



Millcreek

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SPECIAL WORK MEETING MINUTE SUMMARY

**Accessory Structures, Adoption of Master Development & City Center Overlay Zone
 May 7, 2018**

(approved June 20th, 2018)

Approximate meeting length: 2 hours

Number of public in attendance: 4

Summary Prepared by: Alexandra Muller

Meeting Conducted by: Chairman Tom Stephens

***NOTE:** Staff Reports referenced in this document can be found on the City website, or from Millcreek Planning Development.

Commissioners	Work Session	Absent
Tom Stephens (Chair)	x	
Fred Healey (Vice Chair)	x	
David Carlson		x
Scott Claerhout	x	
Shawn LaMar	x	
Mark Mumford	x	
Heather Wilson	x	
Dave Allen	x	
Russ Booth	x	

ATTENDANCE

Planning Staff & Attorney & City Officials	Work Session	Absent
Jeff Silvestrini	x	
Dwight Marchant	x	
John Geilmann	x	
John Brems	x	
Francis Lilly	x	
Alexandra Muller	x	
Kurt Hansen	x	

PUBLIC MEETING

Meeting began at 4:15 PM

ZT-18-002 Adoption of a Master Development Overlay Zone Discussion

Planning Director Francis Lilly began the discussion by detailing the history and unique circumstances of the “Wedge” area. He spoke of promoting flexibility and tradeoffs that will be appropriate. He gave examples of his work in South Salt Lake. Planning Commissioners and Planning Staff discussed the parking, open spaces, and building designs. There was a lengthy discussion about the draft document, its structure, standards, definitions and submissions requirements for those parties interested in developing a

master planned development. The consensus among the planning commissioners is that a minimum parcel size of 2 to 2 ½ acre is appropriate and not the proposed one acre minimum.

Mt. Olympus Community Council Chair David Baird spoke about the council's recommendation and concerns.

5:27- 5:38pm Break

T-18-004 Amendment to Title 19 updating standards for accessory structures in the R-1, R-2, & R-4 Zones Discussion

Mr. Lilly presented Paul Jeppson, a Millcreek resident, who spoke of the issues of residential affordability for families with children and how being able to have a “mother-in-law” type apartment will be financially beneficial for those wanting to own a single-family dwelling. He would like to build an “accessory dwelling unit” (an apartment) above his garage but doing so is currently illegal.

Chairman Stephens suggested to Mr. Jeppson that he draft his arguments in favor of an accessory dwelling unit (ADU) ordinance in order to be prepared to present them when the Planning Commission hears the ADU issue at a future public planning commission meeting.

Mr. Lilly summarized the four community council responses and discussed the reasoning for the language found in the draft. Discussion among Commissioners centered on whether the accessory structure height should be 14 feet versus 24 feet, with Mr. Lilly adding that most communities limit the height to 20 feet. Some Commissioners expressed concern about having oversized accessory structures that might be used for commercial purposes. Commissioners then discussed setbacks, use of the accessory structures for commercial purposes, and enforcement.

Adoption of a Town / City Center Overlay Zone

Planning Staff and Commissioners discussed whether to wait for the new General Plan to be adopted before moving forward with the town center overlay zone ordinance. Some Commissioners commented on feeling left out of the process regarding the development of a town / city center. Mr. John Geilmann, city manager, stated that the city does not want piecemeal development. Instead, it wants to develop a cohesive vision for the “Wedge” area.

Mayor Silvestrini said it is possible that the city could engage a master planner to oversee and direct a master development for the town / city center. Developers who have an interest in the “Wedge” area might want to see what the city envisions for this area before they move forward with their individual development plans.

Meeting adjourned at approximately 7:10PM

APPROVED