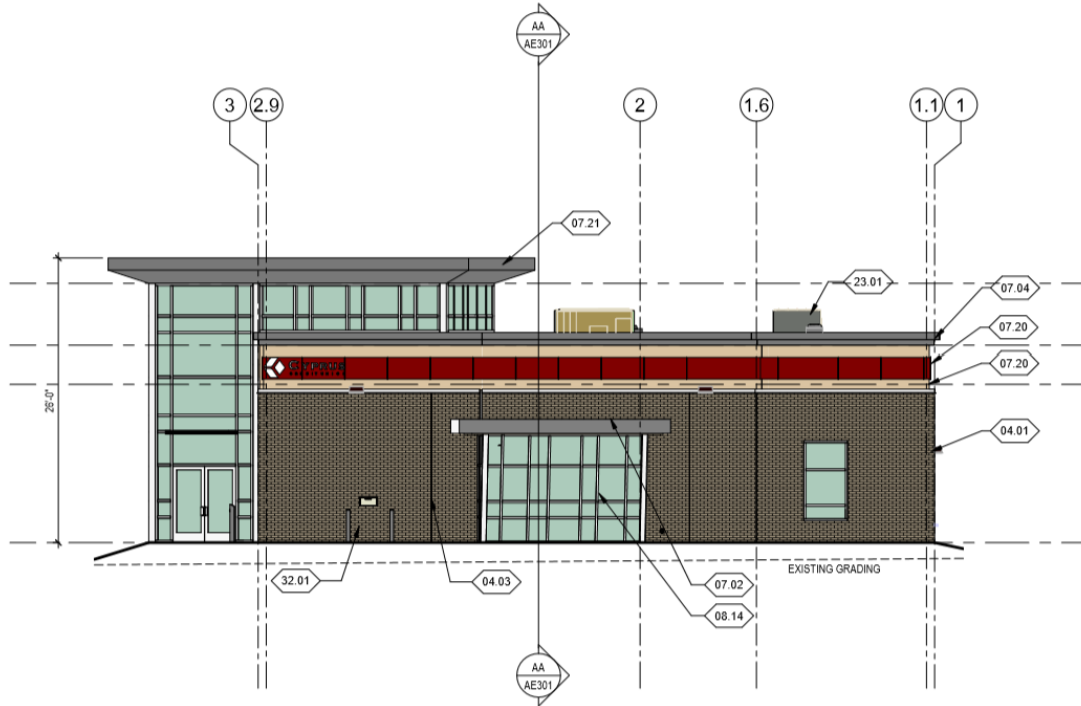
- Applicant is seeking approval for the establishment of a Credit Union Branch facility of approximately 3,400 square feet with drive through tellers on this parcel. The existing parcels are adjacent to 785 East and 4500 South. The bank is proposed to be 29 feet in height, and neither development will be more than 30 feet high (or 2 stories). The access to the site will be from 4500 South, which has been permitted through UDOT approval. The Conditional Use Permit plans are in harmony with the Development Agreement.



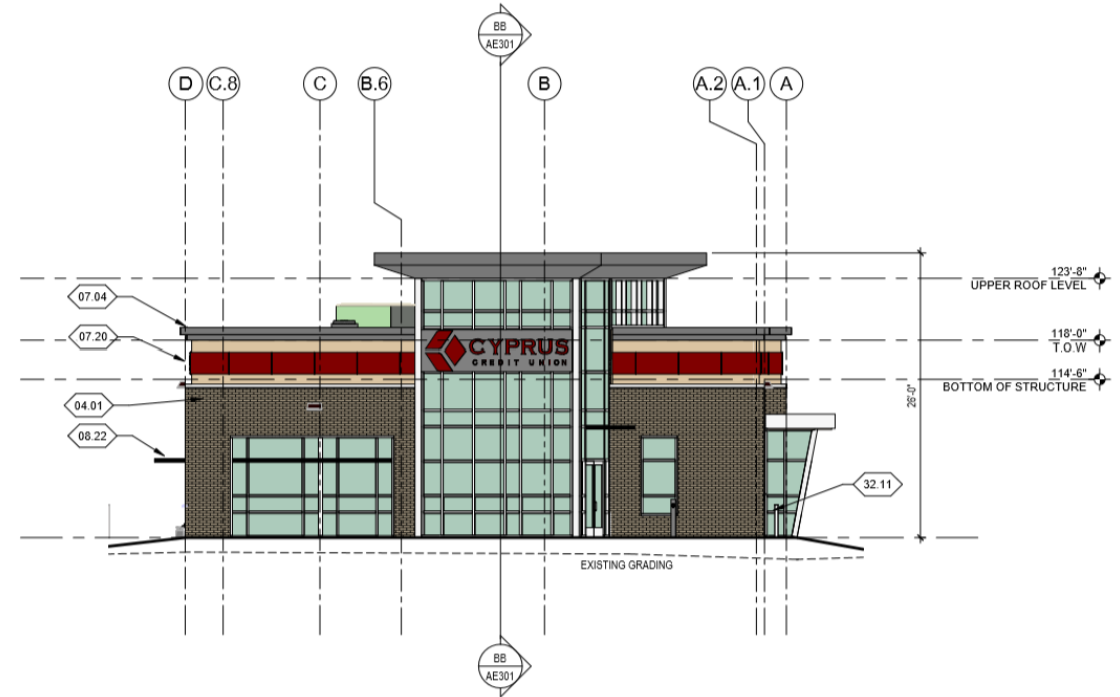
Project Dimensions

Requirement	Zone Requirement	Proposed
Density	None Required	None Required
Front Yard Setback	25 Feet	30 Feet
Side Yard Setback	10 Feet	10 Feet
Rear Yard Setback	25 Feet	At least 25 Feet
Lot Width	None Required	None Required
Lot Area	None Required	None Required
Parking	1 space per 250 sq. ft. gross floor area; 1 space per 300 sq. ft. of gross floor area after 20,000 square feet.	55 or more parking stalls (max of approx. 144 stalls)
Open Space	Approximately 20%	Approximately 20%

