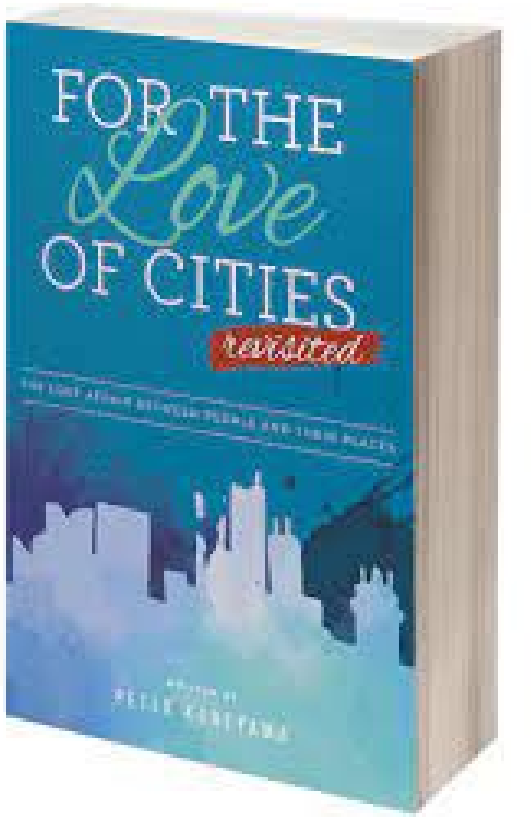


# Strategic Planning Retreat Follow Up

# Thursday, January 6, 2022




I- Community Investment Fund

II- Events/Millcreek Common

III- Promise

IV- Communications

V- Mayor/City Manager Projects

VI- Planning & Public Works

VIII- Grants



# I- Community Investment Fund



A. **Love Note Fund**

B. **Murals**

C. **Skyline Roundabout**

D. **2300 E Roundabout**

E. **Utility Box Art**

F. **Art in City Hall**

G. **Entry Markers**

H. **Poles with Banners**

# I-A. Love Note Fund



# I-B. Murals

-New one on Chambers Ave ($4,000 from grant)

-Millcreek Common and arrows will be added

-Mural coming end of Oct above chiller yard on Millcreek Common thanks to $6,000 Utah Culture & Community Engagement Grant

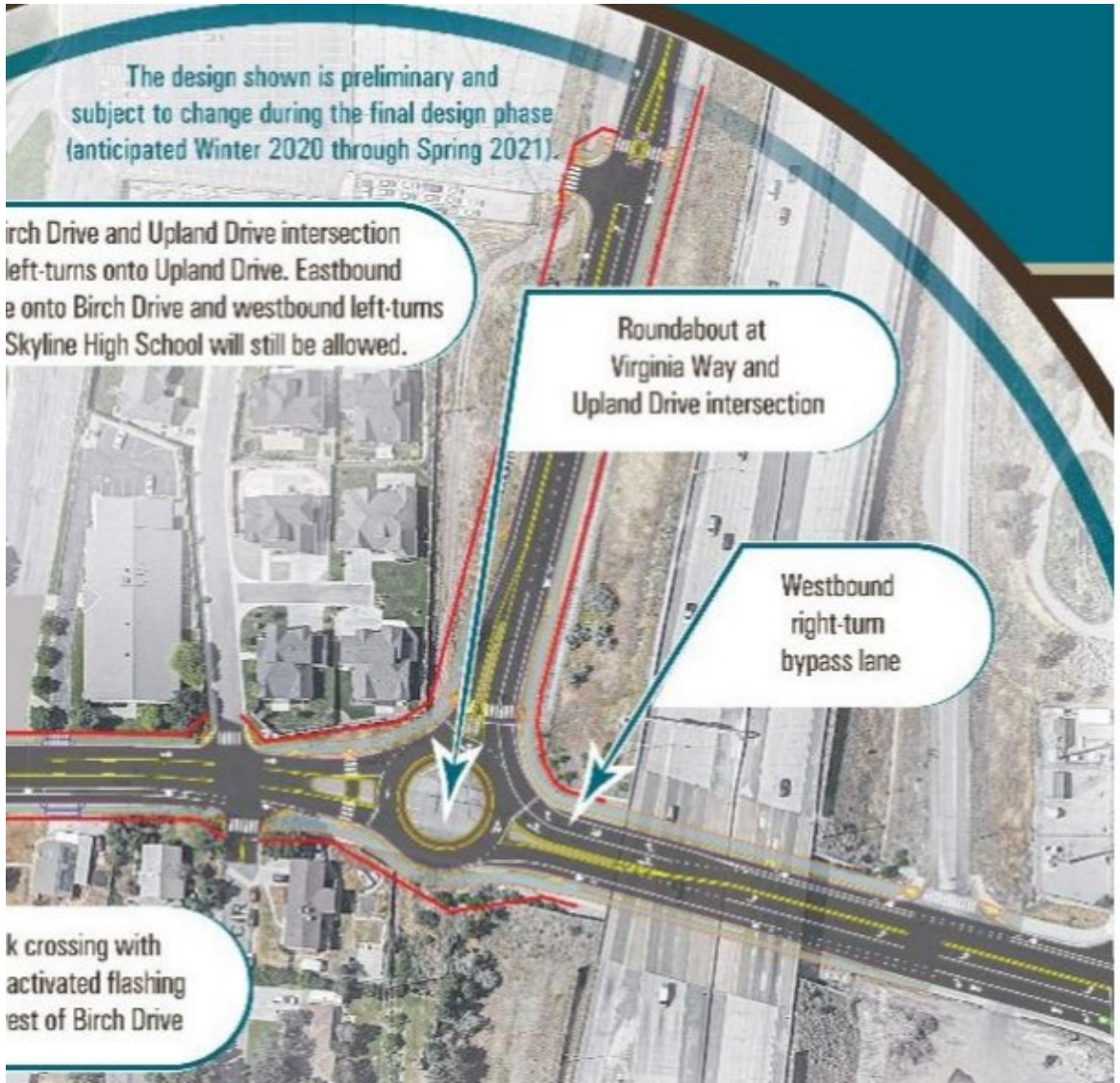


# I-C. Skyline Roundabout







# I-D. 2300 East Roundabout

-Drought has made this area especially difficult in 2022

-Significant opportunity for future “Community Reinvestment Fund” project / Welcome marker



# I-E. Utility Box Art












# I-F. Art in City Hall

-Prioritizing functional art first (Pikus 3D?)

-Many other art opportunities to come









# I-G. Entry Markers










-Mount Aire Streetscape on Highland Drive DONE!!

-Next: Jordan River & 3900 S w/ SSL

-Others to come!

# I-H. Poles with Banners






# II- Community Life



A. Street parties / Neighborhood events
B. Millcreek Common activities
C. Content for digital sign
D. Sponsorships / sponsor recognition on Millcreek Common
E. Millcreek Community Foundation
F. Holiday Market
G. Pickleball Tournament
H. Connected by Nature Events

# II-A. Street parties/Neighborhood events





-Holladay Hills was a successful test

-More block parties coming August 2023!!!

# II-B. Millcreek Common activities















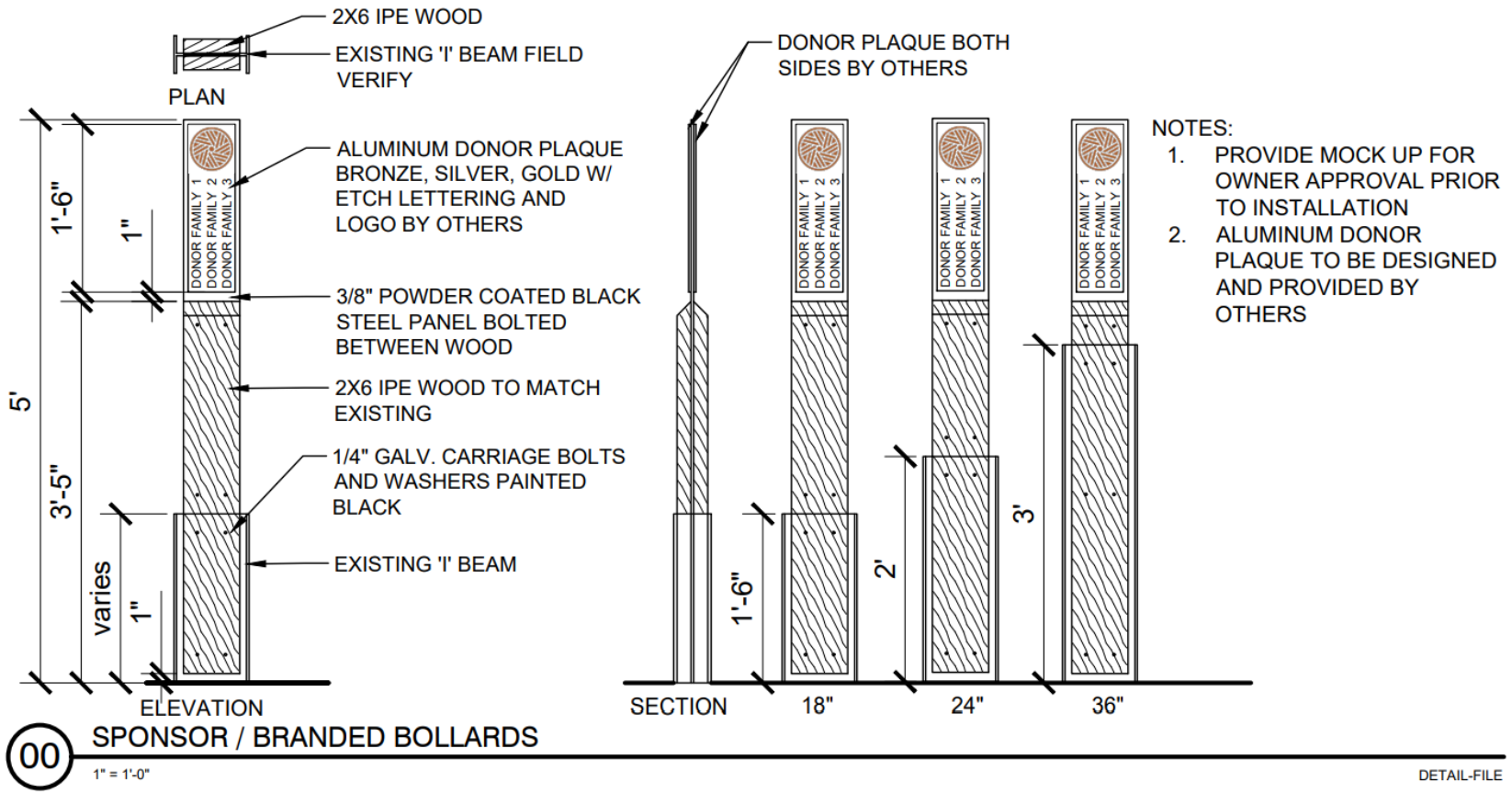

# II-C. Content for digital sign

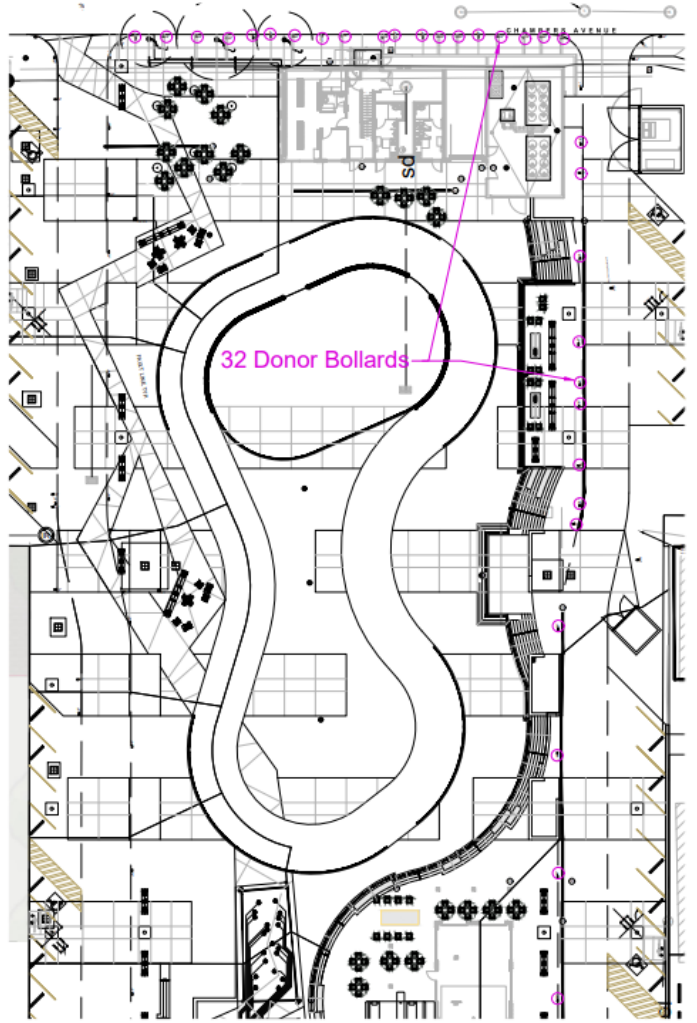
-Screen coming in October!!

-Live digital content this fall!



# II-D. Sponsorships / sponsor recognition




-Sponsor plaques on the Common

-Adventure Hub naming rights to be announced this fall!!

# II-E. Millcreek Community Foundation

-Created by City Council spring 2022

-501 c3 filed by year-end

-2023 will really take off!

# II-F. Holiday Market

COMING THIS DECEMBER!



# II-G. Pickleball Tournament

COMING IN 2024!



# II-H. Connected by Nature Events

Venture Out's Camp Tracy Adventures grew









Millcreek Business Council Jordan River Clean-up

More outdoor nature events to come!

