



Millcreek

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MEETING MINUTE SUMMARY
MILLCREEK PLANNING COMMISSION MEETING
Wednesday, February 15, 2017 5:00 p.m.

****Meeting minutes approved March 15, 2017****

Approximate meeting length: 2 hours 50 minutes

Number of public in attendance: 20

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Stephens

***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

Commissioners	Public Mtg	Business Mtg	Absent
Tom Stephens	x	x	
Shawn LaMar	x	x	
David Carlson	x	x	
Scott Claerhout	x	x	
Mark Mumford	x	x	
Fred Healey	x	x	
Heather Wilson	x	x	
Dave Allen			x
Russ Booth	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Jeff Miller		
Spencer Hymas	x	x
Tom Zumbado	x	x
Todd Draper		

PUBLIC MEETING

Meeting began at – 5:01 p.m.

Election of Chair and Vice Chair for 2017 -

Election of chair pro tem and then election of chair and vice-chair for the 2017 calendar year.

- 1) Election of Chair for 2017

Motion: To nominate Commissioner Stephens for Chair by acclamation, Commissioner Stephens accepted.

Motion by: Commissioner Healey

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Election of Vice Chair for 2017

Motion: To nominate Commissioner Healey for Vice Chair, Commissioner Healey accepted.

Motion by: Commissioner Mumford

2nd by: Commissioner Booth

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Wilson arrived at 5:05pm

PUBLIC HEARINGS

Hearings began at – 5:06 p.m.

Legislative –

30277 – Nathan Anderson and Jon Jones are requesting a rezone from R-2-6.5 to C-3. **Location:** 1257 and 1253 East Elgin Avenue. **Community Council:** Millcreek. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the staff report.

Commissioner LaMar asked if both plots would be combined into one. Mr. Hymas said his understanding was that it can be combined into one. Commissioner Stephens asked if the total acreage is .64. Mr. Hymas confirmed that to be correct. Commissioner Mumford asked about the property to the left and if the whole lot is for sale and if it is owned by the same owners. Mr. Hymas said they are owned by separate owners, but same family.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Nathan Anderson

Address: 2383 East 900 South

Comments: Mr. Anderson said he's happy to be here. He thinks Mr. Hymas addressed all the fine points. Two parcels owned separately, he and another family member are coming back here under one plat request.

Commissioner Stephens asked why C-3, instead of R-M. Mr. Anderson said to be consistent. He has to add a fire turnaround. He chose the site himself and height has been sensitive, so they will be thirty feet in height. Commissioner Stephens asked for the understanding of the measurement of height, and it will be measured from grade level to the highest point on the roof and would thirty feet to the very top of the parapet. Mr. Anderson said thirty-one and a half feet to the parapet with solar panels. Commissioner Stephens asked if they will be owner occupied. Mr. Anderson said owner occupied, but limited rental. Commissioner Stephens said the new PUD ordinance is limited to one or three acreage depending on the location. Mr. Janson said there have been changes to PUD ordinance since last time he was here. Mr. Anderson said a PUD is a preferred method for the fee simple ownership. Condo act and airspace are much more difficult for financing and equities. Condo is limited FHA. Commissioner Stephens asked if it makes sense to proceed with a rezone application. Mr. Anderson said he will work with staff. Commissioner LaMar said the Millcreek Community Council wanted to limit it to thirty feet asked if Mr. Anderson wanted thirty-two feet with solar panels. Mr. Anderson said just under thirty-two feet and including parapet wall will be satisfactory.

Speaker # 2: Millcreek Community Council

Name: Chris Haller

Address: 1149 East Elgin Avenue

Comments: Mr. Haller said the Millcreek Community Council recommends approval with a density limitation of 14 units and height of thirty feet.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding height, zoning conditions, limited to residential use, and number of units.

Motion: To recommend approval to the City Council for application #30277 with Staff Recommendations, being limiting to residential with a maximum of 14 units and a height limitation to 32 feet.

Motion by: Commissioner Healey

2nd by: Commissioner Carlson

Vote: Commissioners voted unanimous in favor

Administrative –

30197 – Ken Menlove is requesting Conditional Use approval to build an Indoor Storage Facility. **Parcel Area:** .64 Acre. **Location:** 3333 South 700 East. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado.

