



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Erin O'Kelley, Planner
To: Millcreek Community Council
Meeting Date: March 2020

RE: Conditional use permit for a new mixed-use project in the City Center.

Parcel ID 162830230000, 1628830101100, 16283010120000

Applicant: PEG Development

File No.: CU-20-003

Request

Millcreek Planning and Community Development is seeking your input on a mixed-use development in the City Center. This project is 99 residential units with approx. 2,000 sf of Commercial space.

Existing Land Use and Proposed Change

The existing parcels on the subject property are phase two of a building that was converted from commercial condos to residential units. The current area for development is being used as open space and drainage for the existing residential units. The current property has full road improvements but will be adding additional on-street parking, landscaping, and sidewalk to the existing road to meet City Center Overlay Zone standards. (see attached plans for full details)





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Community Council Action

The Community Council is asked to consider the following detrimental effects:

1. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
2. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
3. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
4. Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable, within a neighborhood including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.
5. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
6. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
7. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
8. Detrimental effects on the tax base and property values.
9. Detrimental effects on the current level of economy in governmental expenditures.
10. Detrimental effects on emergency fire service and emergency vehicle access.
11. Detrimental effects on usable/functional/accessible open space.
12. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
13. Detrimental effects on appearance from graffiti. Applicants shall apply an anti-graffiti material or coating, approved by the City, to building, fence, and other surfaces from ground level to a height of nine feet. The Planning Commission may approve dense planting or appropriate design



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measures in place of anti-graffiti materials. This requirement may be imposed retroactively where graffiti issues are present.

Is there the applicant can do that is not already addressed in the Millcreek code to mitigate any potential detrimental effects?

Attachments Applicant has provided:

- **Architecture Plan**
- **CCOZ Code Matrix**
- **Landscape Plan**