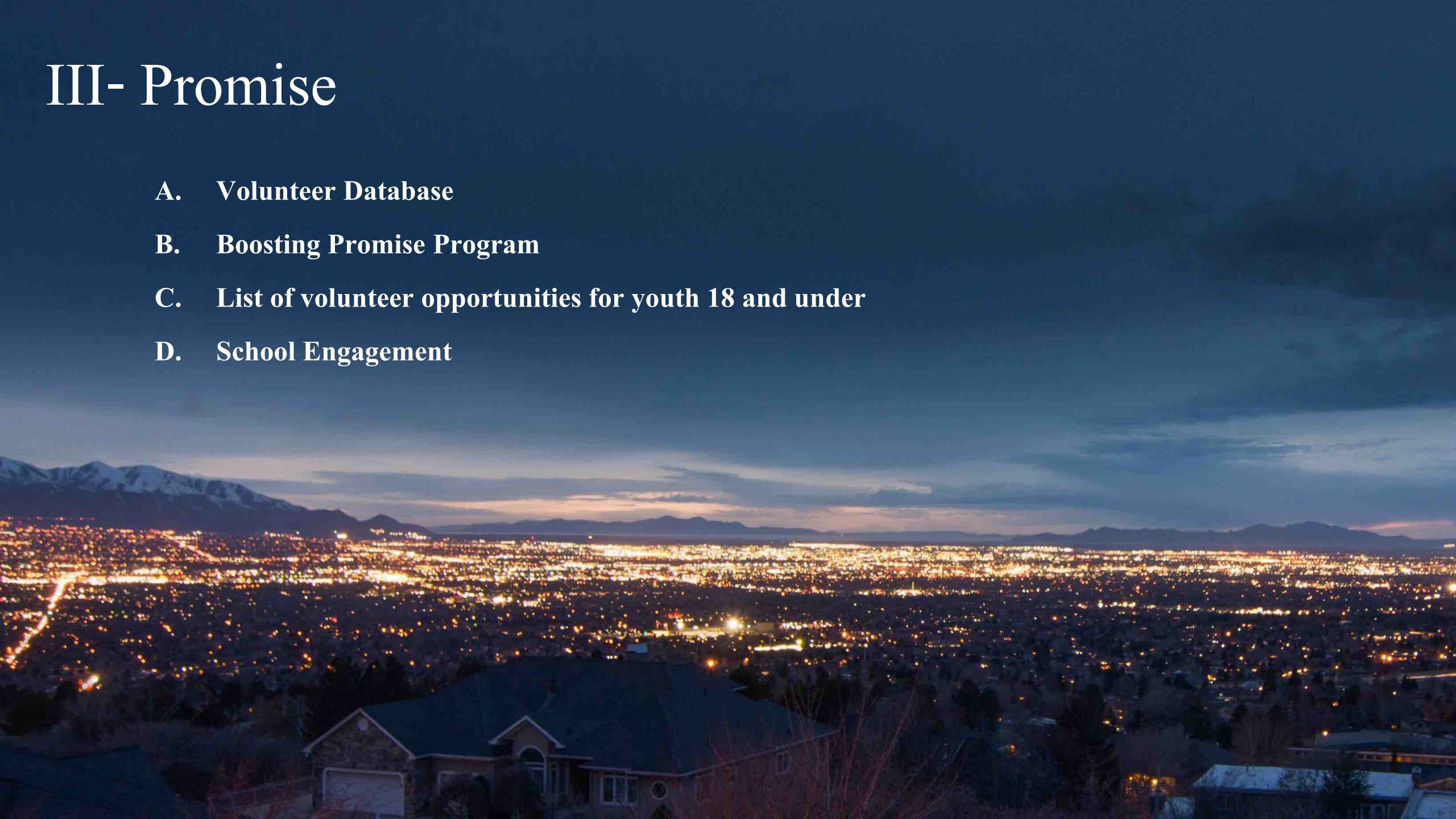
# III- Promise

A. **Volunteer Database**

B. **Boosting Promise Program**

C. **List of volunteer opportunities for youth 18 and under**

D. **School Engagement**



# III-A. Volunteer Database




-GivePulse launched in June

-70 volunteers so far!

# III-B. Boosting Promise Program
















# III-C. List of volunteer opps for youth



# III-D. School Engagement





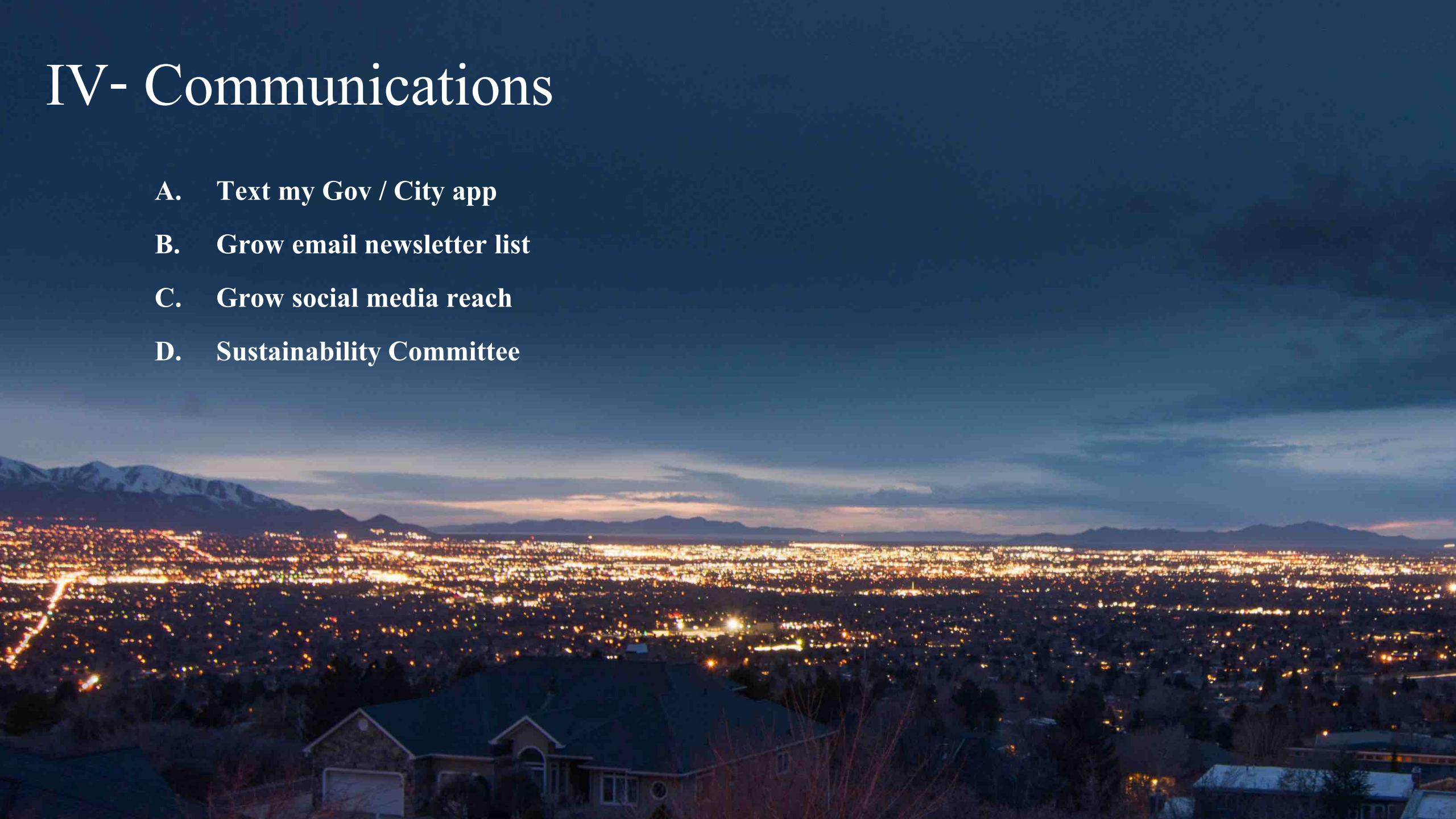

# IV- Communications

A. **Text my Gov / City app**

B. **Grow email newsletter list**

C. **Grow social media reach**

D. **Sustainability Committee**



# IV-A. Text my Gov / City app




Soft launch

by year end

# IV-B. Grow email newsletter list


With the help of a generous grant from Rocky Mountain Power, solar panels will line the roof of Millcreek City Hall.

MILLCREEK

NEWS

Announcements

PUBLIC MEETINGS

City Council
Mon., 9/26/22
Work Meeting 6 pm
Regular Meeting 7 pm
City Hall, 3330 S 1300 E
or join virtually HERE
Agenda below

$460,000 GRANT HELPS MILLCREEK LAUNCH RENEWABLE ENERGY PROJECT

*RMP Blue Sky community projects funding makes solar panels possible at City Hall*

MILLCREEK. Millcreek will soon generate its own clean, renewable power thanks to a funding award from Rocky Mountain Power's Blue Sky program participants. The money will support the installation of solar panels at our new City Hall.

The award of $460,000 will cover 77 perc
kW solar panel system wit

-Over 7,000 emails now

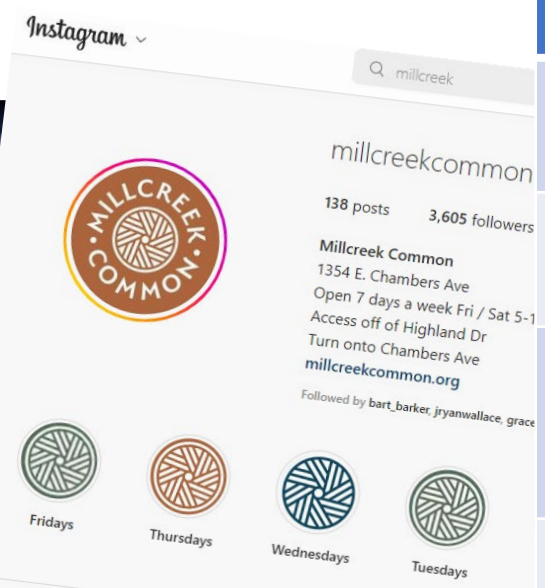
-45% open rate

-We have thousands of new email addresses, figuring out best way to integrate

# IV-C. Grow social media reach

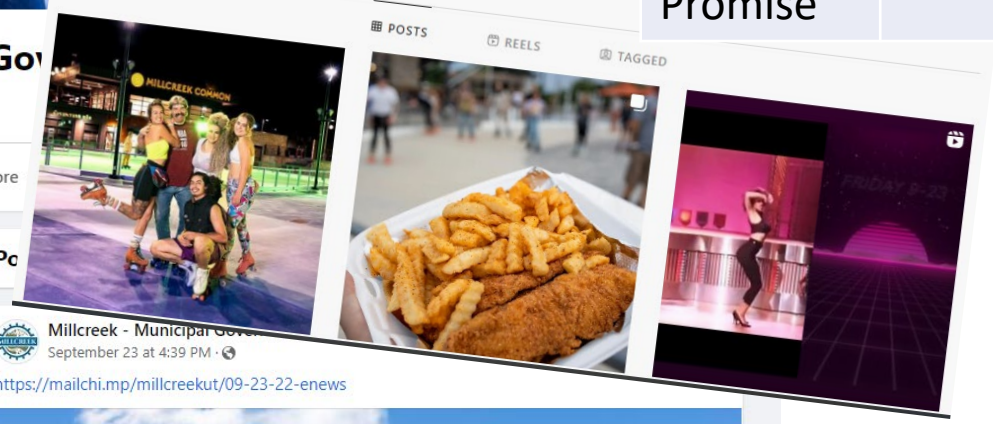
| | Facebook | Instagram | Twitter | LinkedIn |
|---|---|---|---|---|
| Millcreek City | 2,700 | - | 1,018 | 266 |
| Millcreek Common | 828 | 3,605 | 70 | - |
| Millcreek Business Council | 770 | 962 | 43 | - |
| Millcreek Promise | 584 | 251 | - | - |














# IV-D. Sustainability Committee

-Committee coming in 2023

-Meanwhile, city is promoting Flip Your Strip / waterwise landscaping

-Next spring’s rain barrel event will be huge sustainability event on Millcreek Common with shredding, recycling, etc.