Scope of Project

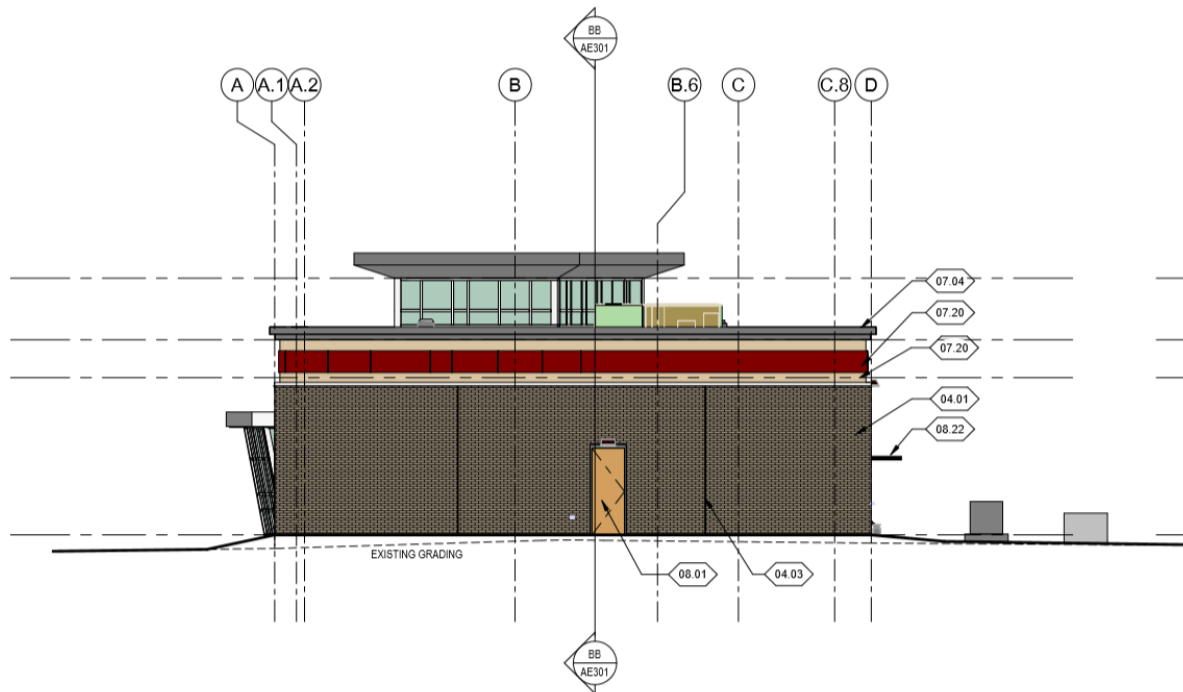


W
AE201
WEST ELEVATION
SCALE 1/8" = 1'-0"

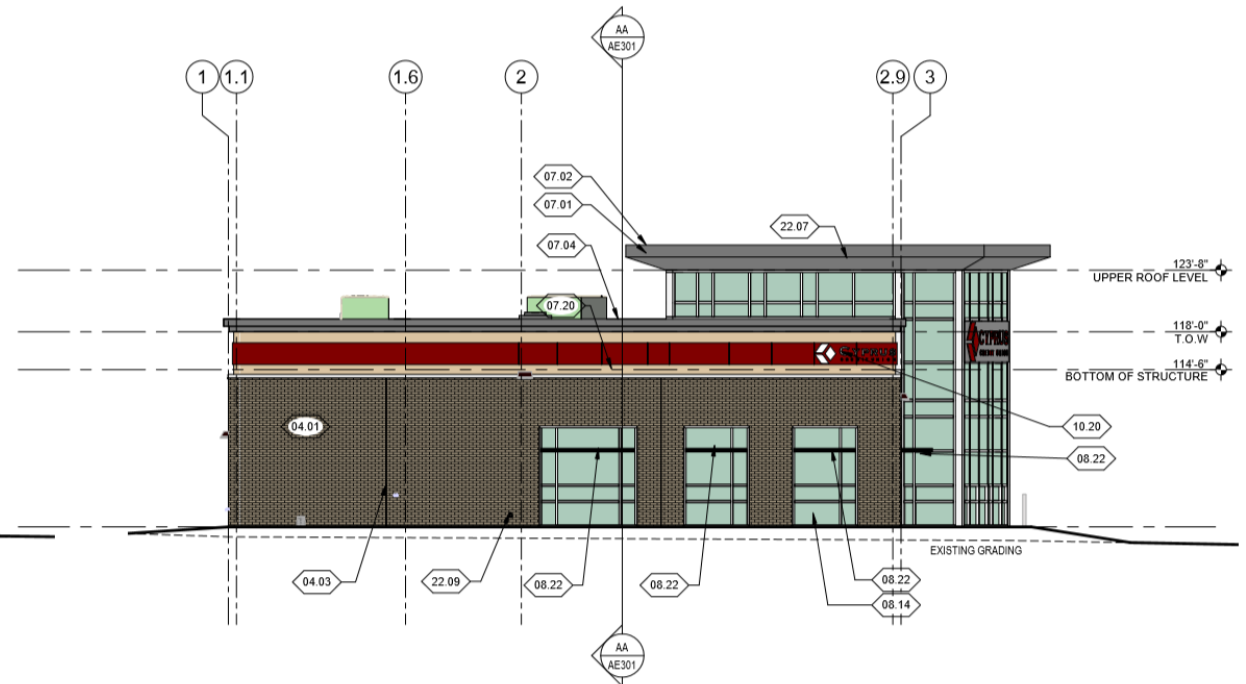


N
AE201
NORTH ELEVATION
SCALE 1/8" = 1'-0"