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Healey asked how high the structure is. Mr. Zumbado said four or three levels, but the height from ground to the top is sixty-nine feet.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ken Menlove

Address: 10339 North 6900 West, Highland

Comments: Mr. Menlove said they've been building storage units for 32 years, a total of 280 facilities in Utah. This is class A, indoor facility, climate controlled with all storage inside the building. The facilities are made to look like office buildings. Safe and secure, have won awards and very quiet neighbors, low traffic, and are a very good use for this site. The design meets all the criteria and ordinances. There are a lot of facilities in the area, because the zone allows it and there is a demand. Storage unit inventory is 40% behind and facilities are 95% full. These units will be 5x10 and 10x10. It will be a four story facility and will be built into the ground four feet, about sixty-five feet to natural grade. Towers are there for appearance only. Only utility is electrical for lights in the hallways. Tenants can't live or run businesses in the units.

Commissioner Mumford asked if access will be through 7-11 parking lot. Mr. Menlove said they don't need that and UDOT will give them approval off 700 east. Ingress/egress between 7-11 and will be shared between the two lots. Commissioner Mumford asked how many parking stalls. Mr. Menlove said three to four inside the building, rollup doors to access the facility and four outside, eight total. Commissioner Mumford said turning radius is forty feet. Mr. Menlove said that is not a problem, as semis will go to other facilities, not this one. Commissioner LaMar asked about the self-storage facility

approved in October, is if it is an indoor facility. Mr. Menlove confirmed that it is. Commissioner LaMar asked why the proposed height is so high. Mr. Menlove said self-storage to the east is three feet levels above and one below. If towers are removed, will be about fifty-three feet high.

Speaker # 2: Millcreek Community Council

Name: Chris Haller

Address: 1149 East Elgin Avenue

Comments: Mr. Haller said Mr. Zumbado provided info accurately and they asking for a continuance, because they wanted more community input. The feeling of the community council appears to be that there are enough storage facilities in Millcreek.

Speaker # 3: citizen

Name: Scott York

Address: 3341 South 700 East

Comments: Mr. York said his bedroom window is thirty feet away. His home is south of the proposed building. At seventy feet someone will be looking down. A few months ago, they met with the community council as respects the self-storage application to the east, and it was appropriate, as the builder was happy to deal with the common problems. They are part of Salt Lake County farm program. Farmers were concerned about plants and pesticide and they are still concerned about that. Nothing in neighborhood is seventy feet tall, as requested by this proposal. The neighbors along Scott court will never see a sunset again and will look like a prison and he asked Mr. Menlove if he'd appreciate this from his residential window. Ingress/egress was discussed at a previous meeting when a story and half restaurant was being proposed. The State of Utah came in and gave no commercial access off of 700 east. He really doubts 7-11 will allow traffic next to its gas pumps and he questions if they will really get access. Scott court is a thirty-seven foot wide street and if cars are parked on the street, it will be one lane going in and out. Only way to enter Scott Court is eastbound. He is curious what will be done with fence. Mr. York stated that the immediate area has high ground water and artesian wells.

Commissioner Stephens asked about Salt Lake County, Millcreek Township and adopted county ordinances. He talked to all his neighbors.

Speaker # 4: Millcreek Mayor

Name: Jeff Silvestrini

Address: 3400 South Crestwood Drive

Comments: Mr. Silvestrini advised the notice is postmarked February 2.

Speaker # 5: Citizen

Name: Heather Peeters

Address: 5167 South 600 East, Murray

Comments: Ms. Peeters said she is with Salt Lake county farm week. Through the Farm program on Mr. York's land, she leased two acres from Mr. York and they are selling products at the farmers market. Her concern is what-will happen, as she needs to access this farm all summer. They have a trailer and truck and hopes that there won't be any blocking of Scott court during construction. Not feasible to make right turn from 700 east.

Speaker # 6: Applicant

Name: Ken Menlove

Address: 10339 North 6900 West, Highland

Comments: Mr. Menlove advised they wouldn't be accessing from Scott Court. They will not have windows on the south and if so would eliminate them for neighbors. There are other storage facilities that are as tall as what he is proposing.