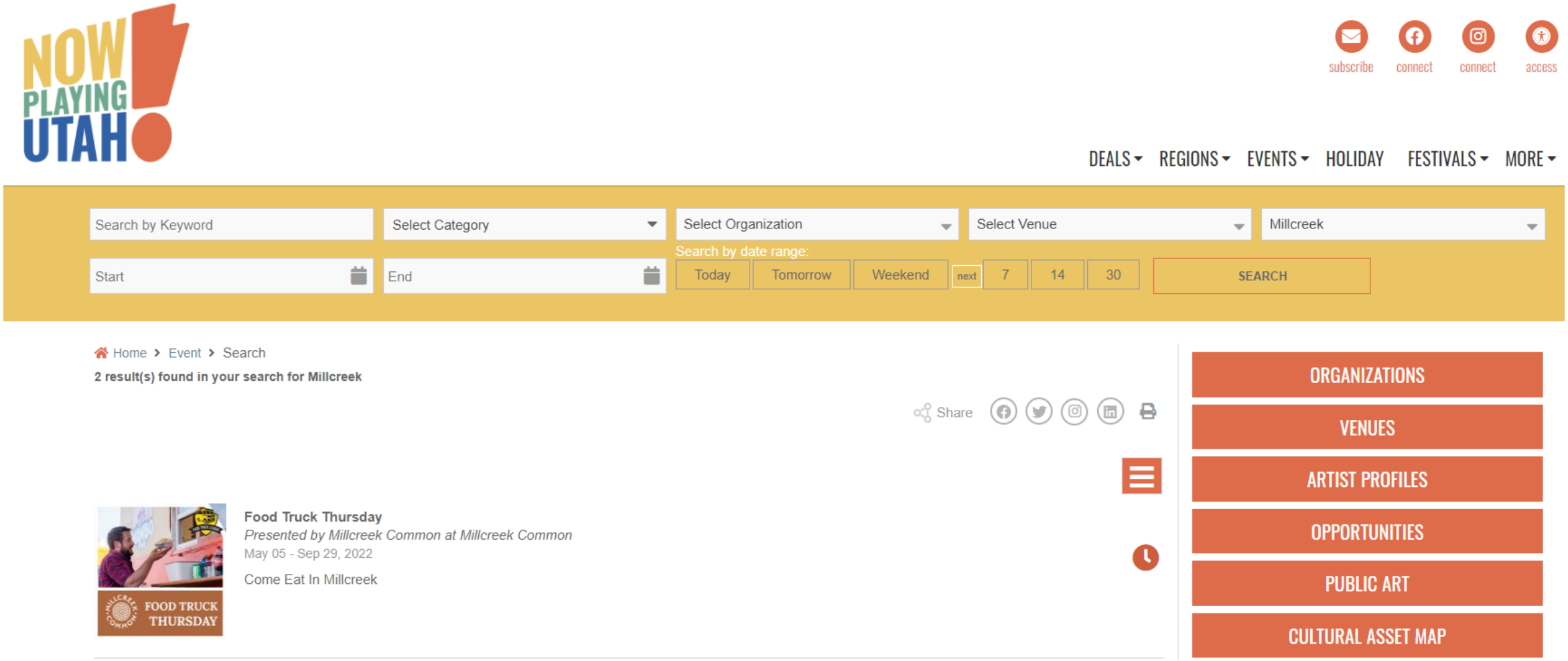


# V- Mayor/City Manager Projects



A. **Now Playing Utah**
B. **Community Awards**
C. **Mayor's Star of Excellence**
D. **Co-creator Conference**
E. **Interfaith Summit**
F. **Culture inside City Hall**

# V-A. Now Playing Utah



# V-B. Community Awards



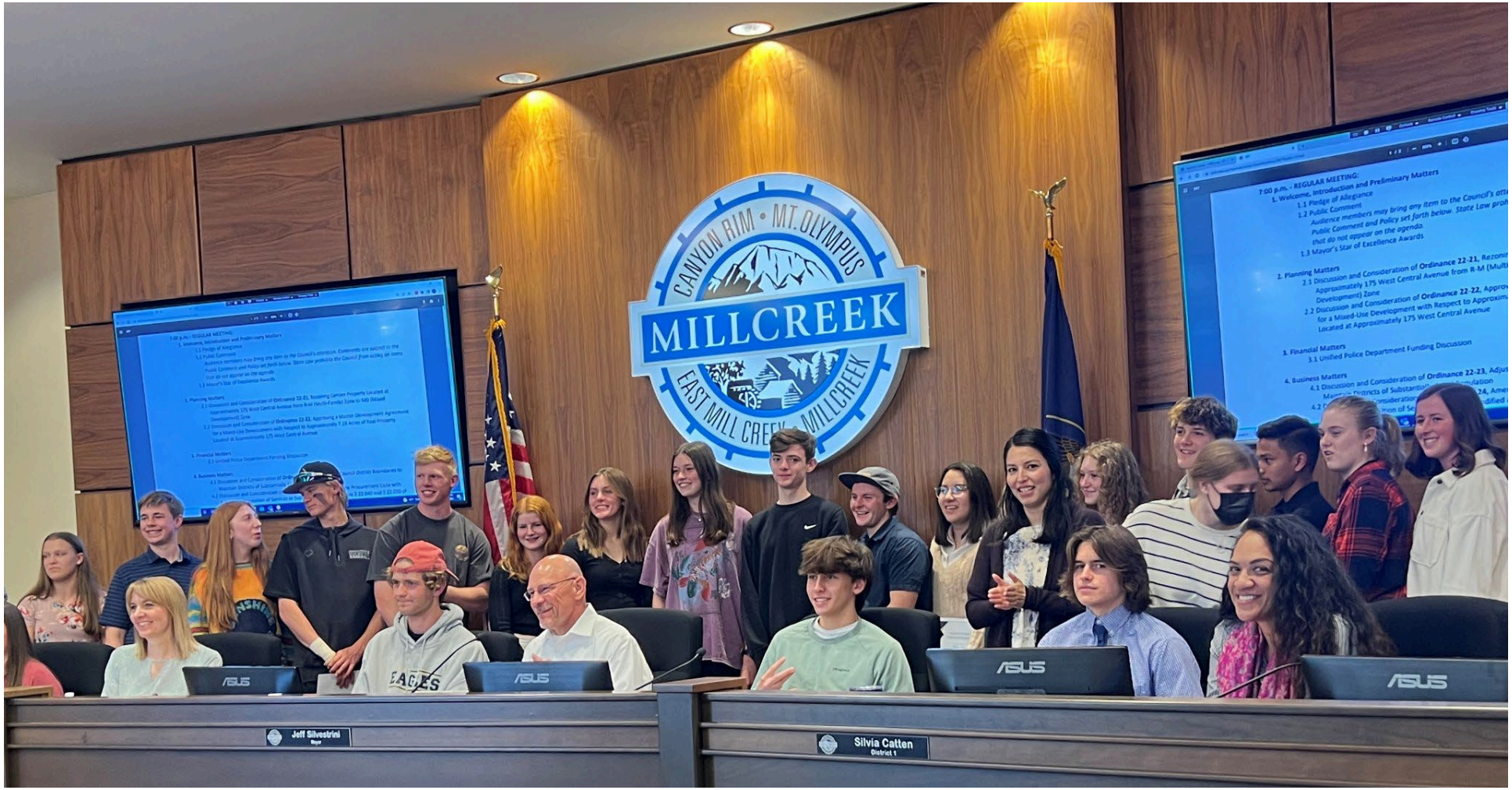
-January 23, 2023 Council Meeting

-Each Councilmember chose a resident who has gone above and beyond to make Millcreek a great place

-Reception in lobby beforehand

-Awards and photos at the start of Council Meeting

# V-C. Mayor’s Star of Excellence




May 9, 2022 - New annual award for top GPA high school juniors living in Millcreek

# V-D. Co-creator Conference

Invitees:

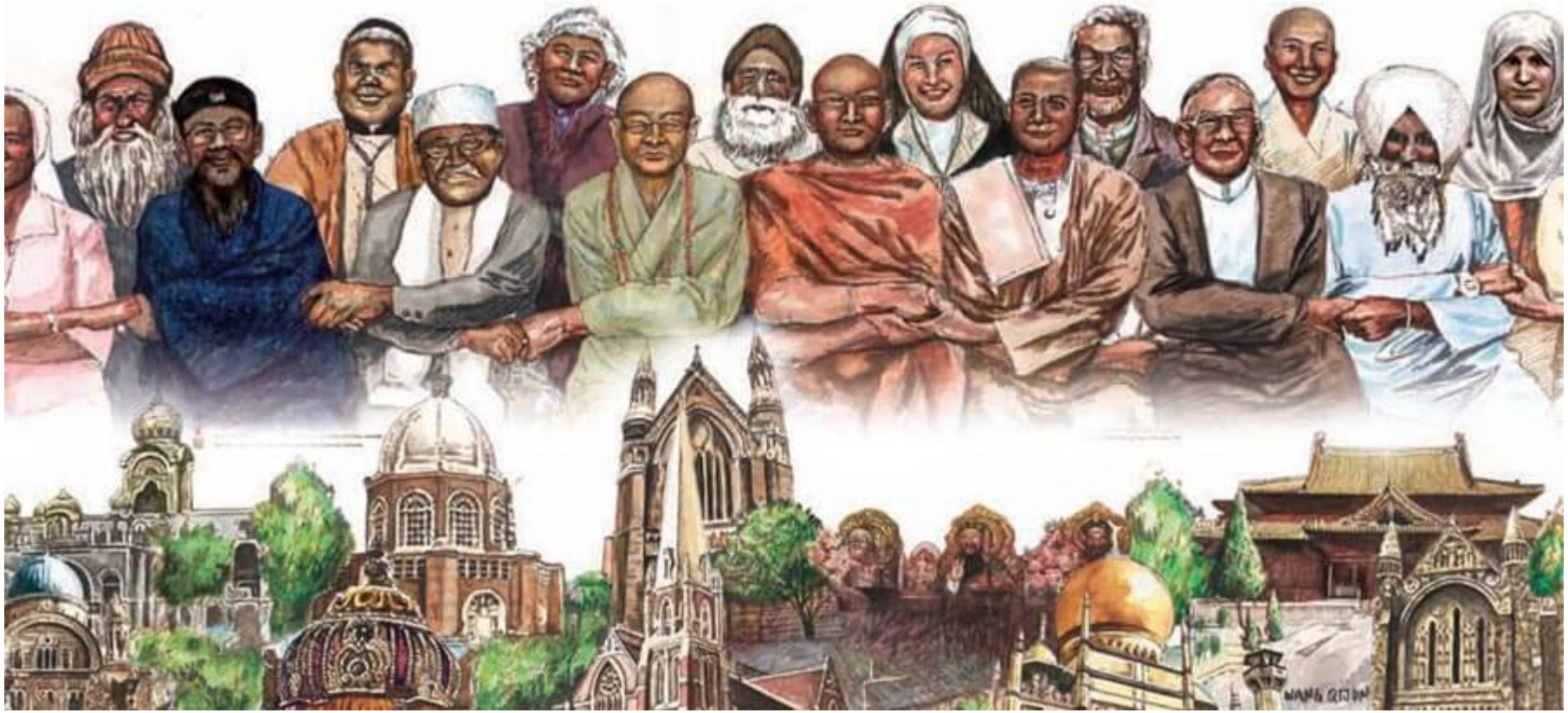
- PTA
- Community Councils
- Code Update Stakeholders
- Millcreek Rotary
- MARC
- Other Electeds
- City Council
- Exec Staff
- Planning Commission
- Arts Council
- Youth Council
- Historic Commission
- Business Council Exec. Committee
- Promise Advisory Committee
- UPD
- UFA
- WFWRD

## Millcreek Co-Creator Mixer
## Wednesday, Nov. 9  7pm at City Hall

Tables:

- Promise
- Arts Sustainability
- Public Safety
- Historical
- Community Life
- Budget
- Public Works/Permitting
- Planning and Code