Scope of Project



S
AE201 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



E
AE201 EAST ELEVATION
SCALE 1/8" = 1'-0"

4500 SOUTH

SCALE: 1"=30'

PROPOSED ADA ROUTE
EXISTING SIDEWALK

PAVING LEGEND
STANDARD DUTY ASPHALT
STANDARD DUTY CONCRETE

TURNING VEHICLE
OVERALL LENGTH = 40.00'
OVERALL WIDTH = 8.17'
MAX WHEEL ANGLE = 45°

Makikos Daycare
22-05-304-039

PROPOSED BUILDING
3,455 S.F.
FF=4312.50

CLTKCM, LLC
22-05-305-030

Makikos Daycare
22-05-304-040

FUTURE OFFICE BUILDING

Chelise Montague
22-05-305-023

Lynette Stanton
22-05-305-024

John Borer
22-05-304-009

Del Scott Christensen

785 EAST

Lot 1

Lot 2

Lot 3

Weirford

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

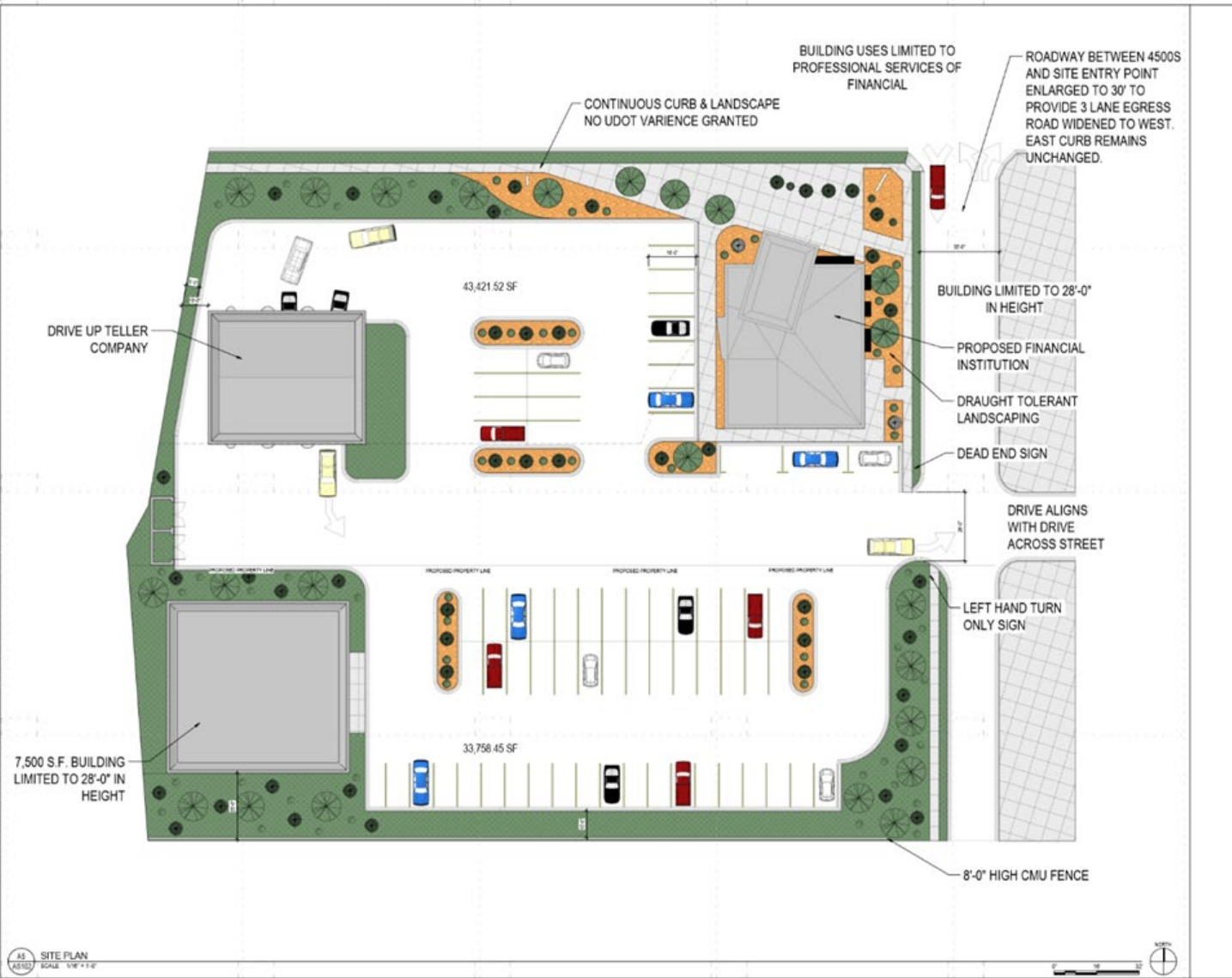
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO

