



## Millcreek

3932 South 500 East

Millcreek, UT 84107

Phone: 385-468-6700

[www.millcreek.utah.gov](http://www.millcreek.utah.gov)

For information regarding Agendas, please visit: [www.pwpsds.slco.org](http://www.pwpsds.slco.org)

# Millcreek Planning Commission

## Public Meeting Agenda

### Wednesday, May 17, 2017 4:00 P.M.

### Location

SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, ROOM N1-110  
NORTH BUILDING, MAIN FLOOR  
(385) 468-6700

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### PUBLIC HEARING

**30310** – Dale Bennett is requesting preliminary plat approval to create the two-lot Crestbrook Lane Estates Flag Lot Subdivision and amend the underlying Evergreen Gardens Subdivision. **Location:** 3376 South Crestbrook Lane. **Zone:** R-1-8 (Single-Family Residential). **Community:** East Mill Creek. **Planner:** Jeff Miller

**30385** – (Continued from 04/19/2017) - A Public Hearing will be held to consider new draft changes to the Commercial Zones “C-1, C-2, C-3” zones within Millcreek. No zoning boundaries will be changed. The C-1, C-2, and C-3 zones are being updated and revised to reflect State Law and past issues. The proposed changes can be reviewed on the City's web site under “Pending Zoning Amendment Proposals”: <https://millcreekut.org/planningzoning/pending-zoning-amendment-proposals>. **Planner:** John Janson

**30387** - (Continued from 04/19/2017) - A Public Hearing will be held to consider additions to the Definitions Chapter, 19.04, within Millcreek. The purpose of adding these new definitions is to further define use categories proposed as part of general ordinance updates and reformatting, occurring at this time. The ordinance can be reviewed on the City's website under “Pending Zoning Amendment Proposals” at <https://millcreekut.org/planningzoning/pending-zoning-amendment-proposals>. **Planner:** John Janson

**30292** – Johnny Watson is requesting approval to modify the previously approved site plan for an existing medical office in order to accommodate a building addition. **Location:** 1187 East 3900 South. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Jeff Miller

**28983** - AN ORDINANCE REPEALING CHAPTERS 19.72 AND 19.73 OF THE MILLCREEK CITY ORDINANCES, ENTITLED, RESPECTIVELY, “FOOTHILLS AND CANYONS OVERLAY ZONE” AND “FOOTHILLS AND CANYONS SITE DEVELOPMENT AND DESIGN STANDARDS,” AND REPLACING THEM WITH A NEW CHAPTER 19.72, ENTITLED “FOOTHILLS AND CANYONS OVERLAY ZONE.” THESE CHAPTERS ARE BEING REPEALED AND REPLACED TO CLARIFY AMBIGUOUS TERMS AND ELIMINATE CONFUSING TERMS, TO CLARIFY AND SIMPLIFY DEVELOPMENT AND DESIGN STANDARDS, TO CLARIFY AND SIMPLIFY THE APPLICATION PROCESS INCLUDING THE ROLES OF OTHER REGULATORY AGENCIES, TO RECONCILE CONFLICTS WITH WILDFIRE SUPPRESSION STANDARDS, TO BRING THE CHAPTER INTO COMPLIANCE WITH OTHER RECENT LEGAL REQUIREMENTS, AND OTHER RELATED PURPOSES. CHANGES TO THE CURRENT ORDINANCE ARE IN THE FOLLOWING AREAS, AMONG OTHERS: PURPOSE STATEMENT, CLUSTERING, GRADING, TRAILS, TREE REMOVAL, STREAM SETBACKS, WILDLIFE, LIMITS OF DISTURBANCE, LOTS OF RECORD, AND DEFINITIONS. **Presenter:** Curtis Woodward

**29807** – William Miner – Requesting a rezone of .23 acres from R-1-8 (Single Family Residential; 8,000 sq. ft. min. lot size) to R-2-8 (Two-Family Residential; 8,000 sq. ft. min. lot size). **Location:** 1401 East Woodland Avenue. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

**30183** – Nathan Webster is requesting permission to create a 9 Unit Apartment Complex. **Parcel Area:** ≈.39 Acre. **Location:** 3575 South 900 East. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado.

**30184** – Nathan Webster is requesting conditional use approval for a 7-Unit Apartment. **Location:** 3357 South 900 East. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Jeff Miller

**30293** – Gill Bearnson is asking permission to build an accessory structure greater than 1200 square feet in his backyard. **Parcel Area:** ≈.52 Acre. **Location:** 3566 South 1100 East. **Zone:** R-1-8. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado.

### **BUSINESS MEETING**

- 1) Approval of Minutes from the April 19, 2017 meeting.
- 2) Approval of Minutes from the April 26, 2017 conditional use ordinance and commercial zone rewrite work session.
- 3) City email addresses for planning commission members
- 4) Ordinance Issues from today’s meeting
- 5) Other Business Items (as needed)

### **ADJOURN**

## **Rules of Conduct for the Planning Commission Meeting**

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
  - a. Speakers will be called to the podium by the Chairman.
  - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
  - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
  - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
  - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.