

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, 16 March 2022 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 5:00 p.m.

5:00 p.m. – Regular Meeting

1. Public Hearings

1.1 Consideration of ZM-22-002, Rezone Request from RM to MD to Accommodate a Mixed-Use Development Location: 175 W. Central Avenue Applicant: Premier Realty Investment, LLC Planner: Robert May

1.2 Consideration of ZM-22-003, Rezone Request from R-1-10 to R-1-8 to Accommodate the Subdividing the Lot and Building Two Single Family Homes Location: 4070 S. 1300 E. Applicant: Genevieve Hayward Planner: Katie Larsen

1.3 Consideration of ZM-22-005, Rezone Request from R-1-10 to R-1-21 to Accommodate a Proposed Land Boundary Adjustment that will Consist of Annexing 4,240 Square Feet on the North of 2279 E. Keller Lane to 2254 Alva Circle and Rezoning from R-1-10 to R-1-8 on the Remainder of 2279 Keller Lane to Meet Compliance with Code Applicant: Laurel Osborn Planner: Carlos Estudillo

1.4 Consideration of CU-21-019, Request for a Conditional Use Permit for a Mixed-Use Building Consisting of 217 Residential Units and 7,400 Square Feet of Ground Floor Commercial Space Location: 1350 E. Miller Avenue Applicant: Boyer Company Planner: Robert May

1.5 Consideration of CU-21-020, Request for a Conditional Use Permit for a Mister Carwash and a C-Store Fuel Station Location: 4181 S. State Street Applicant: Elliott Smith Planner: Brad Sanderson

1.6 Consideration of CU-22-004, Request for a Conditional Use Permit for a Mixed-Use Building Consisting of 78 Residential Units and 5,673 Square Feet of Ground Floor Commercial Space Location: 1265 E. Villa Vista Avenue Applicant: CW Jasper, LLC Planner: Robert May

1.7 Consideration of ZT-22-001, Consideration of a Text Amendment of the Commercial Design Standards in Millcreek Code Chapter 19.60.060 for Mixed Use Building and Development Requirements Applicant: Nathan Anderson Planner: Robert May

2. Commission Business

## 2.1 Approval of February 16, 2022 Meeting Minutes

## 2.2 Updates from the Planning and Zoning Director

## 3. Calendar of Upcoming Meetings

- City Council Mtg., 3/28/22, 7:00 p.m.
- Mt. Olympus Community Council Mtg., 4/4/22, 6:00 p.m.
- Millcreek Community Council Mtg., 4/5/22, 6:30 p.m.
- Canyon Rim Citizens Association Mtg., 4/6/22, 7:00 p.m.
- East Mill Creek Community Council Mtg., 4/7/22, 6:30 p.m.
- City Council Mtg., 4/11/22, 7:00 p.m.
- Planning Commission Mtg., 4/20/22, 5:00 p.m.

## 4. 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](mailto: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: March 9, 2022

CITY RECORDER: Elyse Sullivan

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

Documents:

[PC 3-16-22 AGENDA.PDF](#)  
[ZM-22-003-PLANNING COMMISSION STAFF REPORT.PDF](#)  
[ZM-22-005 STAFF REPORT.PDF](#)  
[CU-21-020 STAFF REPORT.PDF](#)  
[PC 2-16-22 DRAFT MINUTES.PDF](#)