



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

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Millcreek Planning Commission

Regular Public Meeting Agenda

Wednesday, May 16, 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-18-002 (Continuing Business)** Gary Hassenflu requests a Conditional Use Permit for a 403-unit Mixed Use Multifamily Development **Location:** 4186 S Main Street **Planner:** Francis Lilly
2. **ZM-18-007 (WITHDRAWN)** Greg Sneyd requests a Rezone from R-2-10 to R-M & Recommendation to approve a development agreement for a 6-unit townhome development **Location:** 1158 East 4500 South **Community:** Millcreek **Planner:** Ashley Cleveland
3. **CU-18-007** Robert Renza requests a Conditional Use Permit for a 10-unit townhome development **Location:** 1612 East 3300 South **Community:** East Mill Creek **Planner:** Ashley Cleveland
4. **CU-18-006** Steven Robertson requests a Conditional Use Permit for a Hair Salon **Location:** 1005 East 3900 South **Community:** Millcreek **Planner:** Ashley Cleveland

5. **CU-18-008** Chad Crusan requests a Conditional Use Permit for a 900 square feet accessory structure serving a single-family residence **Location:** 2833 South 2750 East **Community:** Canyon Rim **Planner:** Robert May
6. **ZM-18-006** Robert Dieringer requests Rezone from R-1-10 to R-1-8 **Location:** 2217 E Evergreen Avenue **Community:** East Mill Creek **Planner:** Robert May
7. **SD-18-002** Aaron Ravonsheed requests Preliminary Plat Approval for a Flag Lot Subdivision **Location:**825 E Spring View Drive **Community:** N/A **Planner:** Robert May
8. **ZT-18-004** Amendment to Title 19 updating standards for accessory structures in the R-1, R-2, & R-4 Zones **Location:** Citywide **Community:** ALL **Planner:** Francis Lilly
9. **ZT-18-002 (Continuing Business)** Adoption of Master Development Overlay Zone **Location:** Citywide **Community:** ALL **Planner:** Francis Lilly

BUSINESS MEETING

1. Approval of March 21st & April 18th 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.