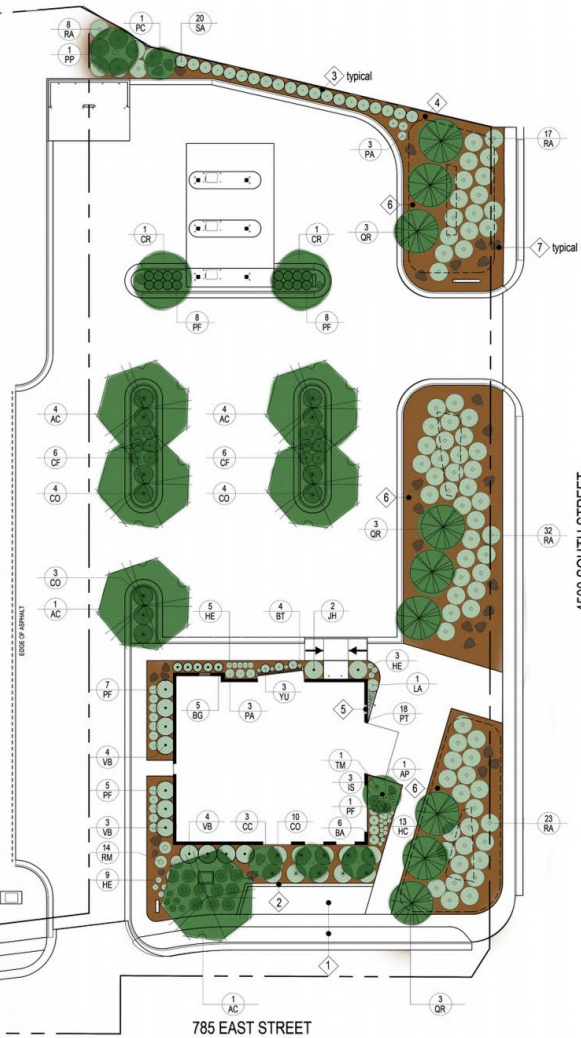
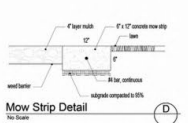
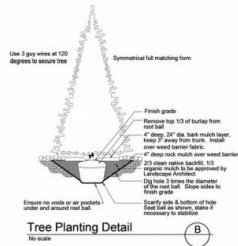
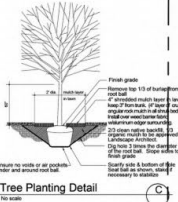
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18013-01-00

AS SITE PLAN
SCALE 1/8" = 1'-0"



AC-Acorus calameus, Hedge Mats, 2' ca., matched heads
 AP-Acor palmatus 'Green Japanese' culm, Specimen Green Japanese Mats, 2' ca.
 BA-Basella Morphologica Aitana, Winter Garden, Burwood, 5' ca.
 GB-Gerbera bartramiae Willd., 1' ca., matched heads
 BT-Berberis thunbergii atropurpurea Japanese, Bagatelle Brier, 2' gal.
 CC-Cercis chinensis 'Avalonae', Forestland, 3'-4' tall, contain multi-stem
 CF-Calamagrostis x acutifolia 'Avalonae', Feather Red Grass, 5' gal.
 CR-Carex pedunculata 'Tonei', 1' ca., matched heads
 CO-Cotoneaster dammeri 'Lowland', Lowland Cotoneaster, 5' gal.
 CH-Heuchera Drole Creme Brulee, Drole Creme Brulee Coral Balls, 2' gal.
 HE-Heuchera 'Stella d'Oro', Stella d'Oro Daylily, 5' gal.
 IS-Isoplexis faba Variegata, 1' ca., matched heads
 JH-Juniper horizontalis 'Youngstown', Youngstown Juniper, 5' gal.
 LA-Lavandula angustifolia 'Munstead', Munstead Lavender, 5' gal.
 PA-Paeonia atropurpurea, Russian Sage, 5' gal.
 PT-Psychotria ternata, Japanese Yew, 2' ca., matched heads
 PE-Pennisetum alopecuroides, Fountain Grass, 5' gal.
 QR-Quercus robur 'Fagistae Koster', Koster Column Oak, 2' ca., matched heads
 PC-Pinus chinensis, Purple Sand Cherry, 5' gal.
 PT-Psychotria ternata, Japanese Yew, 2' ca., matched heads
 RH-Rhus aromatica 'Go-Low', Go-Low Sumac, 5' gal.
 RM-Rosa medialis 'White', White Medallion Rose, 5' gal.
 SA-Symphoricarpos alba, Common Snowberry, 5' gal.
 TM-Taxus media 'Taurinensis', Taurinensis Yew, 2' ca., matched heads
 VB-Verbium burkwoodii, Burkwood Viburnum, 5' gal.
 YU-Yucca filamentosa 'Color Guard', Color Guard Yucca, 5' gal.



- ◆ KEY NOTES:**
- ◆ Lawn/Soil: bluegrass, fescue mix. Water conserving blend.
 - ◆ Concrete mulch strip, see detail  1100
 - ◆ 1 - 1 1/2" washed river rock mulch, 4" depth over weed barrier fabric, typical at planting beds except detention basins where noted.
 - ◆ Rock mulch topdress changes from 1-1 1/2" to 4" at this point.
 - ◆ 3" layer fine soil pe mulch topdress without weed barrier fabric in ground cover bed.
 - ◆ 6" layer 4-6" rounded washed rock topdress in detention basins
 - ◆ Decorative boulders. Builders to have smooth edges without fractured faces due to mining operation. Bed rocks in rock mulch to create natural appearance.



Development Agreement Conditions

- **Height.** The height of the building will not exceed thirty (30) feet or two stories (2) in height.
- **Setbacks.** The setbacks for the building will be established on the attached site plan, Exhibit C.



