

## 1. Planning Commission Meeting

### Millcreek Planning Commission Meeting Agenda

Public Notice is hereby given that the Planning Commission of Millcreek will assemble in a regular public meeting on Wednesday, 21 April 2021 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 5:00 p.m. Please see additional note below.\*

5:00 p.m. – Regular Meeting

## 3. Business Meeting

### 3.1 Oaths of Office; Christian Larsen and Aryel Cianflone

#### 1. Public Hearings

1.1 Consideration of CU-21-004, Conditional Use Request for a 4-plex in the R-4-8.5 Zone  
Location: 2420 E. 3300 S. Applicant: Elliot Abel Planner: Erin O’Kelley

1.2 Consideration of SD-21-002, Amending Lots 8 and 9 of the Wasatch Gardens  
Subdivision Location: 1947, 1955, and 1963 E. 3300 S. Applicant: Meg Bond Planner:  
Erin O’Kelley

1.3 Consideration of CU-21-005/SD-21-003, Conditional Use Request for a 13-townhome  
Planned Unit Development Project Location: 1947, 1955, and 1963 E. 3300 S. Applicant:  
Meg Bond Planner: Erin O’Kelley

1.4 Consideration of CU-21-007, Conditional Use Request for a Dwelling Group with 4  
Duplexes in the A-1 Zone Location: 4046 S. 700 W. Applicant: Rick Whiting Planner:  
Robert May

1.5 Consideration of CU-21-008/SD-21-005, Modification of a Conditional Use Permit CU-  
19-008 and Preliminary Plat Approval for an Amendment to the Townhomes at Millcreek  
Park Subdivision to Include a Planned Unit Development Location: 4115 S. 300 E.  
Applicant: Mark Stephenson Planner: Francis Lilly

1.6 Consideration of ZT-21-001, Amendments to Title 18 Regarding Title Report  
Requirements Planner: Francis Lilly

#### 2. Continuing Business

2.1 Consideration of CU-21-001, Request for a Conditional Use Permit for 100 New For-  
Rent Townhomes with Amenities in the RM Zone Location: 525-575 E. 4500 S. Applicant:  
JF Capitol Planner: Erin O’Kelley

2.2 Consideration of ZM-19-012, Rezone Request from R-1-8 to R-2-6.5 Location: 1315  
Magda Lane Applicant: Raed Salem Planner: Erin O’Kelley

#### 3. Business Meeting Continued

3.2 Approval of March 17, 2021 Meeting Minutes

3.3 Updates from the Planning and Zoning Director

#### 4. Calendar of Upcoming Meetings

- City Council Mtg., 4/26/21, 5:00 p.m. at City Hall
- Mt. Olympus Community Council Mtg., 5/4/21, 6:00 p.m. TBD
- Millcreek Community Council Mtg., 5/4/21, 6:30 p.m. TBD
- Canyon Rim Citizens Association Mtg., 5/5/21, 7:00 p.m. TBD
- East Mill Creek Community Council Mtg., 5/6/21, 6:30 p.m. TBD
- City Council Mtg., 5/10/21, 5:00 p.m. at City Hall
- Planning Commission Mtg., 5/19/21, 5:00 p.m. at City Hall

## 5. Adjournment

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or khansen@millcreek.us, at least 48 hours in advance of the meeting.

The Planning Commission public meeting is a public forum where the Planning Commission receives comment 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. Actions may include: approval, approval with conditions, denial of legislative items, continuance, or recommendation to other bodies as applicable.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices City Website Utah Public Notice Website  
Those Listed on the Agenda <http://millcreek.us>  
<http://pmn.utah.gov>

DATE: April 14, 2021

CITY RECORDER: Elyse Sullivan

Agenda items may be moved in order, sequence, and time to meet the needs of the Planning Commission.

\*The meeting will be conducted electronically per Millcreek State of Local Emergency Directive No. 2 of 2020 and live streamed via the City's website at: <https://millcreek.us/373/Meeting-Live-Stream>. Public comment can be submitted before or during the meeting via the City's website at: <https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61>.

Documents:

[PC 4-21-21 AGENDA.PDF](#)  
[ITEM 1.1 \\_ CU-21-004 STAFF REPORT.PDF](#)  
[ITEM 1.2 AND 1.3 \\_ CU-21-005 STAFF REPORT 02.PDF](#)  
[ITEM 1.4 \\_ CU-21-007 PLANNING COMMISSION STAFF REPORT.PDF](#)  
[ITEM 1.5 \\_ CU-21-008 SD-21-005 PLANNING COMMISSION  
MEMORANDUM.PDF](#)  
[ITEM 1.6 \\_ ZT-21-001 PLANNING COMMISSION STAFF REPORT.PDF](#)  
[ITEM 2.1 \\_ CU-21-001 STAFF REPORT.PDF](#)  
[ITEM 2.2 \\_ ZM-19-012 STAFF REPORT.PDF](#)  
[ITEM 3.2 \\_ PC 3-17-21 DRAFT MINUTES.PDF](#)