



**Minutes of the
Millcreek City Council
January 22, 2020
6:00 p.m.
Special Meeting**

The City Council of Millcreek, Utah, met in a special public meeting on Wednesday, January 22, 2020 at City Hall, 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Council Members

Jeff Silvestrini, Mayor
Silvia Catten, District 1
Dwight Marchant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4 (excused)

City Staff

John Geilmann, City Manager
Alexander Wendt, Deputy City Recorder
Francis Lilly, Planning & Zoning Director
Mike Winder, Economic Development Director
Jordan Hatch, Information Center Manager
Josie Angerhofer, Economic Development Asst.

Attendees: Sheryl Matten, Charlotte Doman, Andrea Westlake, Russ Sorensen, Keith Smith, Amber Measom, Marv Poulson, Steve Knox, Haley and Seth Radford, Becky Steed, Annalisa Burbidge, Toddy Budy, John Tuutau, Brian Strong, Syjan Saspkota, Bruce Fallon, Cliff and Georgia Wilhelm, Millie Rogers, Leslie Silvestrini, Guy Larson, Dan Slaughter, Hamid Adib, Jennisa Davis, Parry Higginson, Pam Samuleson, Dennis Doman, Roberta Walker, Jonathan Monstrola, Art and Janet Lauritzen, Tom Stephens, Brandon Wixom, Trevor Price, Sauray Sapkota, Russ Booth, Hilary Lambert, Wayne Johnson, Erin Rider, Joseph Mogar, Kristine Beck, Chris Whiting, Janica Springer, Sherri Wittwer, Richard Stratton, Mary Strong, Skye Sieber, Lee Kreutzer, Dave Harris, and John Kelsh.

WORK MEETING – 6:00 p.m.

TIME COMMENCED: 6:06 p.m.

Minutes by Alexander Wendt.

1. Millcreek Common Open House (City Center Open Space)

Mayor Silvestrini explained that the City did not use eminent domain to obtain properties in the Millcreek Common area. Property acquisition was “arm’s length sales.” The City was getting ready to submit a proposal for bids to do the demolition in the open space. There were discussions to develop property in the area, this will begin with the old Joann Fabric store. Mayor Silvestrini explained the City was executing the plan and seeking grants to beef up the public space. Right now, the City was under-budget. Mayor Silvestrini said the City was listening to residents, businesses on Highland Drive, and consultants. The emphasis will be to retain and attract local businesses though there may still be national chains.

Francis Lilly, Planning Director, explained there would be a short presentation from the design team. After the presentation there would be an open house to discuss and review plans for the City Center. Mr. Lilly explained why the designers were chosen. He thanked the audience for

coming and introduced Dave Harris from the design team. Mr. Harris had worked recently on a project in Bountiful, Utah.

Mr. Harris explained he was the project manager. He introduced other members of the design team. The plan for Millcreek Common was to activate the space, draw active businesses, and bring people to the space. Mr. Harris showed the citizen poll previously conducted. Popular items were garden markets, music concerts, food trucks, holiday festivals, and art fairs. These items were important for the design team. Attractions that were popular included restrooms, enclosable space, a large stage, splash pad, evening lighting, ice rink in winter, and public wi-fi. Popular amenities from the poll included outdoor dining, food trucks, fire pits, kiosks for vendors, swing sets, portable heaters, climbing walls, and a portable stage for smaller events. Landscape elements included shade trees, safety lighting, planters and bushes, permanent seating, decorative walking, large public art structures, park speakers for musicians, and a single lane vehicle street. Popular names for the open space included Millcreek Common, The Canyon, and The Yard at Millcreek. Design styles included an organic style that would be timeless and the traditional style.

Mr. Harris discussed benefits of the open space. It would build and support the local economy, nurture and define the community, and the plaza would become the City's backyard. Additionally, the public space would foster frequent and meaningful contact. The space would draw a diverse population. Another goal was to promote a sense of comfort and safety, the design team wanted this place to feel like home. Finally, it should create improved accessibility.

Mr. Harris explained memorable places and how that was a goal for the Millcreek Common. Mr. Harris showed the audience memorable places that were authentic. He spoke about vision for Millcreek Common and what materials and architecture could be included to create a language of Millcreek, the space should be timeless.

Mr. Harris showed Concept A. He explained the boundaries of the public space and the fault line. He showed the vehicular and pedestrian travel patterns and the potential areas for retail space and hard surfaces. Concept B was the preferred plan. Mr. Harris showed the boundaries of the public space and the fault line as well as the one-way roads for cars, public transit, and parking spaces. Boundaries for retail were the same as Concept A. The plaza area in Concept B was simpler said Mr. Harris. Interactive water features were in Concept B as well as Concept A. Food truck parking would be off 3025 S. The design showed summer conditions. Mr. Lilly talked about kiosks and smaller spaces in the public realm that could be managed by a non-profit, this is seen as business incubators for local businesses to create local businesses in Millcreek. Mr. Harris expressed and reiterated that the buildings in the slides were simple placeholders. John Kelsh, consultant with EPG, said the sculpture in the presentation was a placeholder. The artwork would be designed to draw people to the space and call attention to the space said Mr. Kelsh. Mr. Harris said that parking was a critical problem to solve.

Mike Winder, Economic Development Director, explained that staff had been working hard to buy properties in the area based on appraised values and was fair to taxpayers, residents, and commercial businesses. Mayor Silvestrini said that the City was counting on private developments for the buildings. The increased tax increment would help pay for the bond said Mayor Silvestrini. Ultimately what is built would have to meet the ordinance and design standards set by the City, to avoid a canyon effect. The City was in constant discussion to create

retail spaces on the ground floor that would help makes it a pleasant space and help the tax base. Anything built would have to go through the process outlined in City Ordinance, this includes being reviewed by the Community Councils, Planning Commission, and City Council. Mayor Silvestrini explained the design elements in the presentation were from feedback from the public.

Mr. Harris explained the next steps, to define limits of construction, proceed with construction drawings, ongoing coordination with development teams, break ground on construction in late spring and early summer, and construction of Phase 1 would tentatively finish in spring of 2021. Mayor Silvestrini explained that the City was working to obtain grants to assemble \$2-3 million to add to the common area. There needed to be development in the area to make the space work. The City intended to do this right, said Mayor Silvestrini. An audience member asked about renewable energy in the area. Mr. Harris explained there would be trees planted for carbon offset and using local materials and photovoltaics to power some of the public space that way. Mr. Lilly explained the best way to reduce impact in the long-term would be to build an area that people could have their needs met by driving less. Another audience member asked about building design standards. Mr. Harris explained that City Code would control the building design standards. Mr. Lilly explained that standards in City Center Compatibility Overlay Zone (CCOZ) were strict. An audience member asked about making Highland Drive walkable. Mayor Silvestrini explained the enhanced Mountair streetscape and said the City Council determined that it could be done inexpensively or not. The City Council wanted to do this correctly and will go with the nicer option. Mayor Silvestrini talked about re-painting Highland Drive from 4 lanes to 3 lanes with one lane on each side and a center turning lane. This would be shown to the public with the traffic study data in February. Mayor Silvestrini said staff was committed to making the area more walkable. The City was budgeting for making a hawk crossing on Highland Drive. This was to make the area inviting, safe, and walkable.

The remainder of the meeting was conducted in an open house format with multiple conversations taking place simultaneously.

The meeting adjourned at 7:38 p.m. due to loss of quorum.

APPROVED: _____ **Date**

Jeff Silvestrini, Mayor

Attest: _____
Elyse Sullivan, City Recorder