



Millcreek

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MEETING MINUTE SUMMARY
MILLCREEK PLANNING COMMISSION CONDITIONAL USE & COMMERCIAL ZONE RE-WRITE WORK
SESSION MEETING

Wednesday April 26, 2017 5:00 p.m.

****Meeting minutes approved on May 17, 2017****

Approximate meeting length: 2 hours
Number of public in attendance: 1 (Mayor Silvestrini)
Summary Prepared by: Tom Stephens
Meeting Conducted by: Commissioner Stephens

*NOTE: Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners	Work Session	Absent
Tom Stephens (Chair)	x	
Fred Healey (Vice Chair)	x	
Shawn LaMar	x	
David Carlson	x	
Scott Claerhout	x	
Mark Mumford	x	
Heather Wilson		x
Dave Allen	x	
Russ Booth	x	

Planning Staff & Attorney	Work Session	Absent
John Brems		x
John Janson	x	
Spencer Hymas	x	

Discussion began at 5 p.m.

Conditional Use Ordinance Rewrite Discussion

John Janson, contract planner, discussed why the conditional use chapter needed updating – it needs to conform to state law and needs to be based on standards. The draft was reviewed and Commissioners in attendance and expressed no criticism or suggestions for edits. Commissioner Allen asked for a clarification of what is meant by “accessible” open space.

Continuation of Commercial Zones Rewrite Discussion

- The April 19 public hearing and meeting resulted in a number of unresolved rewrite issues.
- Self-storage business – geographical separation – the consensus is that they should not be located within 300 feet of an arterial intersection. The distance between these businesses remain unresolved. There was a discussion about prohibiting this use east of 2300 East and on all of 3300 South, whether or not a retail use should be required, be classified as a conditional use, as opposed to a permitted use. The final planning commission recommendation to the city council will be decided upon at the May public meeting.

- Planned unit development / multi-family residential mixed use uses – discussion as respects the degree and timing of requiring a commercial or office use in a multi-family residential use. The consensus was that the mixed-use classification is best and to delete the PUD and Multi-family residential as uses. If an applicant want to build a multi-family residential or PUD project without it being mixed use, then an application for a rezone to RM can be made, which will accommodate the desire to avoid a mixed-use project.
- Payday loan / checking cashing / title loan discussion – consensus to restrict them from intersections and within a certain distance from a similar business and to also reference the business licensing chapter, which places certain limitations on this use.
- Pawn shop discussion – same standards as apply to payday loan businesses should apply to this use.
- Greater height standard discussion – draft language did not result in any discussion, but will add a maximum height to this standard – not to exceed 75 feet.
- Archery – consensus as acceptable use in C zones
- Outdoor gun range – consensus to prohibit from C zones
- Indoor gun range – consensus to prohibit from C zones
- Second hand stores – discussion as respects square footage limitation. Consensus was that this use is acceptable.
- Junkyard, vehicle recycling, salvage – consensus to prohibit from C zones
- Smoke shops, vapor shops – consensus to restrict to C-3 and prohibit on intersections and within certain distance from similar business.
- Neighborhood retail definition – discussed Dave Allen’s edits
- All final discussion and motions will take place at the next scheduled planning commission public hearing and public meeting to be held on May 17, 2017.

Meeting adjourned at approximately 7:24 pm.