# V-E. Interfaith Summit



Mayor's Interfaith Summit Wednesday, Nov. 9 10am at Adventure Hub

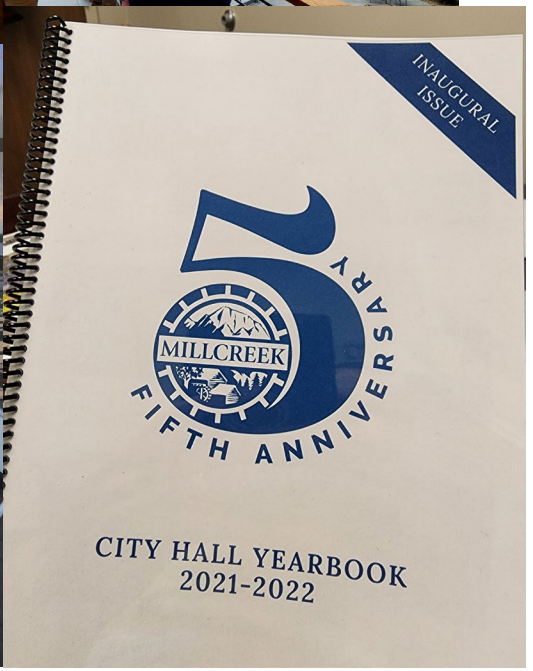
# V-F. Culture inside City Hall









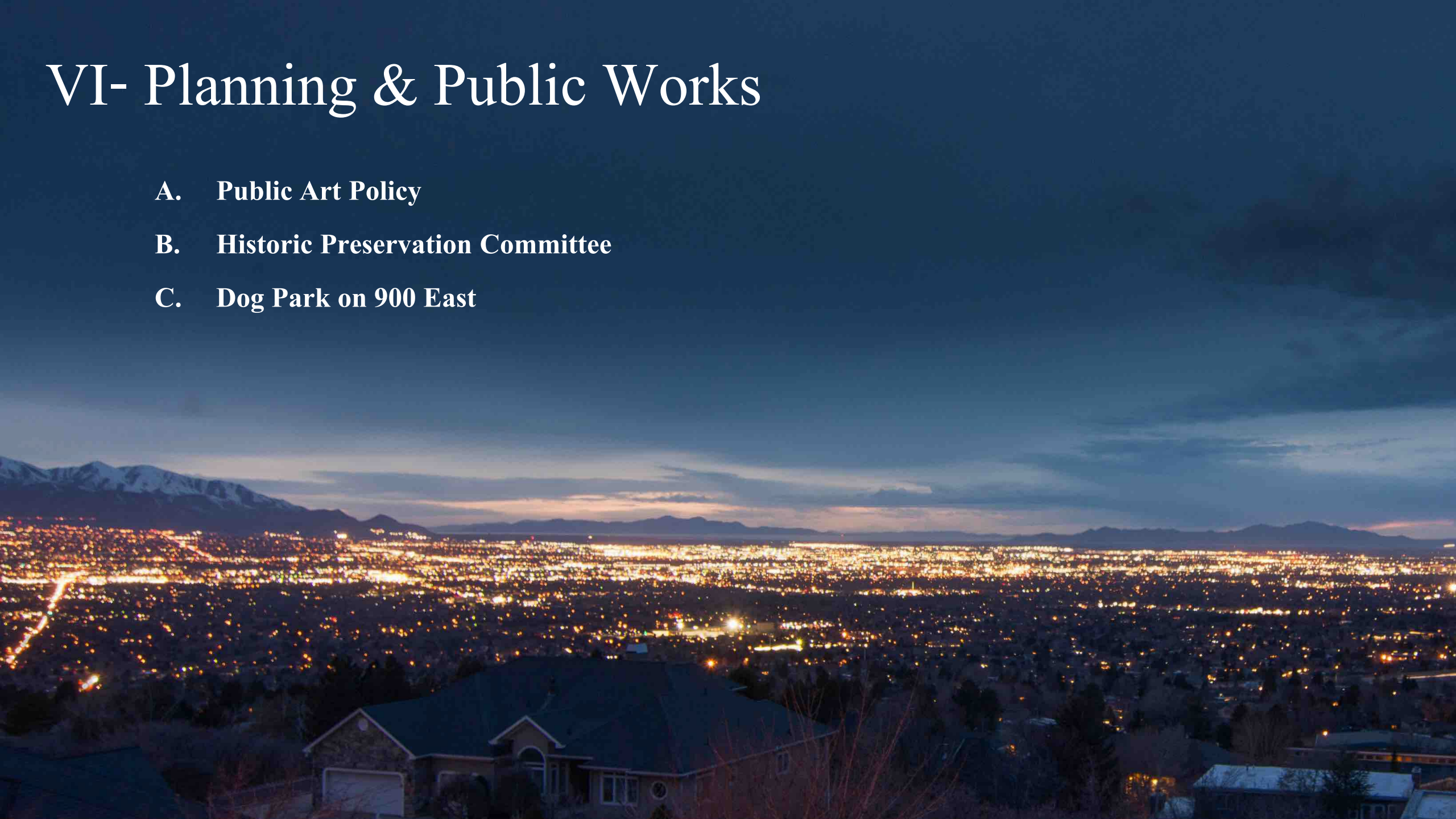


# VI- Planning & Public Works

A. **Public Art Policy**

B. **Historic Preservation Committee**

C. **Dog Park on 900 East**



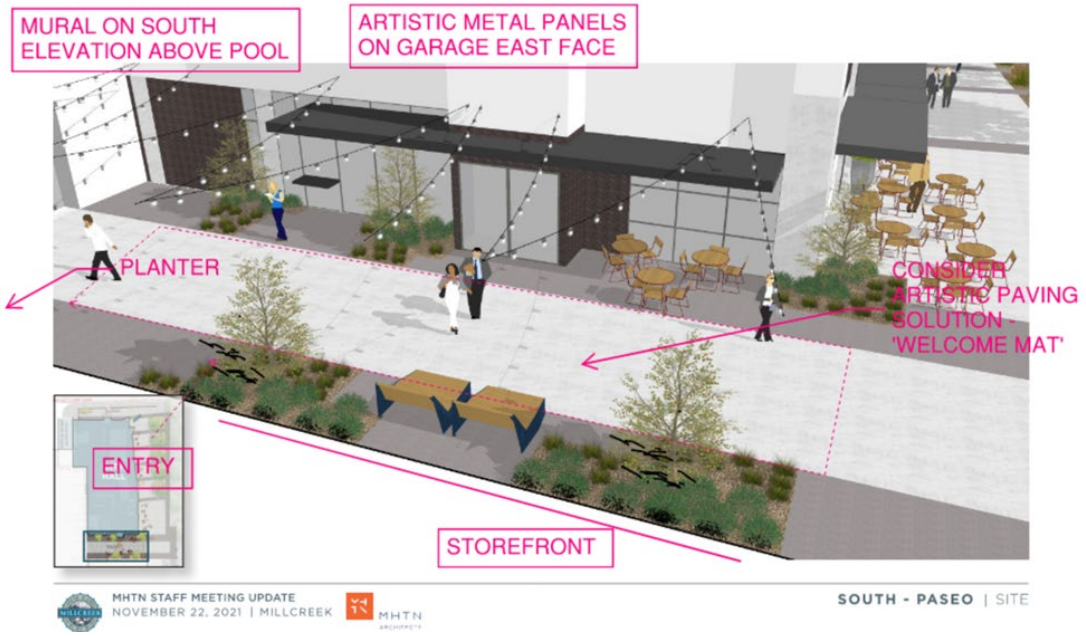
# VI-A. Public Art Policy

-Applied for $100k National Endowment for the Arts grant

-Winners announced spring 2023 for FY 2024

-Meanwhile, we're inventorying art opportunities around Millcreek Common to start on some projects!



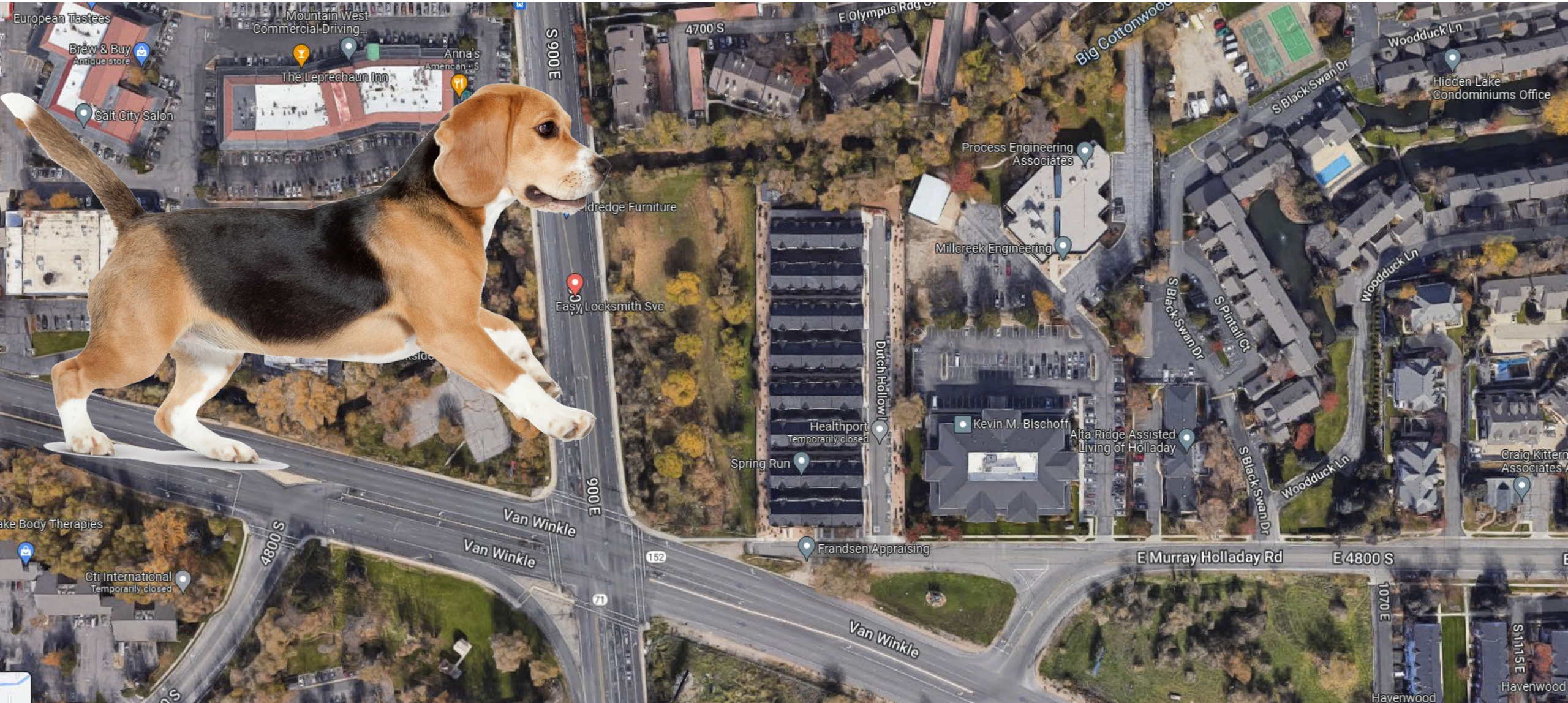


# VI-B. Historic Preservation Commission





# VI-C. Dog Park on 900 East



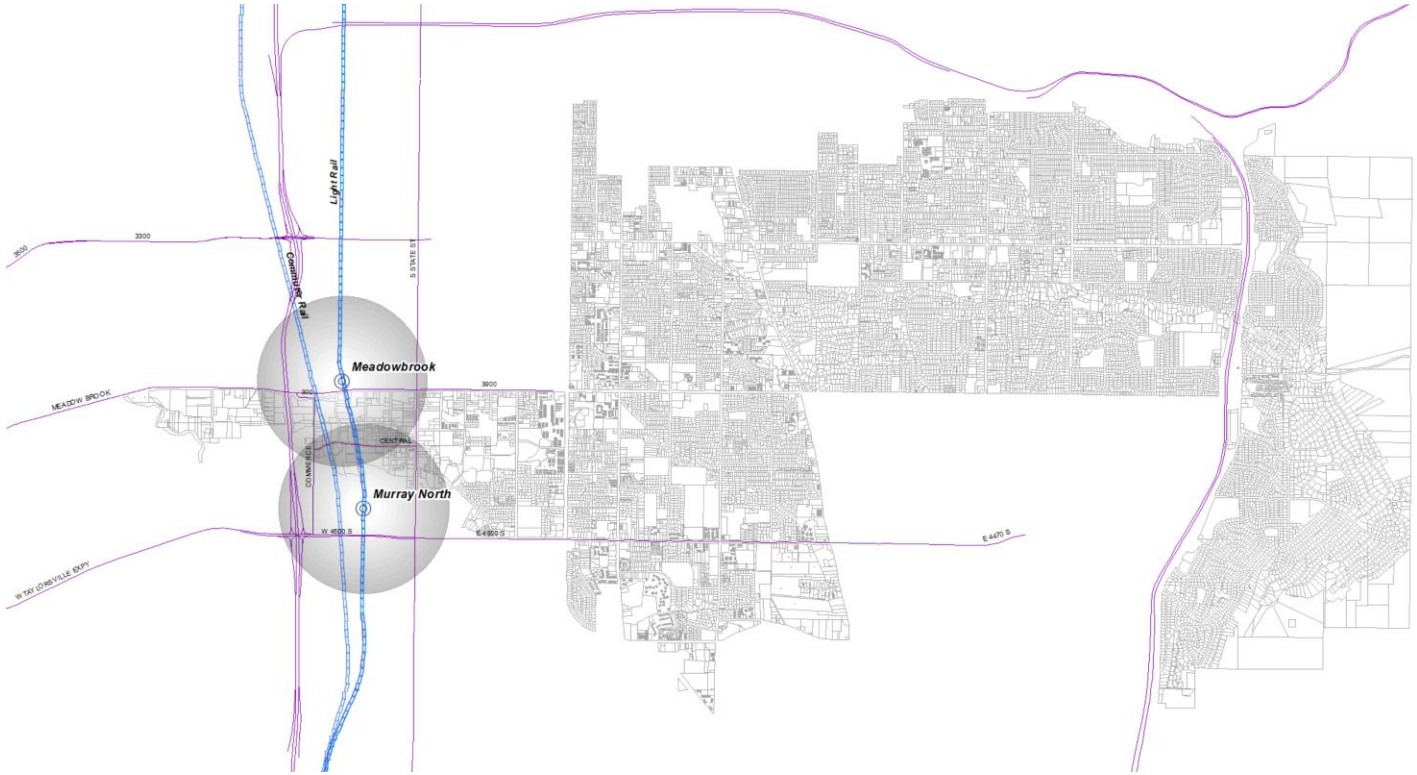
# VII- Grants

| Grant Name | Amount | Federal | Notes |
|---|---|---|---|
| Forestry, Fire, and State Lands-Jordan River | $ 123,710 | | |
| LeRay McAllister Open Land Funds | $ 40,034 | | |
| Thrive 125 Grant | $ 3,000 | | |
| Utah Outdoor Recreation Grant - Rainclouds | $ 1,000,000 | | |
| Utah Outdoor Recreation Grant - Teton View | $ 26,072 | | |
| Forestry, Fire, and State Lands -Arbor Day | $ 800 | x | |
| Utah Outdoor Recreation Grant-Bike Infrastructure | $ 10,000 | | |
| Forestry, Fire, and State Lands-Jordan River | $ 53,470 | | |
| Community Development Block Grant | $ 76,362 | x | |
| Governor's Office of Economic Opportunity | $ 7,500,000 | x | ARPA |
| Health in All Policies Grant | $ 4,000 | | |
| National League of Cities- City Inclusion Grant | $ 15,000 | | |
| State Homeland Security Program | $ 2,058 | x | |
| Safe Side Walks Program | $ 34,376 | x | |
| Transportation Alternatives Program | $ 53,000 | x | |
| Salt Lake County | $ 352,352 | | |
| Salt Lake County | $ 387,298 | | |
| Salt Lake County | $ 318,908 | | |
| Salt Lake County | $ 54,969 | | |
| Salt Lake County | $ 3,216,754 | | |
| Utah Senate Bill 51 | $ 500,000 | | |
| CDBG FY 21 | $ 116,015 | x | |
| CDBG FY 21 | $ 33,985 | x | |
| Utah Outdoor Recreation Grant- Jordan River Trailhead | $ 500,000 | | |
| Utah Outdoor Recreation Grant- Climbing Wall | $ 200,000 | | |
| UDOT Active Transportation Grant- JR Trailhead | $ 1,510,200 | | |
| RMP- Blue Sky (City Hall Solar) | $ 460,000 | | |

# Next City Council & Executive Staff Strategic Planning Retreat:

**Thursday, January 12, 2023  8am-2pm**






- **Within Millcreek's boundaries, there are two fixed guideway transit stations. (Murray North and Meadowbrook Trax Stations.**

- **Murray North Station being in Murray City and the Meadowbrook Station being in South Salt Lake.**