Commissioner Stephens asked where this other self-storage facility is located. Mr. Menlove said 1045 east 3300 south and is a tall facility, but thirteen to fourteen feet shorter than this and they approved that drive access. They will need UDOT approval and if they didn't approve it that would pose a problem. New eight foot fence is proposed, will be pre cast concrete fence on the south side and built on applicant's property. Commissioner Healey said the elevations have a number of windows on the south side. Mr. Menlove said they will take a look at that and are willing to work with homeowner. Commissioner Mumford asked about setback. Mr. Menlove said there will be a ten foot setback and eight foot fence on the property line. Commissioner Booth asked about parking area, it looks tight for a twenty-six to twenty-eight foot truck and north on 700 east. Mr. Menlove said if a semi is too big, they will not come to this facility. A lot of facilities such as the one being proposed restrict semis. Width is forty feet. Commissioner Mumford asked about the distance off the driveway on 700 east. Mr. Menlove said the driveway is thirty feet wide, which is what UDOT requires. Parking stalls are twenty feet. Commissioner Mumford said can see concerns where a truck is coming out in the second lane and making a turn into the property. Mr. Menlove said some trucks coming through 7-11, due to an ingress/egress agreement with 7-11. 7-11 driveway is thirty feet. Commissioner Wilson asked about the turrets on top of the building. Mr. Menlove said there will be lights only, just to light up at night, to access the roof, and are strictly decorative. Commissioner Mumford asked if 24-hour access will be allowed. Mr. Menlove said the doors are closed and hours close at 8pm lock down and open at 8am.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding height in the zone, parking, citizen input and community council recommendation, architectural features decorations, farmland, ingress/egress off 700 east.

Motion: To continue application #30197 to March 15th to allow for more community council input, the applicant to consider height, parking, architectural features, and ingress/egress from 700 east.

Motion by: Commissioner Mumford

2nd by: Commissioner Healey

Vote: Commissioners voted unanimous in favor

30185 – Pascal Meyer is requesting conditional use approval for a site plan amendment and parking reduction. **Parcel Area:** .5 Acre. **Location:** 3215 East 3300 South. **Zone:** C-2. **Community Council:** Canyon Rim. **Planner:** Tom C. Zumbado.

Commissioner Healey recused himself from this application due to a conflict of interest.

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Stephens said he would like Ms. Carver to offer comments after the applicant presents.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Pascal Meyer

Address: 334 East Parkway

Comments: Mr. Meyer handed out elevations presented to the Canyon Rim Community Council. Basic shape of eliminating curb cut and parking accessed through the shopping center. Mr. Meyer is contemplating two restaurant tenants. Mr. Meyer gave an explanation as to the parking ratios contemplated and how the parking will be adequate based upon a shared parking study done by a qualified traffic engineer, which came to the conclusion that a parking ratio of what is less than county standards is warranted.

Commissioner Stephens said when he read the staff report, the assumption he made was that the applicant was not the owner of the adjacent shopping center and that the applicant would have to negotiate a shared parking agreement with the shopping center, which might not be possible. In fact, the shopping center owner is the applicant, so a shared parking agreement will not be necessary. Commissioner Mumford asked about the north side of the car wash. Mr. Meyer said car wash is being removed. Commissioner Claerhout asked how many units there will be. Mr. Meyer said two. Commissioner Booth about the estimated hours of planned uses. Mr. Meyer said he was not sure of hours, but the restaurants would be sit down. The cliental base tenants draw would be in the evening, after work. So the needed parking will not conflict with daytime parking needs.

Speaker # 2: Salt Lake County Traffic Engineer

Name: Jena Carver

Address: 2001 South State Street

Comments: Ms. Carver said her opinion, is based on the traffic study and looking at the recommendations recommends 3.9 stalls per 1000 square feet, but the average can be as low as 3.7. Her recommendation is to not going below that. Ms. Carver recommends further study.

Commissioner Stephens asked what she expects from the study. Ms. Carver said it isn't really clear as to the number of stalls. Wasn't clear if the 505 parking stalls included all parking, front and back or just in front of Savers. She wants a more comprehensive study. Previous study, from 2010, showed 555 stalls approved and now 505. Commissioner Wilson said she wished would like to see current photo showing the stalls and if the study takes into account adverse conditions. Ms. Carver said that can't be taken in to account, because if it becomes a problem it could require property owner to remove the snow from the site.

