



creek

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MEETING MINUTE SUMMARY
MILLCREEK PLANNING COMMISSION WORK SESSION MEETING
Monday, March 6, 2017 5:00 p.m.

Approximate meeting length: one hour, 54 minutes

Number of public in attendance: none

Summary Prepared by: Tom Stephens

Meeting Conducted by: Commissioner

**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

PUBLIC

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 / DA	Work Session	Absent
Wendy Gurr		x
Max Johnson	x	
Spencer Hymas	x	
Todd Draper		x
Tom Zumbado		x
Jeff Miller		x

The purpose of the meeting was to review and discuss the draft Mixed Development (MD) ordinance in anticipation of the March 15 public meeting.

Discussion, issues and concerns expressed:

1. History of the County’s effort to re-zone certain parcels in the Meadowbrook area.
2. Meadowbrook Small Area Plan review.
3. Reasons for drafting a new Mixed Development ordinance to replace the MD-1 ordinance.
4. Mixed development draft introduction and review.
5. Current zoning of properties located in the Meadowbrook area.
6. Current dominant occupancies found in the Meadowbrook area.
7. How the new ordinance will be applied – properties will be zoned MD only as a consequence of an applicant requesting the rezone to MD. All existing properties in the Meadowbrook area will retain their current zoning, unless subject to a successful re-zone application.
8. Concern that the MD zoning will be used outside of the Meadowbrook area. This could happen, but a property will be zoned MD only as a consequence of the re-zone process which has multiple layers of public review.
9. To control the quality and nature of a project that is represented during the rezone process, a development agreement will be utilized to assure the completed project conforms to the representations made by the rezone applicant.

10. Concern that the outcome in Meadowbrook will be a mass of high density residential with few other occupancies. The draft MD ordinance itself is not “visionary” and will not assure the Meadowbrook area evolves in a manner satisfactory to the city. Instead, the city will need to remain engaged and be alert as to how the Meadowbrook area begins to change and be prepared to make changes in its ordinances to assure an acceptable outcome.
11. Ownership versus rental of residential structures. Owner occupied residences, long term, are higher quality structures with a more stable clientele. The “residential” use allowed by the draft ordinance will not differentiate between rentals and owner-occupied, but a development agreement shall be required and will assure the completed project, whether it be rentals or owner-occupied, is of a quality and design that is satisfactory to the city.
12. Review of the draft format, which is different than the current formatting used in Chapter 19.
13. Suggestion that private schools be a permitted use, instead of a conditional use.
14. Concern that the draft ordinance does not contain adequate design standards necessary assure that a light industrial occupancy does not create a negative impact.
15. The best mix of uses will encourage activity in the evening hours, such as restaurants, retail, etc.
16. The 72 feet maximum height was discussed and its appropriateness for the Meadowbrook area. The consensus was this maximum height is appropriate for Meadowbrook.
17. Self-storage use discussion, whether or not this is a use suitable for Meadowbrook. Discussion as to a trend emerging where some developers of residential structures are devoting some of the rentable space to the storage of the tenant’s excess property, for a rental fee.
18. Review of the draft development standards.
19. Discussion as to the various options to avoid monolithic walls, such as the use of windows and vegetation screens.
20. Discussion of recycling and that dumpster enclosures should be four-sided, not three sides.
21. Short discussion on the pending commercial zone ordinance updates and a planned March 29 open house for the commercial zone re-write process.

MEETING ADJOURNED

Time Adjourned - 7 p.m. approximately