



Millcreek  
3330 South 1300 East  
Millcreek, UT 84107  
Phone: 801-214-2700

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## Millcreek Planning Commission

### Regular Public Meeting Agenda

**Wednesday, April 18, 2018**

**5:00pm - Regular Meeting**

**Location** - 3330 South 1300 East, Millcreek, Utah 84106 (801) 214-2700

*UPON REQUEST, WITH 2 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT ALEXANDRA MULLER AT 801-214-2602. TTY USERS SHOULD CALL 711.*

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.

### PUBLIC HEARINGS

1. **CU-17-002** Allegiance Property Corporation requests a Final Conditional Use Permit approval for 6-unit multifamily development. **Location:** 2769 East 3300 South  
**Community:** Canyon Rim **Planner:** Rob May
2. **CU-18-002 (Continuing Business)** Gary Hassenflu requests a Conditional Use Permit for a 403-unit Mixed Use Family Development **Location:** 4186 South Main Street  
**Community:** Millcreek **Planner:** Ashley Cleveland
3. **ZM-18-004** Arlington Investments requests a Rezone from R-1-10 to subject to C2 and recommendation of a Development Agreement for a multifamily building **Location:** 4572-4600 South 900 East **Community:** Millcreek **Planner:** Rob May
4. **ZM-18-005** Joe Johnson requests Rezone from R-M to C-2 & recommendation to adopt a development agreement for a mixed-use family **Location:** 2780 East 3300  
**Community:** East Mill Creek **Planner:** Ashley Cleveland

5. **CU-18-005** Sean Hansen requests a Conditional Use Permit for 140-unit multifamily mixed used development **Location:** 3064 South Highland Drive **Community:** Millcreek **Planner:** Ashley Cleveland
6. **EX- 18- 001** Paul Harkness requests a Special Exception to have a triplex in the R-1- 8 Zone declared legally nonconforming **Location:** 1264 East Sierra Way **Community:** Millcreek **Planner:** Robert May
7. **ZT-18-003** Millcreek will be undertaking Amendments to the Millcreek Code Regulating Short-Term Rentals **Community:** City wide **Planner:** Francis Lilly
8. **ZT-18-003 (Continuing Business)** Millcreek will be undertaking Adoption of a Master Development Overlay Zone **Community:** City wide **Planner:** Francis Lilly

### **BUSINESS MEETING**

1. Approval of February 21<sup>st</sup> Minutes
2. Other Business (as needed)

### **ADJOURN**

#### **Planning Commission – Opening Statement**

**Sign-in:** please note your participation in today's meeting by signing in on the sign-in sheet.

**The planning commission is a voluntary citizen board.** The commission's function is to hear and decide conditional use and subdivision applications and to make recommendations to the City Council on re-zone applications, changes in zoning ordinances and the general plan.

**The agenda items fall within two main categories** – administrative and legislative.

**Administrative items** – these are conditional use and subdivision applications. The planning commission's discretion is limited, as it must strictly follow the city's zoning ordinances and state law. For these applications the planning commission is seeking input on conditions that can be imposed that will mitigate the potential detrimental effects that might otherwise be the result of a development.

**Legislative items** – these are rezone applications and changes to the zoning ordinances and general plan. The planning commission has wide discretion in the recommendations it makes to the city council.

**All applications will result in a motion** – for a conditional use and subdivision applications, the motion can be a continuance, an approval, or an approval with conditions. For legislative matters, such as re-zone applications or change in the zoning ordinance, the motion can be a continuation, a recommendation to the City Council to approve or adopt, to approve or adopt with changes or a recommendation to not approve, to not adopt or to deny.

**The commission's decisions are based upon:** information from field observations, recommendations from planning staff and other agencies, the community council recommendation, information presented at the public hearing, including a presentation by the applicant and testimony from the public.

The meeting will proceed as outlined in the Rules of Conduct printed on the back of the agenda.

**Business Meeting:** at the end of the public meeting, a business meeting will be held where a number of planning commission and ordinance issues may be discussed that do not require public input, including the approval of draft minutes. The public may attend but not participate, unless invited to by the Chair or supporting staff. There will be no discussion of any application, request or approval scheduled for a public hearing.