Development Agreement Conditions

3. Site Access. The Developer must obtain a variance from UDOT for access to the site from 4500 South.

- a. If such a variance is obtained, Developer shall provide an entry point to the site as determined by the variance from 4500 South and a second access point providing access from 785 East. The 785 East access point shall align with the access point to the commercial development to the east. The 4500 South access point shall follow the prescribed width as allowed by UDOT.
- b. The egress point from the site to 785 East shall be marked as left turn only. The owner also agrees to install a “Dead End” sign after the egress point onto 785 East. Financial Institutions shall abide by the requirement of providing audible interactive devices no closer than 150 feet from adjacent residential uses.



Development Agreement Conditions

- **Parking.** The project will include 55 or more parking stalls for the development.
- **Uses.** Uses will be limited to Financial and Professional Service providers
- **Landscaping.** Landscaping will be provided as required by current zoning ordinances. Landscaping buffers shall be provided along the west side 785 east providing at least twenty feet of buffer if directly across from residential properties. Along the south side of the site, a masonry 8 foot high wall shall be constructed for privacy for the neighboring property.



Development Agreement Conditions

7. **Materials.** The project will consist of the following materials.
 - a. Brick
 - b. Metal Panel
 - c. Composite metal panels
 - d. High performance glazing



Neighborhood Feedback

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 about landscaping on the south side, and if staff was screening future residential from the office building through enhanced landscaping.



Model Motion

- Recommendation for preliminary approval of conditional use permit CU-20-004 for a 3,400 square feet Credit Union Branch facility with drive through tellers (3) and all of the conditions within the staff report.
- Addition to staff report: Parcels go through lot consolidation process and through a property deed in order to be two lots (not a subdivision)



Staff Conditions

- 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.

CU-20-005

3 Duplexes in the R-1-3 zone at
3999 S 500 E & 534 E Delno Dr

Applicant: Chris Lee, Byron Goates

Planner: Erin O'Kelley

October 21, 2020 Planning Commission



Existing Conditions

The applicant is seeking preliminary approval for a conditional use permit for 3 duplexes located at 3999 S 500 E. Each unit will be located on an individual lot. Preliminary approval for the subdivision for 6 lots was granted by the Millcreek Planning Commission last month under file SD-20-022. In the R-1-3 and R-1-4 zones all single-family development is subject to conditional use approval. This project also subject to a development agreement from rezone application ZM-20-003.