*"Station area" means for a fixed guideway public transit station that provides rail services, the area within a one-half mile radius of the center of the fixed guideway public transit station platform*

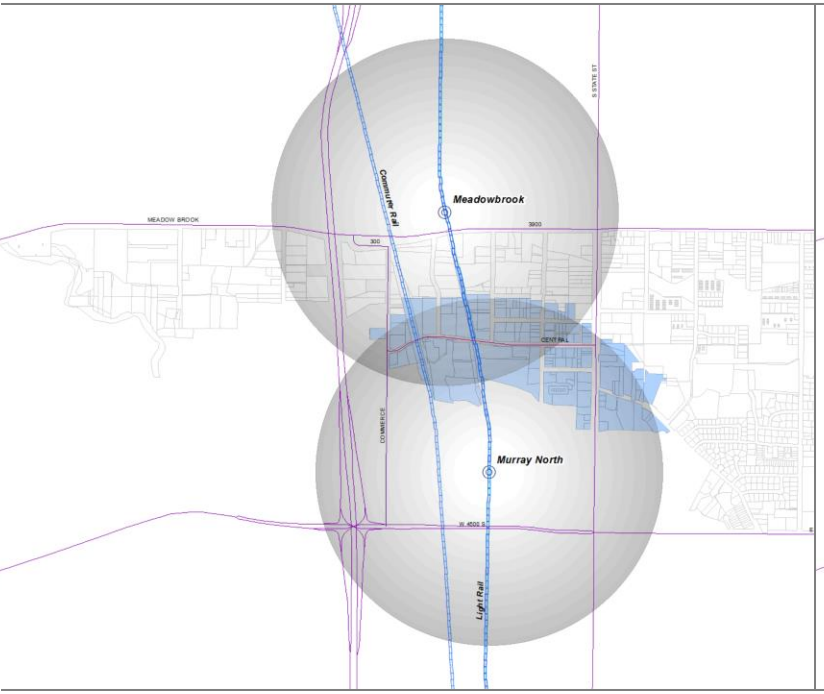
- **In order to qualify for enhanced prioritization of state transportation grants and local match program funds for transportation projects, Millcreek must choose a minimum of 6 strategies. One of which is adopting station area plans for each fixed guideway public transit stations.**

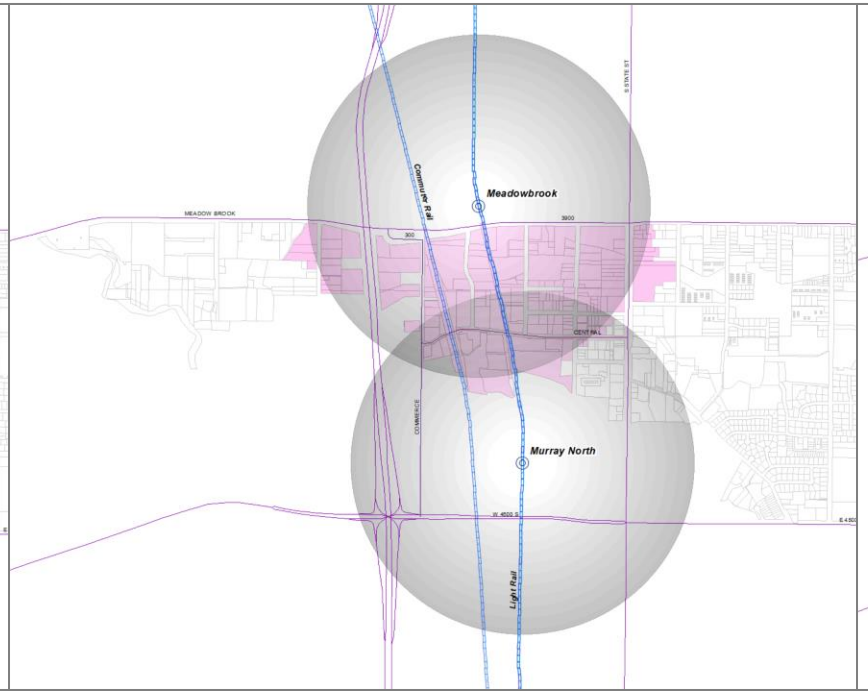
https://www.udot.utah.gov/connect/about-us/commission/project-prioritization-process/

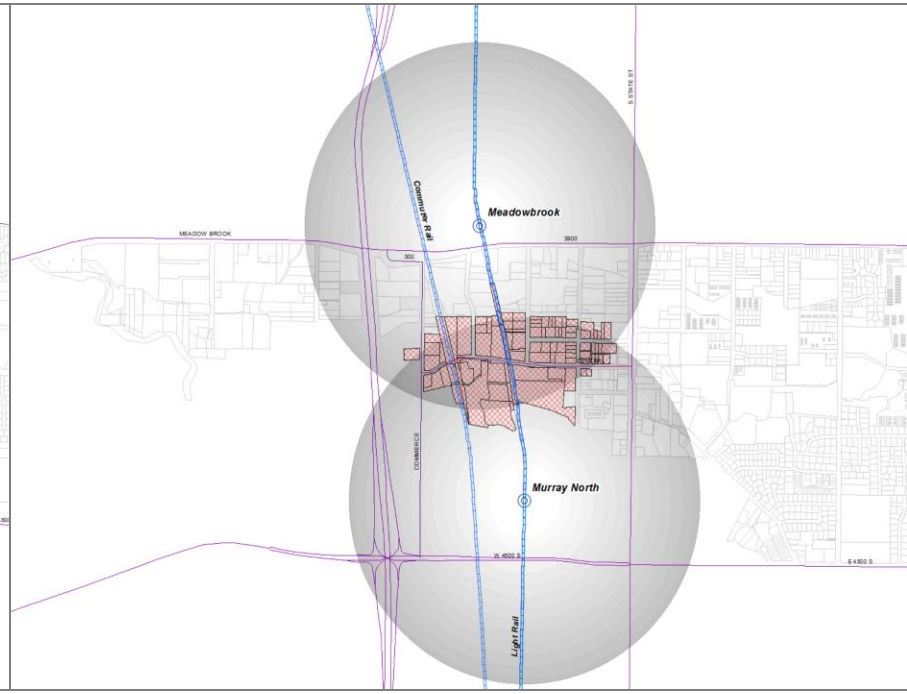


*Planning Staff has already begun teaming up with Murray City and has co-participated in a grant match offered by the Wasatch Front Regional Council to help assist in the development of the Murray North SAP.*

| Both Murray and Meadowbrook Station Millcreek Parcels (Combined) |
| --- |
| 389 properties |
| 371 acres |




| Murray North Station Millcreek Parcels |
| --- |
| 175 properties |
| 139 acres |

| Meadowbrook Station Millcreek Parcels |
| --- |
| 214 properties |
| 232 acres |

| Both Murray and Meadowbrook Station Millcreek Parcels (Intersect) |
| --- |
| 67 properties |
| 60 acres |

# CARROT AND STICK

***(6 or more)***

***Priority consideration for State Funding, including Transportation Investment (TIF), Transit Transportation Investment Fund (TTIF), and COVID matching grants.***



***(4)***

***Eligible but likely to miss funding opportunities***

***(Do nothing) Ineligible for transportation funding***

*-Minimum 6 strategies to receive priority consideration for funding.*
*-Staff aimed to exceed the base requirement by choosing a minimum of 6 strategies.*
*-However, to provide some options, staff chose 9*

# PROJECT PRIORITIZATION PROCESS

The Utah Transportation Commission, in consultation with the Utah Department of Transportation (UDOT) and the state's Metropolitan Planning Organizations (MPOs), developed a written prioritization process to guide the decision-making process for programming Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF) monies for transportation capacity projects.

## Current Ranked Lists

- TIF Active Transportation Ranked List (October, 2021)
- TTIF First / Last Mile Ranked List (October, 2021)
- TTIF Transit Ranked List (October, 2021)
- TIF Highway Ranked List (February, 2020)

## General Project Prioritization Information

- New Transportation Capacity Project Prioritization Process
- Utah Administrative Rule 940-6 Prioritization of New Transportation Capacity Projects
- Utah Code Section 72-1-304: Written Project Prioritization Process for New Transportation Capacity Projects

Past Commission Meeting Materials



Transportation Commission

Commissioner Contact and Biographical Information

Project Prioritization Process

Statewide Transportation Improvement Program (STIP)

Upcoming Events

SEP 14
East Zion Improved Project In-Person Public Hearing
Where: Kanab Center
When: Sep 14

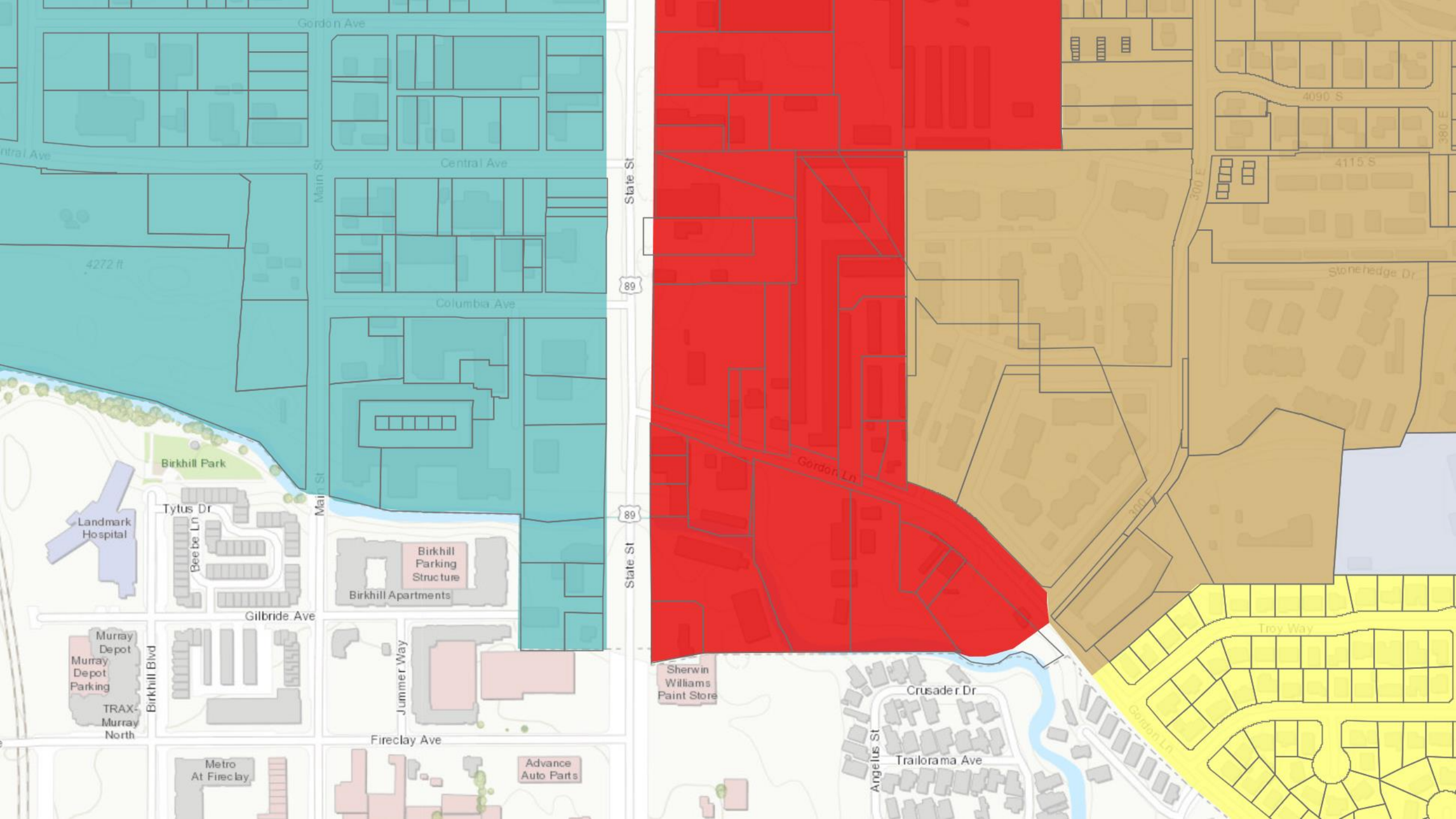
SEP 14
Utah Pedestrian Summit
Where: Utah Valley Convention Center
When: Sep 14

