

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, 18 August 2021 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 5:00 p.m.

5:00 p.m. – Regular Meeting

3. Commission Business
3.1 Oath of Office; Shawn LaMar

1. Public Hearings

1.1 Consideration of CU-21-014, Preliminary Approval of a Conditional Use Permit for a Mixed-Use Project Consisting of 120 Condominium Units with Office and Retail in the City Center Overlay Zone Location: 3330 S. Highland Drive Applicant: Russ Sorenson

1.2 Consideration of ZM-21-003, Rezone Request from R-1-8 to C-2 to Accommodate the Parking and Assemblage Required for a Mixed-Use PUD Consisting of 7 Residential Townhomes and 4 Live/Work Units Location: 4088 S. Highland Drive Applicant: Nathan Anderson

1.3 Consideration of CU-21-002/SD-21-006, Preliminary Approval of a Conditional Use Permit and Preliminary Plat Approval for a Mixed-Use PUD Consisting of 7 Townhomes and 4 Live/Work Units Location: 4080-4090 S. Highland Drive Applicant: Highland Lofts, LLC

1.4 Consideration of CU-21-013, Preliminary Approval of a Conditional Use Permit for a 6-Unit Multifamily Development Location: 2725 E. 3300 S. Applicant: IRVA Development

1.5 Consideration of SD-21-021, Preliminary Plat approval of the Millcreek City Center Open Space Subdivision Location: 1321-1357 E. 3300 S., 1311-1363 E. Chambers Avenue, 3216 S. Highland Drive, and 1310-1334 E. Woodland Avenue Applicant: Millcreek

2. Continuing Application

2.1 Consideration of ZT-19-012, Rezone Request from R-1-8 to R-2-6.5 and Adoption of a Development Agreement for a 15-unit Planned Unit Development Location: 1315 East Magda Lane Applicant: Raed Salem

3. Commission Business Continued

3.2 Approval of July 21, 2021 Meeting Minutes

3.3 Updates from the Planning and Zoning Director

3.4 Discussion of Current City Center Overlay Zone (CCOZ) and City Center Master Plan

4. Calendar of Upcoming Meetings

- City Council Mtg., 8/23/21, 5:00 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 9/1/21, 7:00 p.m. TBD
- East Mill Creek Community Council Mtg., 9/2/21, 6:30 p.m. TBD
- Mt. Olympus Community Council Mtg., 9/7/21, 6:00 p.m. TBD
- Millcreek Community Council Mtg., 9/7/21, 6:30 p.m. TBD
- City Council Mtg., 9/13/21, 5:00 p.m. at City Hall
- Planning Commission Mtg., 9/15/21, 5:00 p.m. at City Hall

5. Adjournment

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.

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 meeting will be 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>.

The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

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: August 11, 2021

CITY RECORDER: Elyse Sullivan

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

Documents:

[PC 8-18-21 AGENDA.PDF](#)

[ITEM 1.1 _ CU-21-014 PLANNING COMMISSION STAFF REPORT.PDF](#)

[ITEM 1.2 _ ZM-21-003 PLANNING COMMISSION STAFF REPORT.PDF](#)

[ITEM 1.3 _ CU-21-002_SD-21-006 PLANNING COMMISSION STAFF REPORT.PDF](#)

[ITEM 1.4 _ CU-21-013 STAFF REPORT.PDF](#)

[ITEM 1.5 _ SD-20-021 PLANNING COMMISSION STAFF REPORT.PDF](#)

[ITEM 2.1 _ ZM-19-012 STAFF REPORT.PDF](#)

[ITEM 3. 2 _ PC 7-21-21 DRAFT MINUTES.PDF](#)