

## 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 March 2020 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-20-003, Rezoning Approx. 1.2 acres from R-1-10 to R-1-3

Location: 4524 S. 785 E. Applicant: Bryan Colemere Planner: Robert May

1.2 Consideration of CU-20-003, Conditional Use Permit for a Mixed Use Building

Consisting of 99 Residential Dwellings and Live/Work Space Location: 1395 E. Miller Avenue Applicant: PEG Development Planner: Erin O'Kelley

1.3 Consideration of SD-20-004 & CU-20-002, Preliminary Conditional Use Permit and Preliminary Plat Approval for a Townhome Planned Unit Development Consisting of 150 Dwellings and 2,200 Square Feet of Commercial Space Location: 4186 S. Main Street Applicant: Clearwater Development Planner: Robert May

1.4 Consideration of SD-20-003, Preliminary Plat Approval for a 4-lot Subdivision in an R-1-8 Zone Location: 3035 S. Kenwood Street Applicant: Ivory Development Planner: Robert May

1.5 Consideration of ZT-20-003, Amendments to Chapter 19.04 of Millcreek Code Pertaining to the Definition of Commercial Vehicles Planner: Francis Lilly

1.6 Consideration of ZM-20-002, Amending the Zoning Map to Apply the C-3 Commercial Zone and the City Center Overlay Zone for Property to be Annexed into Millcreek, Between Miller and Woodland Avenues, and Highland Drive and Richmond Street Planner: Francis Lilly

1.7 Consideration of GP-20-002, Amending the Future Land Use Map to Apply the City Center Land Use Designation to Property to be Annexed into Millcreek, between Miller and Woodland Avenues, and Highland Drive and Richmond Street Planner: Francis Lilly

##### 2. Continuing Business:

2.1 Consideration of SD-19-014, Preliminary Plat Approval for a Single-Family Residential Subdivision Consisting of 5 Lots Location: 3675 South Craig Circle Applicant: Tony Tippetts Planner: Robert May

2.2 Consideration of GP-20-001, Adoption of the Millcreek Transportation Master Plan as an Element of the Millcreek General Plan Planner: Francis Lilly

##### 3. Business Meeting

3.1 Approval of February 19, 2020 Meeting Minutes

3.2 Updates from the Planning and Zoning Director

##### 4. Calendar of Upcoming Meetings

- City Council Mtg., 3/23/20, 5:00 p.m. at City Hall
- Canyon Rim Citizens Association Mtg., 4/1/20, 7:00 p.m. at 2375 E. 3300 S.
- East Mill Creek Community Council Mtg., 4/2/20, 6:30 p.m. at 2266 E. Evergreen Ave.
- Mt. Olympus Community Council Mtg., 4/7/20, 6:00 p.m. at 3450 E. Oakview Dr.
- Millcreek Community Council Mtg., 4/7/20, 6:30 p.m. at City Hall
- City Council Mtg., 4/13/20, 5:00 p.m. at City Hall
- Planning Commission Mtg., 4/15/20, 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: March 11, 2020

CITY RECORDER: Elyse Sullivan

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

Due to the number of agenda items anticipated for discussion, the Planning Commission meeting will be conducted until all matters are resolved or continued, or 10:00 p.m., whichever occurs first. In the event that the meeting ends without all items being resolved or continued, the Planning Commission will hold another public meeting in March to discuss the remaining items.

Documents:

PC 3-18-20 AGENDA.PDF  
ITEM 1.1 \_ ZM-20-003 PC STAFF REPORT.PDF  
ITEM 1.2 \_ CU-20-003 PC STAFF REPORT.PDF  
ITEM 1.3 \_ CU-20-002-19\_SD-20-004 PC STAFF REPORT.PDF  
ITEM 1.4 \_ SD-20-003 PC STAFF REPORT.PDF  
ITEM 1.5 \_ ZT-20-003 PC STAFF REPORT.PDF  
ITEM 1.6 AND 1.7 \_ ZM-20-002 GP-20-002 PC STAFF REPORT.PDF  
ITEM 2.1 \_ SD-19-014 PC STAFF REPORT.PDF  
ITEM 2.2 \_ GP-20-001 PLANNING COMMISSION STAFF REPORT.PDF  
ITEM 3.1 \_ PC 2-19-20 DRAFT MINUTES.PDF  
PC 3-18-20 PACKET.PDF