SEP 16
Utah Transportation Commission Meeting
When: Sep 16

# UDOT TIF ACTIVE PRIORITIZATION RANKED LIST
# 10/21/21

| Rank | Project | Score | TIF Request Amount | Region | Nominator | Location |
|---|---|---|---|---|---|---|
| 1 | Ph 2 Mt. Pleasant Park Trail (US-89 to SR-117) from Mt. Pleasant to Spring City to Ephraim | 60 | $ 1,260,000 | 4 | Mount Pleasant City | Mount Pleasant City/ Spring City/ Sanpete County |
| 2 | 9-Line Railroad Crossing at approximately 650 West | 57 | $ 4,200,000 | 2 | Salt Lake City | Salt Lake City/ Salt Lake County |
| 3 | Fiddlers Canyon Trail Extension | 56 | $ 262,800 | 4 | Cedar City | Cedar City/ Iron County |
| 4 | Midvale Canal Trails | 55 | $ 600,000 | 2 | Midvale City | Midvale City/ Salt Lake County |
| 5 | Town Center I-15 Trail from south end of the Town Center at Eaglewood Village to the core of the Town Center at Hatch Park | 54 | $ 322,800 | 1 | North Salt Lake City | North Salt Lake City/ Davis County |
| 6 | Main Street High Comfort Bikeway | 53 | $ 3,480,000 | 2 | Salt Lake City | Salt Lake City |
| 7 | Welby Jacob Canal Trail from 11800 S to 11400 S | 51 | $ 66,000 | 2 | South Jordan City | South Jordan City/ Salt Lake County |
| 8 | Vernal City Trail | 50 | $ 240,000 | 3 | Vernal City | Vernal City/ Uintah County |
| 9 | Parleys Trail Gap In Sugar House | 49 | $ 372,000 | 2 | Salt Lake City | Salt Lake City/ Salt Lake County |
| 10 | Bear Lake Legacy Pathway - SW Section (Rich Trails) 2200 South to 800 North | 49 | $ 1,920,000 | 1 | Regionally Important Project List | Garden City/ Rich County |
| 11 | SR 113 Trail in Midway to Tate Lane | 47 | $ 75,000 | 3 | Wasatch County | Midway City/ Wasatch County |
| 12 | HAWK signal at 9400 South for Sandy Canal Trail (850 East) - at-grade crossing | 46 | $ 164,400 | 2 | Sandy City | Sandy City/ Salt Lake County |
| 13 | Park City Pedestrian-Oriented East-West Promenade | 45 | $ 2,100,000 | 2 | Park City | Park City/ Summit County |
| 14 | Park City Arts and Culture District sidewalks, multiuse pathways, and crossings improvements | 45 | $ 1,716,000 | 2 | Park City | Park City/ Summit County |
| 15 | Southern Parkway (SR-07) Active Transportation Projects from I-15 to SR-09 | 44 | $ 1,800,000 | 4 | Regionally Important Project List | Washington County |
| 16 | Kay's Creek Trail Pedestrian Overpass @ Layton FrontRunner Station | 44 | $ 3,600,000 | 1 | Layton City | Layton City/ Davis County |
| 17 | Red Butte Creek Trail with Foothill Drive Underpass | 43 | $ 2,520,000 | 2 | Salt Lake City | Salt Lake City/ Salt Lake County |
| 18 | SR-248 Snow Creek Tunnel near the intersection of Snow Creek Drive | 43 | $ 3,517,237 | 2 | Park City | Park City/ Summit County |
| 19 | 600 North/Three Rivers Trail - Shared Use Path from 200 West to 3700 West | 42 | $ 1,184,365 | 4 | Regionally Important Project List | Hurricane City/ Washinton County |
| 20 | Utah and Salt Lake Canal Shared Use Path from 8400 West to 5600 West | 42 | $ 2,484,000 | 2 | Regionally Important Project List | West Valley City, Magna/ Salt Lake County |
| 21 | 300 South Bike Lanes | 42 | $ 72,000 | 1 | Providence City | Providence City/ Cache County |

- **Housing affordability** is defined by Housing and Urban Development (HUD) as the costs not exceeding 30 percent of the household's gross income, regardless of the housing price. Reasonable utility costs are included in the definition.
- **Area Median Income (AMI)** is the median household income adjusted by county or metropolitan area.
- **Moderate income housing (MIH)** is housing that is affordable for households earning 80 of the AMI.
- **Low-income housing (LI)** is housing that is affordable for households earning 50 percent of the AMI.
- **Very low-income housing (VLIH)** is housing that is affordable for households earning 30 percent of the AMI.


Gordon Ave
Central Ave
Main St
State St
89
4272 ft
Columbia Ave
Birkhill Park
Tytus Dr
Landmark Hospital
Beebe Ln
Birkhill Parking Structure
Birkhill Apartments
Gilbride Ave
Murray Depot
Murray Depot Parking
TRAX-Murray North
Birkhill Blvd
Jummer Way
Fireclay Ave
Metro At Fireclay
Advance Auto Parts
Gordon Ln
Sherwin Williams Paint Store
Crusader Dr
Angelus St
Trailorama Ave
4090 S
380 E
4115 S
300 E
Stonehedge Dr
Troy Way

# *Affordable Housing Projects (Since 2017)*

**JF Capital (Glenwood)**
***176 Units at 80% AMI***




**Capri Park Condos**
***10 of their condo's are deed restricted at 80% AMI***



# *Affordable Housing Projects (Since 2017)*

**Morissey Senior Affordable Housing**
**(55 and older)**
***64 Units at 25-55% AMI***




**The Howick**
***150 Units 60% or less AMI***



# Ordinance 22-44

# Amending the Moderate-Income Housing Element of the General Plan to Incorporate Moderate Income Housing Strategies and an Implementation Plan Pursuant to Utah Code Ann. § 10-9a-403

***GP-22-001 - 2nd Reading***

***A city-initiated application responding to House Bill 462***

# HB462 was passed during the 2022 Utah Legislature's General Session and became effective June 1, 2022.




- **Requires that municipalities include the updated strategies in their (MIH) elements of their General Plan from the provided list of 24 strategies options.**

- **Requires that cities develop actionable implementation plans for each of those strategies that include a timeline for each within the next five years.**

  *Provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years*

- **Cities with a fixed guideway transit station must choose a minimum of 4 strategies. One of which is required to be the adoption of Station Area Plan. (SAP)** *Station Area Plans must be adopted by December 2025*

*BASE REQ: Minimum 4 strategies if you have a fixed-guideway transit station.*

# METHODOLOGY

- ***Staff chose strategies and implementation criteria that are most supported through already existing goals and strategies located in the 2019 Millcreek Together General Plan and can be most reasonably studied and/or implemented.***

- ***Included the (3) SB34 strategies already chosen and implemented into the Millcreek MIH Report.***

  - *Rezone for Densities Necessary to Assure the Production of Moderate-Income Housing*
  - *Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
  - *Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers*

- ***Implementation timeline benchmarks are crafted to be an ongoing action or a one-time action.***

- ***Implementation action language is deliberately crafted to be somewhat vague as to provide flexibility for adjustments and avoid any unattainable commitments.***

## Strategy 1 (A)

*Rezone for densities necessary to facilitate the production of moderate income housing.*

### Implementation Action

1. Millcreek has adopted a Mixed-Development Zone that has no maximum residentia density requirement which has helped Millcreek reach its MIH goals.
2. Re-visit the Future Land Use Map and Land Use Framework Chapter of the General Plan and include moderate income housing development as a "use" and "key characteristic" for all categories well served by transit and near activity centers by 2027.
3. Review and amend requirements of the Mixed-Development and Commercial Zone: during the 2023 zoning code update to entice moderate income housing developments. Amendments *may* include:
   - a. *Reducing the minimum Off-Street Parking requirements.*
   - b. *Waiving commercial use requirements for qualifying MIH projects in the MD and C Zones.*
   - c. *Create further reductions in zoning requirements for moderate income developments geared towards affordable senior housing.*

## *Comments*

***-Not supportive of reducing off-street parking requirements (MOCC)***
***-Not supportive of waiving commercial requirements (MOCC)***
***-Make sure "well served" is defined so developers don't abuse (PC)***
***-Too many incentives for developers (MCCC & EMCCC)***

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description:*** *One-time action that continues to help facilitate the production of MIH by having no max density requirements.*

   ***Task:*** ***Amended general plan, map, and zoning code.***
   ***Timeline:*** ***Completed***

2. ***Description*** *: One-time action to help further support rezones applications for MIH developments near transit. Although fairly specific on* ***what*** *to include, the measurement of the* ***where*** *the benchmark is applied is flexible.*

   ***Task:*** ***Amendment of general plan and map.***
   ***Timeline:*** ***5 years to study and adopt.***

3. ***Description*** *: One-time action that provides reduced zoning requirements specific to MIH developments only. Amendment considerations have a flexible benchmark measurement. Range of amended requirements could be as little as one. Amendment options (a and c) are already being practiced by Planning Commission and staff in the form of a reduced off-street parking ratio when a professional parking study is submitted.*

   ***Task:*** ***Amend zoning code***
   ***Timeline:*** ***Review and adopt during zoning code update.***

## Strategy 2 (E)

*Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.*

### Implementation Action

1. During the 2023 zoning code update, revise minimum yard requirements for detached ADU's.
2. Continue monitoring ADU applications and explore, where feasable, reducing the minimum density and off-street parking requirements by 2027.

### *Comments*

*-Too early to change. Just adopted ADU's last year (ALL)*
*-Reducing off-street parking for ADU's will create congestion and snow plowing issues. (MOCC)*
*-Remove (MCCC)*
*-Revise to be vaguer (ALL)*

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description :*** *One-time action that revises the setbacks for detached ADU's only. Specific benchmark referring to the revision of property setbacks. Could be internal or detached or both. The measurement of* ***what*** *setbacks to revise and* ***type*** *is flexible.*

   ***Task:*** ***Amend zoning code.***
   ***Timeline:*** ***Review and adopt during zoning code update.***

2. ***Description :*** *Ongoing action that allows staff to review and study incoming ADU applications. Specific benchmark referring to the reduction of minimum density and off-street parking requirements. Could be internal or detached or both. Intensity of measurement is flexible.*

   ***Task:*** ***Amend zoning code.***
   ***Timeline:*** ***5 years to study and adopt.***

## *Revision Option*

**Strategy 2 (E)**

*Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.*

**Implementation Action**

1. Carefully monitor and track ADU building permit applications. Explore barriers that keep homeowners from constructing detached ADU's.
2. Continue monitoring ADU applications and explore, where feasable, opportunities for reducing ADU regulations by 2027.

## *Replace Option*

**Strategy 2 (R)**

*Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530*

**Implementation Action**

1. Carefully monitor and track ADU building permit applications. Explore barriers that keep homeowners from constructing detached ADU's.
2. Consult with community councils, planning commission and city council members on eliminating impact fees, for at minimum, detached accesory dwelling units by 2027.

# *Alternative Replacement Option or additional Strategy*

| Strategy ? (K) |
| --- |
| *Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.* |
| **Implementation Action** |
| 1 Review and discuss feasable incentives and scope of program with community leaders and members through a series of public meetings. Adopt a program that at minimum, targets the preservation of existing and new moderate income housing by 2027. |

## Strategy 3 (F)

*Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.*

### Implementation Action

1. Coordinate with Murray City and South Salt Lake in creating station area plans for the Murray North and Meadowbrook Trax Station and adopt by 2025.

2. Revise land use designations within the Future Land Use Map and amend areas nea major transit corridors and centers that are more appropriate for higher densities and moderate income housing developments by 2027. Primary methods to include should be at minimum to:

   a. *Tactfully zone or rezone existing commercial and mixed use areas as to preserve commercially viable sites and centers.*

   b. *Carefully exclude areas that have the highest potential as thriving commercial hubs or corners.*

   c. *Not eliminate key commercial services that provide both critical sales tax as well as property tax.*

   d. *Continue working closely with UTA on the future placement of bus stops and possible Bus-Rapid Transit (BRT) routes.*

***Comments***

***None specifically for this strategy***

# -Description
# -Task
# -Timeline

1. ***Description:*** *One-time action to adopt station area plans that will include specific zoning benchmarks that allow higher density residential projects within the station area plan boundaries. Measurement of benchmark relies on the adoption of station area plans and whether higher densities are an overlay zone or underlying zone.*

   ***Task:*** ***Amend general plan, FLUM and zoning code***

   ***Timeline:*** ***Adopt by 2025***

2. ***Description :*** *On-time action that takes place during, or directly follows, the station area plan adoption. Benchmarks identified are guides to include into the General Plan's land use designations and FLUM. Fairly specific but appropriate for areas near transit, commercial and employment centers.*

   ***Task:*** ***Amend general plan, FLUM and zoning code***

   ***Timeline:*** ***5 years to study and adopt. Most likely take place between 2025 and 2027.***



**Strategy 4 (H)**

*Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.*

**Implementation Action**

1. Within a reasonable timeframe or by 2027 after the adoption of the station area plans so that sufficient data can be collected, consider ways to significantly reduce land use regulations and parking requirements for areas served by both Murray North and Meadowbrook station area plans.

2. Reduce the off-street parking requirements during the 2023 Zoning Code update as an incentive for moderate income housing developments by:

   a. *Adopting an off-street parking ratio specifically geared towards moderate income housing developments for seniors (55 years old or older) and;*

   b. *Adopt a specific off-street parking ratio for group home developments designed for people who are impaired and disabled and unable to operate a motor vehicle.*

   c. *Creating an incentive based parking policy or matrix that attracts moderate to low income housing developments based on calculating distances from fixed transit stations and development.*

## *Comments*

***-Not supportive of reducing off-street parking requirements***

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description :*** *On-time action that directly follows, the station area plan adoption. Benchmark measurements are not specifically identified, therefore allowing flexibility and ample review time.*

   ***Task:*** ***Amend zoning code***

   ***Timeline:*** ***Adopt by 2027***

2. ***Description :*** *On-time action that takes place during the zoning code update. Suggested benchmark (a.) is already conceptually implemented by staff by way of a professional parking study. Other two benchmark items have been discussed during amongst staff. Benchmarks are generally specific mainly in part that adoption of reduced parking ratios have already taken place or being discussed for adoption.*