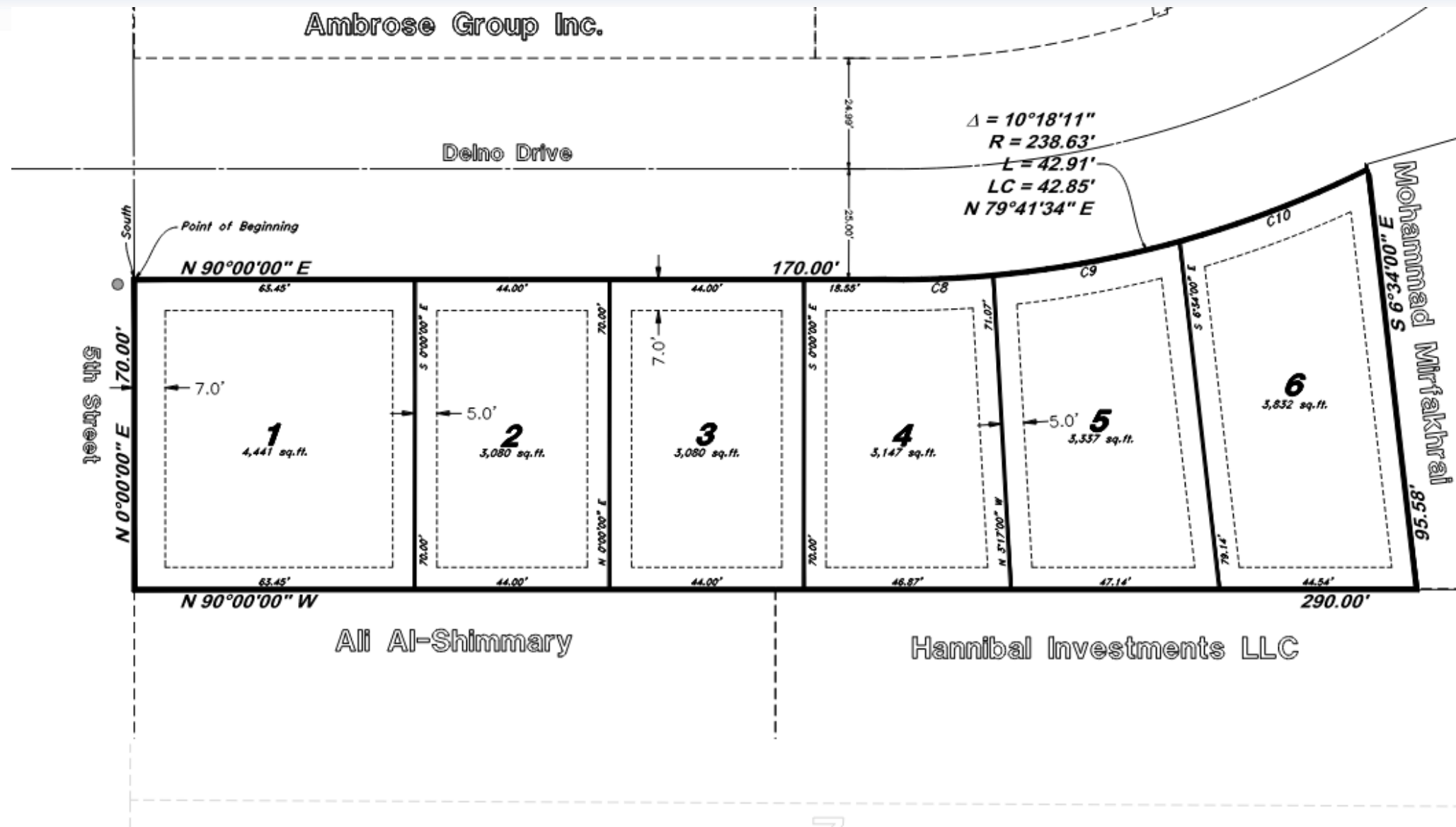


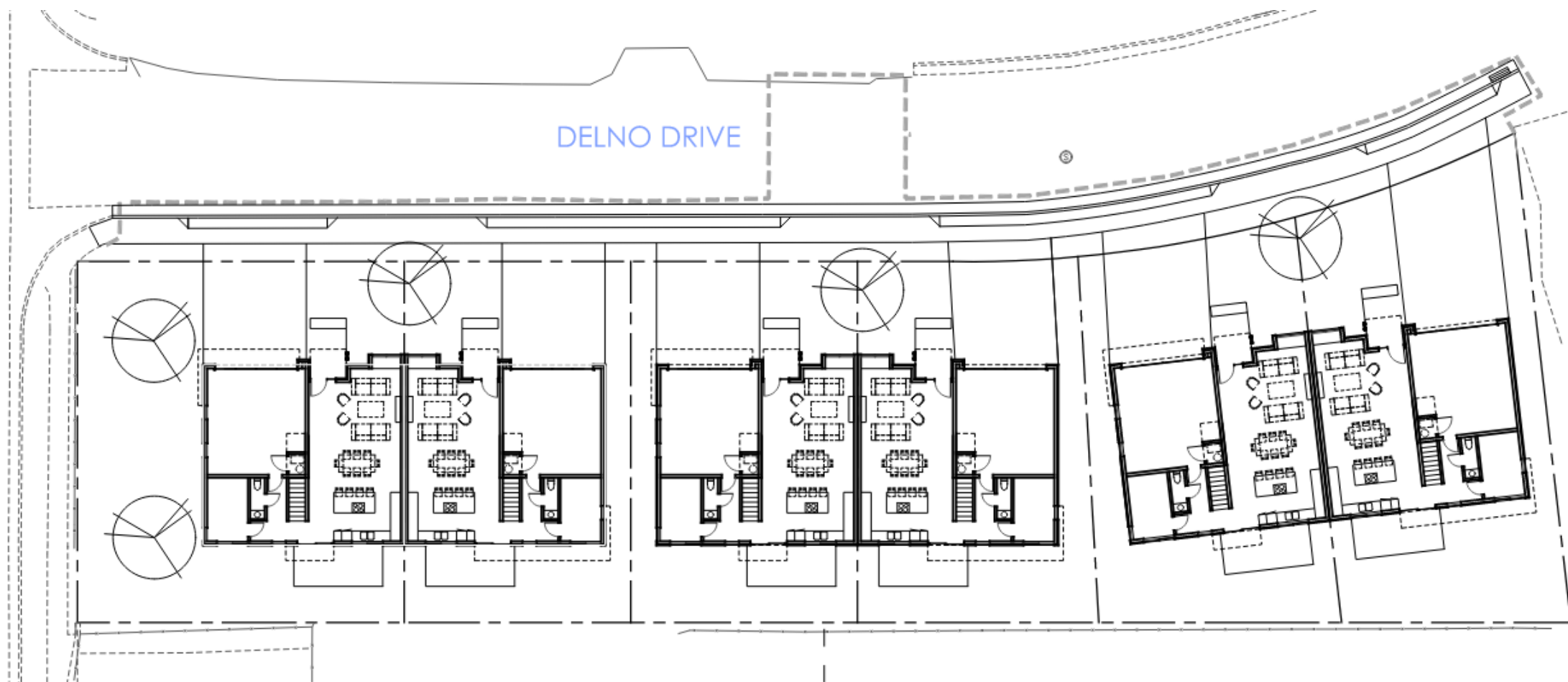
Project Summary

Requirement	R-1-3	Proposed
Height	28 Feet	28 Feet
Density	1 Unit per 3,000 SF	1 Unit per 3,000 SF
Front Yard Setback	20 Feet	20 feet
Side Yard Setback	5 Feet	5 Feet
Rear Yard Setback	15 Feet	15 Feet
Lot Width	Minimum 25 feet	44 feet – 63 feet
Lot Area	Minimum 3,000 SF	Approx. 3,000 – 4,000 SF.
Parking	2 required per unit.	2
Open Space	Not regulated in the R-1 zones.	Varies, Min 60% per lot
Amenities	2 Amenities	Balcony, laundry, charging stations.









Staff Analysis

- Applicant is subject to a development agreement.
- Staff as found that the proposed subdivision can meet the requirements of Title 18 of the Millcreek Subdivision Code and Residential Zoning Regulations.
- Staff finds that the proposed subdivision is in harmony with the General Plan and character of the immediate area. The proposed subdivision does not create a zoning violation or conflict with existing properties.