Speaker # 3: Applicant

Name: Pascal Meyer

Address: 334 East Parkway

Comments: Mr. Meyer discussed the 2010 study, the current shared parking study and the discrepancies as to the number of parking stalls. He assured the planning commission that he is sensitive to the needs of tenants and customers and will certainly be maintaining the parking capacity through the removal of snow.

Commissioner Mumford asked if he has percent of occupancy during hours or demands. Mr. Meyer said the traffic can be supported for the uses. Only half of the Menchies store is being used by the public. They looked to their traffic engineer to do his analysis, if they need to modify it, they will. Commissioner Claerhout asked about traffic going through, as there is a lot of traffic. Mr. Meyer said at the community

council they showed concern this traffic issue and want customers to feel safe, and can put up stop signs and pedestrian caution signs or speed bumps. It affects parking in a negative sense if they redesign. Mr. Meyer again referred to the shared parking study and its conclusions.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding parking and public transit, and pedestrian safety.

Motion: To approve application #30185 with Staff Recommendation and two conditions:

1. Parking reduction to 3.72 stalls per 1000 square feet; and
2. Work with Salt Lake County Traffic engineer to design traffic calming and pedestrian safety.

Motion by: Commissioner LaMar

2nd by: Commissioner Mumford

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Healey rejoined the meeting at 7:05pm

30171 – Gordon Clark is requesting permission to amend the site plan for modifications to the building entry ramp, addition of stairs and improvements to accessible parking. **Parcel Area:** .76 Acre. **Location:** 495 East 4500 South. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado.

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Scott Holmes

Address: 577 South 200 East

Comments: Mr. Holmes said upper floor is occupied by a pediatric clinic, and that the property owner purchased it a few years ago. Existing ramp doesn't meet compliance with today's ADA standards. Improvements must be made in order to meet current standards. Current parking area faces towards the runway. The owner recognizes safety and wants to bring into compliance. The design put forth does reduce parking stalls by five. These are the necessary actions to bring entry into compliance and improve life safety.

Mr. Zumbado said even with the reduction, they are still in compliance. Commissioner Mumford said two entrance and exits, east side has steps.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30171 as presented with Staff Recommendations.

Motion by: Commissioner Wilson

2nd by: Commissioner Mumford

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 7:12 p.m.

Mr. Brems advised that it would be inappropriate for this city planning commission to approve minutes from meetings that arise from another public body, being the Millcreek Township Planning Commission. Consequently, the Millcreek City Planning commission chose to not approve the draft minutes from the township planning commission meetings that took place in December 2016.

- 1) Approval of Minutes from the December 14, 2017 meeting.

Motion:

Motion by:

2nd by:

Vote:

- 2) Approval of Minutes from the December 21, 2017 meeting.

Motion:

Motion by:

2nd by:

Vote:

- 3) MD Zone rewrite

John Janson provided an analysis of the MD zone and provided a PowerPoint presentation to clarify and reinforce information provided in the packet as respects the creation of a new mixed development ordinance that will replace the current MD-1 ordinance.

Commissioners and Mr. Janson had a discussion regarding neighbors' concerns and putting in place MD Ordinance.

Mayor Silvestrini spoke. He had asked Mr. Stephens and Mr. Janson to work on an update of the mixed development ordinances specifically for the Meadowbrook area. He has been approached by developers who are interested in projects in this area, but it had become clear that none of the current ordinances are appropriate, or will work, for the Meadowbrook area. The development interest is in high density, greater height and mixed use, of which none of the current zoning ordinance can accommodate. The Meadowbrook area is in transition. Ultimately, his goal is to create a form-based ordinance for Meadowbrook, but in the meantime, the city needs a new ordinance that will, to at least some degree, accommodate and improvement in this area. With the new MD ordinance, it will be available to interested parties to apply to a re-zone to the new MD zone. No current property owner or use will be affected by this new ordinance.

- 4) Ordinance Issues from today's meeting

Commissioner LaMar asked why this comes to us and not a regular channel. Commissioner Carlson said planning staff should explain the technical review process better and what will be dealt with.

- 5) Other Business Items (as needed)

Commissioner LaMar advised commissioners there are silent alarms under the counter that are easily triggered.

Commissioner Wilson motioned to close the Business Meeting, Commissioner Healey seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:51 p.m.