   ***Task:*** ***Amend zoning code***

   ***Timeline:*** ***Review and adopt during zoning code update.***

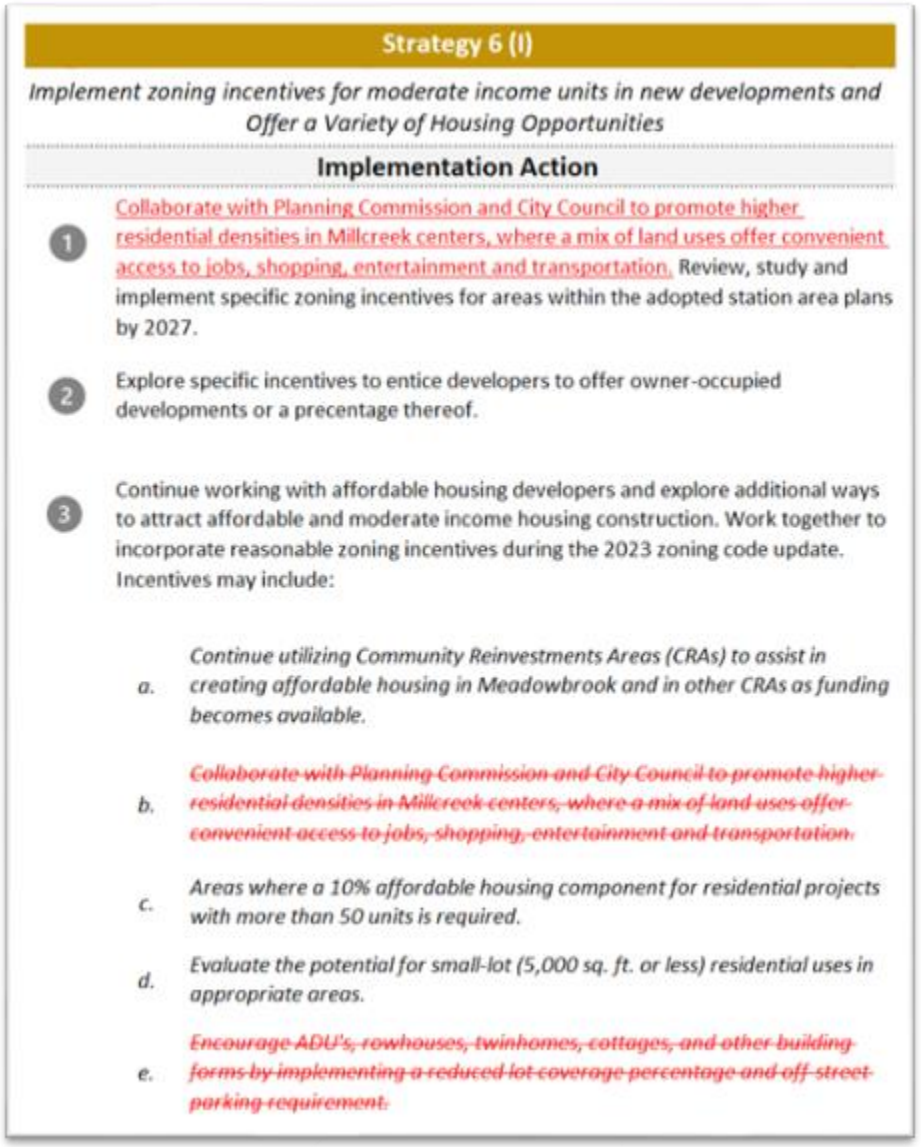
## Strategy 5 (V)

*Develop and adopt a station area plan (SAP) in accordance with Section 10-9a-403.1*

### Implementation Action

1. Coordinate with Murray City and South Salt Lake on developing and adopting station area plans for the Murray North and Meadowbrook UTA Trax stations by 2025.

2. Develop station area plans in accordance with Section 10-9a-403.1



**Strategy 6 (I)**

*Implement zoning incentives for moderate income units in new developments and Offer a Variety of Housing Opportunities*

**Implementation Action**

1. Collaborate with Planning Commission and City Council to promote higher residential densities in Millcreek centers, where a mix of land uses offer convenient access to jobs, shopping, entertainment and transportation. Review, study and implement specific zoning incentives for areas within the adopted station area plans by 2027.
2. Explore specific incentives to entice developers to offer owner-occupied developments or a precentage thereof.
3. Continue working with affordable housing developers and explore additional ways to attract affordable and moderate income housing construction. Work together to incorporate reasonable zoning incentives during the 2023 zoning code update. Incentives may include:
   - a. *Continue utilizing Community Reinvestments Areas (CRAs) to assist in creating affordable housing in Meadowbrook and in other CRAs as funding becomes available.*
   - b. ~~*Collaborate with Planning Commission and City Council to promote higher residential densities in Millcreek centers, where a mix of land uses offer convenient access to jobs, shopping, entertainment and transportation.*~~
   - c. *Areas where a 10% affordable housing component for residential projects with more than 50 units is required.*
   - d. *Evaluate the potential for small-lot (5,000 sq. ft. or less) residential uses in appropriate areas.*
   - e. ~~*Encourage ADU's, rowhouses, twinhomes, cottages, and other building forms by implementing a reduced lot coverage percentage and off-street parking requirement.*~~

# -Description
# -Task
# -Timeline

1. ***Description :*** *One-time action covered by other actions from different strategies to help attract MIH by researching possible zoning incentives. Benchmark are not specifically called out, allowing it to be flexible.*

   ***Task:*** ***Amended zoning code***
   ***Timeline:*** ***Adopt by 2027***

2. ***Description :*** *Ongoing action by staff to continuously find ways to increase owner-occupied developments. No specific benchmarks identified. Applied and measured on a case-by-case scenario depending on the project.*

   ***Task:*** ***Amendment to zoning code***
   ***Timeline:*** ***Ongoing or during zoning code update.***

3. ***Description :*** *One-time action during the zoning code update that supports staff in exploring additional incentives to attract MIH developers to build in Millcreek. Benchmark item suggestions are specific and already included in the general plan.*

   ***Task:*** ***Amend Zoning Code***
   ***Timeline:*** ***Review and adopt during zoning code update.***

## *Comments*

*-Remove (MCCC)*
*-Too many reduced regulations and incentives for developers (MCCC)*
*-Refine language to eliminate possible constraints (MOCC)*

## Strategy 7 (O)

*Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.*

### Implementation Action

1. Continue to collaborate with private sector partners on creating moderate income housing developments.
2. Work with moderate income housing developers on possible incentives to offset the cost of providing affordable housing units. Include all or a portion of those incentives into the Millcreek Zoning Code update by 2023.
3. Utilize CRA Housing Set-Aside funds or other funding sources to create additional moderate income housing units and/or partner with a private sector developer to create an additional 100 housing units targeted for households at 50% AMI or less by 2027.

## *Comments*

*-Too many incentives for developers (MCCC & EMCCC)*
*-Who is verifying that CRA funds are being used for MIH projects (EMCCC)*

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description :*** *Ongoing action supporting staff to work with MIH developers. No specific benchmarks identified. Applied and measured on a case-by-case scenario depending on the project.*

   ***Task:*** ***None***
   ***Timeline:*** ***Ongoing***

2. ***Description :*** *One-time action instructing staff to work with MIH developers on finding creative ways to offset construction costs. No specific benchmarks identified, leaving it flexible to decide.*

   ***Task:*** ***Amendment to zoning code***
   ***Timeline:*** ***Review and adopt during zoning code update.***

3. ***Description :*** *Ongoing action with a specific benchmark date to create an additional 100 units at 50% AMI or less. Benchmark item is specific but attainable for Millcreek as it is spread out over a period of five years.*

   ***Task:*** ***None***
   ***Timeline:*** ***Ongoing until 2027***

## Strategy 8 (L)

*Reduce, waive, or eliminate impact fees related to moderate income housing.*

### Implementation Action

1. Explore feasable areas within Millcreek where a reduced or eliminated impact fee could be implemented for moderate income housing infill development and incorporate into the zoning code during the 2023 zoning code update.

2. Adopt zoning regulations and amend CRA policies by 2027 that allows using CRA housing set-aside funds to rebate the cost of the impact fees back to developers who develop affordable and moderate income housing.

***Comments***

***-Too many incentives for developers (MCCC & EMCCC)***

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description :*** *One-time action that supports a policy or zoning code amendment to eliminate or reduce impact fees for specific MIH developments. Although it is specific, measurement of benchmark is based on identifying feasible areas decided by Millcreek.*

   ***Task:*** ***Amendment to zoning code***
   ***Timeline:*** ***Review and adopt during zoning code update.***

2. ***Description :*** *One-time action supporting regulation to rebate MIH developers with CRA housing set-aside funds. The target intent of benchmark is specific, but criteria of zoning regulations and policies is left open making it attainable.*

   ***Task:*** ***Amendment to zoning code***

   ***Timeline:*** ***Review and adopt by 2027***



**Strategy 9 (G)**

*Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.*

**Implementation Action**

1. Review the land use designations within the Future Land Use Map and amend areas near major transit corridors and centers that may be better slated for higher densities and moderate income housing developments.

2. Adopt reduced regulations and requirements in our Commercial and MD Zone during the 2023 zoning code update that may include:

   a. *Consideration of implementing a density bonus incentive that gives a developer the ability to construct more units in exchange for providing additional moderate income housing units.*

   b. *Create a streamlined development review process for affordable housing projects.*

***Comments***

*-Remove (MCCC)*

# *-Description*
# *-Task*
# *-Timeline*

1. ***Description :*** *Ongoing action that directs staff to review potential areas near major transit corridors that would qualify for higher density residential housing. Action is already supported by other strategy actions and provides additional support to staff when designing the boundaries with the station area plans.*

   ***Task:*** ***Amendment to general plan and map***

   ***Timeline:*** ***Ongoing***

2. ***Description :*** *One-time action providing support to staff during the zoning code update to consider reduced regulations and incentives for MIH developers. Benchmark items listed are specific but not necessarily indicative of what reduced regulations will be adopted, making the level of measurement flexible.*

   ***Task:*** ***Amendment to zoning code***

   ***Timeline:*** ***Review and adopt during zoning code update.***

# Community Council Response

## Mount Olympus Community Council

- Voted to approve staff's recommended MIH amendments (*8-1*). Discussion topics included QOL, detrimental impacts, and preserving potentially productive commercial properties.
- A comment specifically made by a member that identified a grammatical error in strategy #6 that used constraining language.
- Concerned with waiving commercial use requirements for MIH development.
- Concerned with eliminating commercial components that may threaten tax base. *Strategy 1*
- Concerned with reducing off-street parking requirements in general, especially for ADU's. *Strategy 2 & 6*

MT. OLYMPUS
Community Council

September 9, 2022

Mayor Jeff Silvestrini
Councilmembers Catten, Uipi, Jackson and Desirant
Planning Commission Members
Millcreek City
3330 South 1300 East
Millcreek UT 84106

Dear Millcreek Mayor, City Councilmembers and Planning Commission Members,

First and foremost, the Mt. Olympus Community Council unanimously supports the city's efforts to update its general plan to encourage and then implement steps to facilitate greater moderate income housing elements in the city. We understand that the next steps will be to incorporate these goals and implementation strategies into revised zoning codes in the near future. However, we caution the city leadership that some elements in the modified draft of the General Plan may have detrimental and unintended consequences on the city's tax base that need to be anticipated or eliminated prior to adoption. For example, the suggested strategy of waiving commercial requirements for MIH projects in C zones is concerning. The city must preserve commercially viable sites within its boundaries. Explicitly and proactively waiving the commercial components of potential projects in these aptly titled "commercial" zones might eliminate key commercial services that provide both critical sales tax as well as property tax. We caution you to carefully craft strategies that do not inadvertently create an easy path to demolition of key commercial components of the city that serve as the heartbeat of city general fund tax revenue. We also have serious concerns with waiving off street parking requirements for ADU's, as we believe this changes the character of the neighborhoods and immediately creates a serious risk for winter snowplow operations. We recommend you do not include this suggested strategy in your plans for action. With these cautions being said, we look forward to engaging on drafting specific strategies of this noble moderate income housing objective in the near future.

Sincerely,



David Baird
Chair, Mt. Olympus Community Council

# Community Council Response

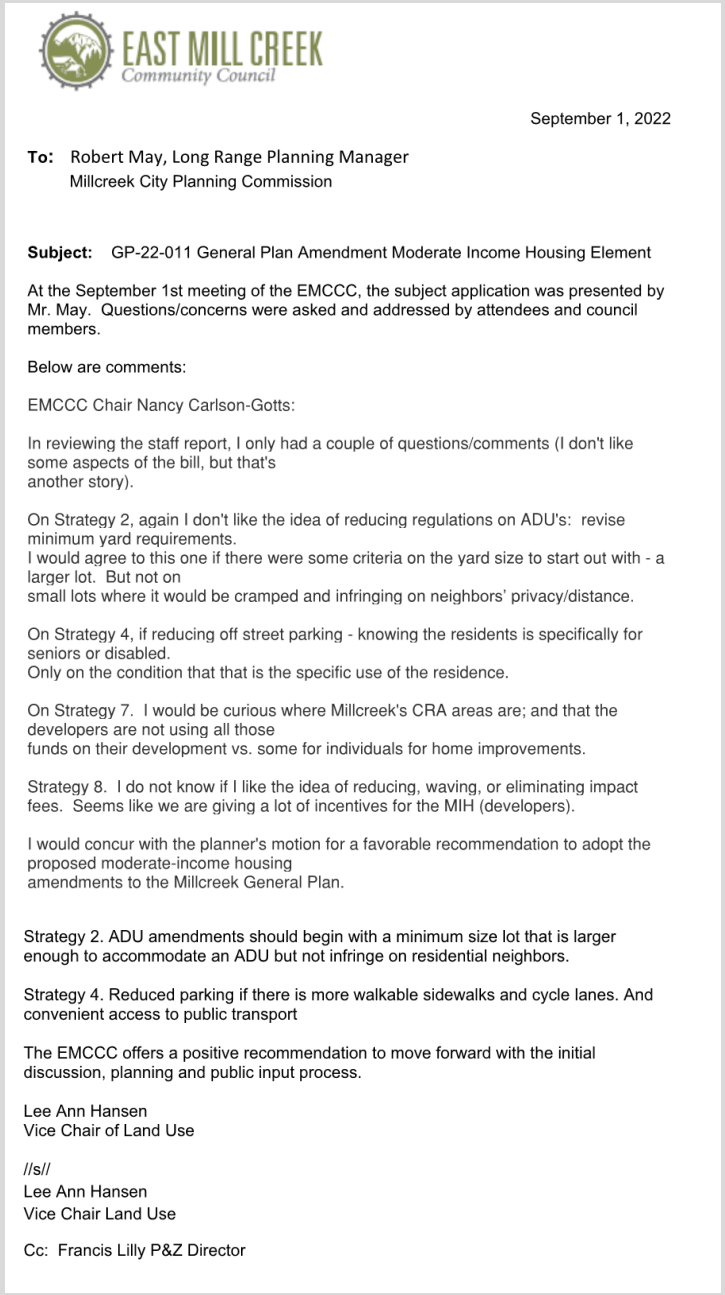
## East Millcreek Community Council

- Voted unanimously to approve staff's recommended MIH amendments (7-0). Discussion topics included explaining details of HB462 and each strategy. Provided examples of how implementation action would translate into code.