Development Agreement Conditions

Developer and the City agree that the proposed development will incorporate the following:

1. **Height.** The height of the building will not exceed 28 feet in height. Height of building is defined by the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping flat roof, or to the highest point of pitched of hipped roofs, or gambrel roofs.
2. **Setbacks.** The setbacks for the building will be as established on the attached site plan consistent with R 1-3 requirements, See Exhibit C.
3. **Units.** The project will consist of six three-bedroom single family dwellings.
4. **Private Open Space.** There will be front yards and back yards with setbacks consistent with the zoning ordinance.
5. **Lighting.** Lighting shall not be installed which permits light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.
6. **Fencing.** 6 foot tall putty colored vinyl fence between backyards of single family residences.
7. **Uses.** Uses will be limited to single family residence.
8. **Landscaping.** Landscaping will be as provided in Exhibit C. Grass will be installed on all areas where there are no patios or driveways with the exception of a 4 foot garden area in the front of each unit. 4 elm trees will be on the North facing side of the property along Delno Dr. 2 Maple trees will be planted along 500 E.
9. **Materials.** The project will consist of the following materials.
 - a. Exterior will be mainly stucco with brick accents on the outside corners of the garages and full brick accents on the entry windows as shown in Exhibit D.
 - b. The accent material around the front pop-out window on each unit will be knotty pine, shown in Exhibit D.
 - c. Brown metal flat roof will be installed with a slight pitch.
 - d. Solar panels will also be installed on each unit.
 - e. There will be windows on the west wall on both stories. Window size will be substantially similar to Exhibit D as it relates to the door and garages of units.
 - f. All doors to units shall have a window feature substantially similar to Exhibit D.
10. Arrangement of the materials and the windows will be substantially similar to Exhibit D.



Community Council

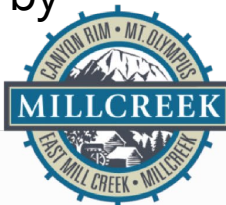
At their regularly scheduled meeting on October 6th, 2020 the Millcreek Community Council voted to recommend approval of the requested conditional use permit subject to the conditions recommended by staff.



Recommendation and Motion

Staff recommends to the Millcreek Planning Commission **preliminary approval for a conditional use permit for 3 duplexes in the R-1-3 zone with the following staff conditions:**

- 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.



Recommendation and Motion

- 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.



ZT-20-007

Amendments to the Commercial Zone Text Regarding Hotels

Applicant: City

Planner: Samah Safiullah

October 21st, 2020 Planning Commission



City Council has adopted a pending ordinance that instructed staff to review and standards for hotels. Millcreek is proposing amendments to the definition of Hotel under Millcreek Municipal Code Chapter 19.04 Definitions. The proposed amendments are intended to better accomplish the intent of the general plan to promote quality lodging, and to encourage the development to take place in areas which will induce economic development.





What are we attempting to avoid?

- Monotonous and unattractive urban design
- Typical freeway or highway interchange; off-the-shelf design
- Unwelcoming urban space

Proposed Changes:

19.04.300 Hotel ~~“Hotel” means a building designed for or occupied by sixteen or more guests who are for compensation lodged, with or without meals.~~

“Hotel” means a building containing fifteen (15) or more sleeping rooms, each room accessed from within the building, providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Customary lodging services shall include, at a minimum, daily housekeeping services provided by on-site staff, and an interior lobby supervised by a person in charge twenty-four hours per day. Additional customary lodging services include, but are not limited to, conference and meeting rooms, dining areas, restaurants, sale of convenience items, and recreational facilities.



Proposed Changes:

USES	C-1	C-2	C-3	SPECIFIC USE STANDARDS
Hotel, ~~Motel~~ , Bed & Breakfast	~~C~~	C	C	No Hotel ~~s or Motels~~ are allowed in the C-1 zone. Hotels must be located on development sites with at least 100 feet of frontage along a major collector, minor arterial, or other principal arterial road as identified in the Roadway Functional Classification Map of the Millcreek Transportation Master Plan. Proposed hotel architectural designs, aesthetics, and materials will need to avoid the themes and styles of lodging commonly found along freeways and highways.

- Note: It is being proposed that “Motel” will be removed from the ordinance completely



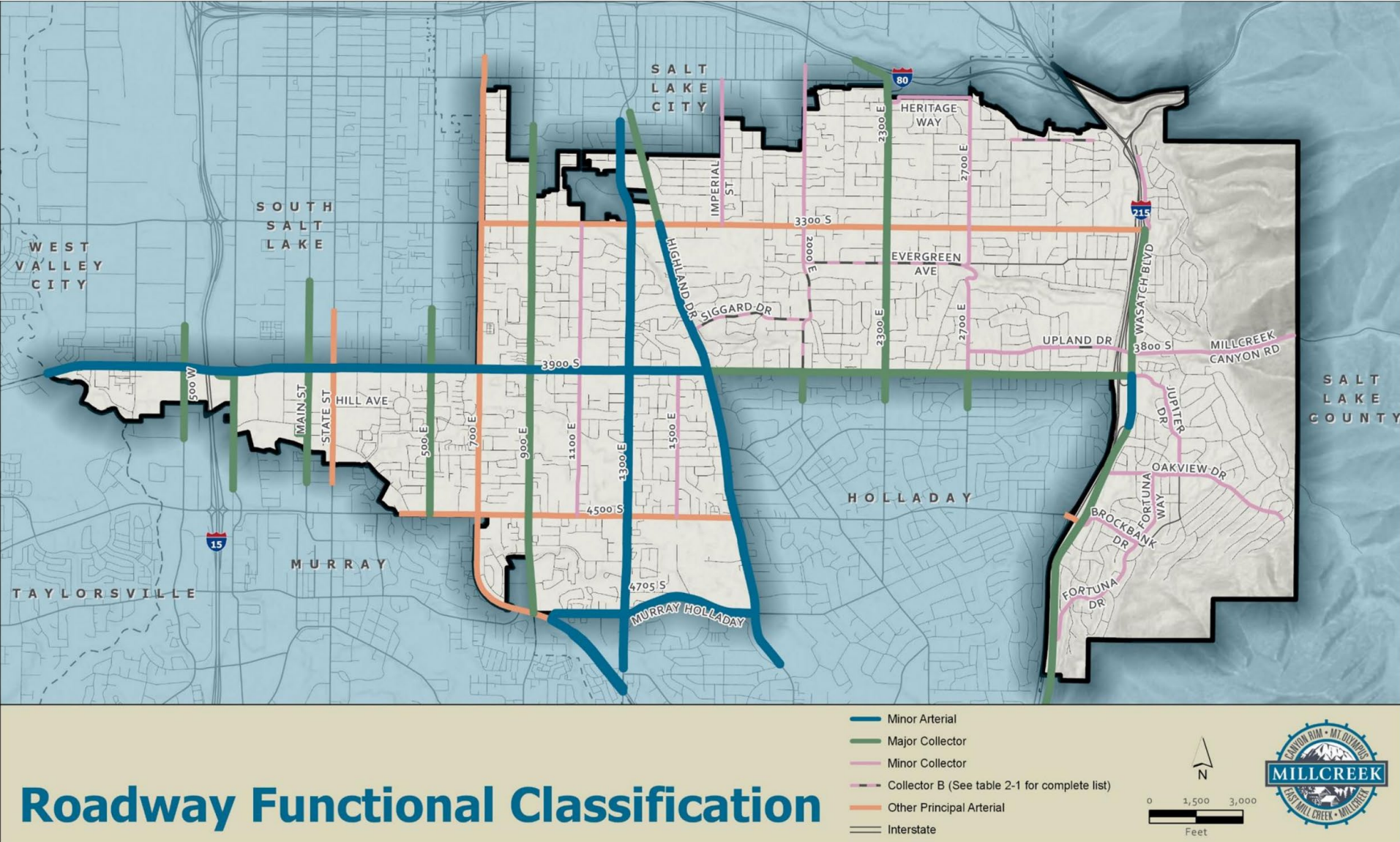
Proposed Changes: 19.60.060 (E) Additional Requirements for Hotels