- Questioned reducing minimum yard sizes for detached ADU's. *Strategy 2*

- Concerned with waiving requirements for MIH developers. May be providing too may incentives. *Strategy 1*

- Want verification that CRA funds are being used for MIH and/or seniors. *Strategy 6*



EAST MILL CREEK
Community Council

September 1, 2022

**To:** Robert May, Long Range Planning Manager
Millcreek City Planning Commission

**Subject:** GP-22-011 General Plan Amendment Moderate Income Housing Element

At the September 1st meeting of the EMCCC, the subject application was presented by Mr. May. Questions/concerns were asked and addressed by attendees and council members.

Below are comments:

EMCCC Chair Nancy Carlson-Gotts:

In reviewing the staff report, I only had a couple of questions/comments (I don't like some aspects of the bill, but that's
another story).

On Strategy 2, again I don't like the idea of reducing regulations on ADU's: revise minimum yard requirements.
I would agree to this one if there were some criteria on the yard size to start out with - a larger lot. But not on
small lots where it would be cramped and infringing on neighbors' privacy/distance.

On Strategy 4, if reducing off street parking - knowing the residents is specifically for seniors or disabled.
Only on the condition that that is the specific use of the residence.

On Strategy 7. I would be curious where Millcreek's CRA areas are; and that the developers are not using all those
funds on their development vs. some for individuals for home improvements.

Strategy 8. I do not know if I like the idea of reducing, waving, or eliminating impact fees. Seems like we are giving a lot of incentives for the MIH (developers).

I would concur with the planner's motion for a favorable recommendation to adopt the proposed moderate-income housing
amendments to the Millcreek General Plan.

Strategy 2. ADU amendments should begin with a minimum size lot that is larger enough to accommodate an ADU but not infringe on residential neighbors.

Strategy 4. Reduced parking if there is more walkable sidewalks and cycle lanes. And convenient access to public transport

The EMCCC offers a positive recommendation to move forward with the initial discussion, planning and public input process.

Lee Ann Hansen
Vice Chair of Land Use

//s//
Lee Ann Hansen
Vice Chair Land Use

Cc: Francis Lilly P&Z Director

# Community Council Response

## Canyon Rim Citizens Association

- Voted unanimously to approve staff's recommended MIH amendments (9-0). Discussion topics included explaining details of HB462 and each strategy. Provided examples of how implementation action would translate into code.

- Recommended including incentives for tiny home projects.

## Millcreek Community Council

- Voted to approve staff's recommended MIH amendments with the condition of removing proposed strategies 1, 2, 6, and 9. Suggested revising strategies to take credit for all the affordable housing development and incentives we have already done.

- A large portion of the meeting was spent protesting the state's approach and felt it was heavy handed.

- Comments conveyed to staff ranged from:

  - *Discomfort with the recent increase in taxes;*
  - *Why are you raising my taxes and giving developers incentives and reduced regulations,*
  - *The other Councils don't care because MCCC boundaries are the main target for all the MIH development*

UTAH STATE LEGISLATURE

***Effective 6/1/2022***

**10-9a-403. General plan preparation.**

(**b**) In drafting the **moderate-income housing element**, the planning commission:

(**i**) shall consider the Legislature's determination that municipalities **shall** facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(**A**) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

(**B**) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

# *PLANNING COMMISSION RECOMMENDATION*

Planning Commission voted unanimously to recommend adoption of the proposed General plan moderate income housing amendments, GP-22-001, with revisions made to strategy # 2 to be vaguer.

Planning Commission discussion was summarized and included in the staff report.

# STAFF RECOMMENDATION

Staff recommends to City Council to adopt Ordinance 22-44, Amending the Moderate-Income Housing Element of the General Plan to Incorporate Moderate Income Housing Strategies and an Implementation Plan Pursuant to Utah Code Ann. § 10-9a-403,

including the revisions recommended by staff to the implementation actions for strategies #2, #5, and #6

# MODEL MOTION

- Motion to adopt Ordinance 22-44, Amending the Moderate-Income Housing Element of the General Plan to Incorporate Moderate Income Housing Strategies and an Implementation Plan Pursuant to Utah Code Ann. § 10-9a-403, including:

  - The revisions made to the implementation actions for strategies #2, #5, and #6

# MODEL MOTION

- Motion to adopt Ordinance 22-44, Amending the Moderate-Income Housing Element of the General Plan to Incorporate Moderate Income Housing Strategies and an Implementation Plan Pursuant to Utah Code Ann. § 10-9a-403, including:

  - The revisions made to the implementation actions for strategies #5, and #6 and;

  - The replacement of proposed strategy #2 with the alternate strategy recommended by staff

Millcreek HR-Finance

# Memo

**To:** Council Member Cheri Jackson

**From:** Laurie Johnson – HR/Finance Director

**cc:**

**Date:** September 26, 2022

**Re:** September 26, 2022 - Treasurer's Report

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- As of September 23, 2022, the balance of the Series 2021 Bond Construction Fund was: $28,840,476.33. (City Hall)
- As of today, Millcreek's PTIF account balance is: $34,870,825.66.
- As of today, 1.96% of FY23 property taxes have been received in the amount of $228,721.38. Last year at this same time, Millcreek had received $242,310.09.
- As of today, 9.15% of FY23 sales taxes have been received in the amount of $1,143,149.13. Last year at this same time, Millcreek had received $1,034,024.43.

Thank you,

Millcreek HR-Finance

# Memo

**To:** Mayor & Council

**From:** Laurie Johnson – HR/Finance Director

**cc:** Mike Winder- City Manager

**Date:** September 26, 2022

**Re:** Parental/Caregiver Leave Information

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Attached you will find summary information regarding *Parental/Caregiver Leave*. Stephanie Bond, HR Manager obtained this information from other local municipal human resource managers though email and in meetings of the local chapter of the IPMA-HR (International Public Management Association for Human Resources).

Thank you,

| Jurisdiction | Paid Parental Leave |
|---|---|
| Midvale | 4 Weeks |
| West Jordan | 40 Hours Parental Leave |
| Riverton | 80 Hours Care Giver Leave (Used for maternity, emergency, care for family, COVID, etc.) |
| Salt Lake City | 6 Weeks |
| South Jordan | 80 hours caregiver Leave (Used for maternity, emergency, care for family, COVID, etc.) |
| Park City | 9 Weeks Parental Leave |
| Provo | Male (40 Hours); Female (160 Hours) |
| Lehi | 3 Weeks/120 Hours to be used however within 3 months of the birth |
| Eagle Mountain City | Female - 80 hours/Male - 40 hours |
| North Logan City | 6 weeks at redeuced weekly total (FT 30 hours, PT 15 hours) |
| Kaysville City | 3 weeks |
| Salt Lake County | 6 weeks, 12 weeks for mothers |
| Summit County | 4 weeks |

**Caregiver Leave –**

- Applies to all full time, benefitted employees.
- South Jordan (80 hours), Riverton (80 hours), and Midvale (160 hours) all have a Caregiver Leave policy in place.
- Leave could be calculated per rolling year or could renew every calendar year/fiscal year. Caregiver leave does not accrue.
- Caregiver Leave could be used:
    - To care for an employee's immediate family member who has a serious health condition such as an illness, injury, impairment, or physical or mental condition that involves inpatient care or continuing treatment by a health care provider.
        - *Treatment* includes (but is not limited to) examinations to determine if a serious health condition exists and evaluations of the condition. It does not include routine physical, eye or dental examinations.
        - *Inpatient care* means an overnight stay in a hospital, hospice or residential medical care facility, including any period of incapacity or any subsequent treatment in connection with such inpatient care.
        - *Continuing treatment* by a health care provider includes several distinct definitions and can include conditions with short-term, chronic, long-term or permanent periods of incapacity.
        - *Incapacity* means the inability to work, attend school or perform other regular daily activities due to a serious health condition (or treatment for or recovery from a serious health condition).
        - Immediate family means the following relatives of the employee or spouse (including in-laws or step-relatives) unless otherwise approved by the City Manager: spouse, parents, siblings, children, grandparents, and grandchildren.
    - To care for the employee's child after birth, for adoption or foster care;

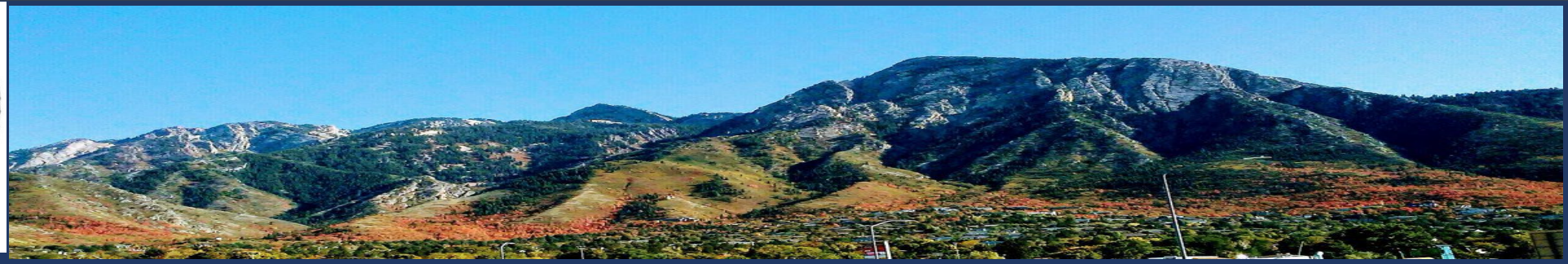
- Caregiver Leave could be taken intermittently.
- Caregiver leave may be taken during a probationary period, however, the probationary period would be extended by an amount of time equivalent to the caregiver leave taken to complete the probation period.
- Employees seeking Caregiver leave must:
    - Complete Caregiver leave request form and provide applicable documentation.

- The purpose of caregiver leave is for situations related to certain immediate family caregiving reasons. Employees that abuse this benefit may be subject to discipline up to and including termination.

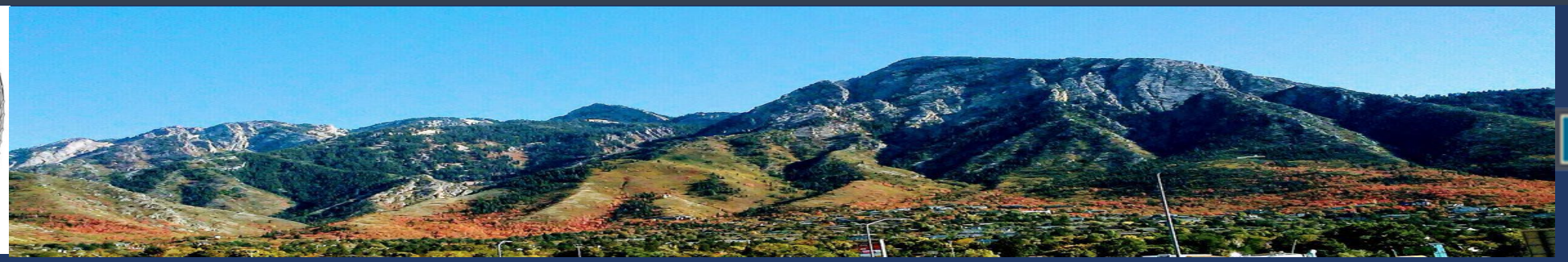


*September 2022*

# Unified Police Department
# Millcreek Precinct
## *Millcreek City Council Meeting*



| August | 2022 |
| --- | --- |
| Calls for Service: | 2951 |
| Total Cases: | 1023 |
| Citations: | 446 |
| Booking Arrests: | 59 |



| August 2022 |
| --- |
| Assault: 38 |
| Burglary: 21 |
| Drug Offense: 27 |
| Family Offense: 93 |
| Larceny: 122 |
| Robbery: 4 |
| Sex Offense: 2 |
| Stolen Vehicles: 30 |



# Millcreek Traffic Safety Saturation Event

- The Unified Police Department's Motor Unit, featuring 12 motorcycle Officers, spent September 7th in Millcreek City in a traffic enforcement saturation event. The Officers focused on traffic and pedestrian safety by issuing citations for violations to include speed, expired reg, tint, seat belt, child restraint and driver's license violations resulting in 93 citations issued.

# Millcreek Traffic Unit

In the month of August, Officers responded to 90 traffic accidents.



# School Crosswalk Safety Shifts

- From 08/18/22 to 09/02/22, Millcreek Officers worked 20 school crosswalk safety shifts, to ensure students safely make it to and from school.  91 Citations were issued





# Mental Health Related Calls for Service

In the month of August, Millcreek Officers responded to 42 mental health related calls including 2 suicides and 4 suicide attempts

# Community Oriented Policing Unit

- Detectives with the Community Oriented Policing Unit (C.O.P.) gave a presentation to management at Byram Healthcare, 4444 S. 700 E. about Active Shooter/Active Killer training. The information provided by the Detectives will be used by Byram's Management and Human Resources for employees.



# Transient Issue Calls for Service

- In the month of August, Officers responded to 24 call related to transients in Millcreek City. When Officers contact homeless individuals, the services and programs available to help them are explained.

# Illegal Encampment Abatement

Officers and C.O.P. Detectives have been working on several illegal encampments around 4300 S. 900 E. Detectives are working to get the Health Department to clean up the area.