- 1) Hotels must have a prominent porte-cochere or portico, incorporating the materials used in the main building.
- 2) Stucco is prohibited on any street-facing façade of a hotel.
- 3) Wall openings, such as windows and doors, located in lobbies and other common rooms, shall comprise at least 75% of the front façade.
- 4) *Bulk and Yard Regulations shall follow C-2 and C-3 requirements within 19.60.050.*
- 5) All landscaping must be in accordance with Chapter 19.77 Water Efficient Landscape Design And Development Standards
- 6) Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system.
- 7) *Maximum building length of 200 feet.*

(BULK & YARD REGULATIONS FOR VERTICALLY-INTEGRATED MIXED USE BUILDINGS AND MIXED USE DEVELOPMENTS IN UNIFIED SITE PLANS)



Figure 2-2 – Existing and Newly Adopted Road way Functional Classification Map



Existing Commercial Zone Design Standards (C-2 and C-3)

19.60.050 Bulk And Yard Regulations

Bulk and Yard Regulations establishes bulk and yard regulations for the commercial zoning districts.

Table 19.60-3 BULK & YARD REGULATIONS

	C-1	C-2	C-3
MINIMUM LOT AREA	None required	None Required #1	None Required #1
MINIMUM LOT WIDTH	None Required	None Required #2	None Required #2
MAXIMUM BUILDING HEIGHT, including fire walls, parapets, skylights, towers, steeples, flagpoles, shade structures, and all other architectural features.	35 Feet, subject to height transition requirements.	45 Feet, subject to height transition requirements.	45 Feet, subject to height transition requirements.
MAXIMUM LOT COVERAGE	70 Percent	80 Percent	80 Percent
MINIMUM BUILDING HEIGHT	1 story	1 story	1 story
MINIMUM FRONT YARD	20 Feet	20 Feet	20 feet
MINIMUM REAR YARD	If located adjacent to residential zone boundary, 25 feet, otherwise not required	If located adjacent to a residential zone boundary 25 feet, otherwise not required	If located adjacent to residential zoning, 25 feet, otherwise not required
MINIMUM INTERIOR SIDE YARD	If located adjacent to residential zone boundary, 10 feet, otherwise not required	If located adjacent to residential zone boundary, 10 feet, otherwise not required	If located adjacent to residential zone boundary, 10 feet, otherwise not required
MINIMUM CORNER SIDE YARD	20 Feet	20 Feet	20 Feet
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE YARD	1 Foot	1 Foot	1 Foot
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE YARD WHEN ABUTTING RESIDENTIAL USE	10 Feet	10 Feet	10 Feet

Objective/Staff Analysis

These proposed changes are 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 is vague, it lacks clear standards for a comfortable and attractive entity.



Community Council Input

All four community councils were given the opportunity to consider the proposed changes to the Commercial Zone.

1. Mount Olympus Community Council. The Mount Olympus Community Council endorsed the changes without any opposition. Members asked for the design standards to include green or sustainable architecture.
2. Canyon Rim Citizens Association, and the East Mill Creek Community Council, and the Millcreek Community Council endorsed the changes as well. Letters from the East Millcreek Community Council are attached to the staff report, and ask:
 - *Are motels/tourist court are out of the picture - in terms of new development, not sure if we have them now and what it means for them for maintenance, upkeep, remodeling, etc.*
 - *Hotel, motel and B&B's are in Mixed Development – are these staying in code*



Planning Staff Recommendation

Staff requests that the Planning Commission make a favorable recommendation on the above changes. Staff's intent with this amendment is to create a safer, higher quality level of lodging in Millcreek City. The proposed changes acknowledge the various amenities that can be provided through lodging and ensures a sanitary and comfortable environment for all occupants.

