

## 1. Planning Commission Meeting (PDF)

### Millcreek Planning Commission Meeting Agenda

Public Notice is hereby given that the Planning Commission of Millcreek will assemble in a regular public meeting on Wednesday, 18 February 2026 at City Hall, 1330 E. Chambers Avenue, Millcreek, Utah 84106, commencing at 5:00 p.m.

5:00 p.m. – Regular Meeting

#### 1. Commission Business

1.1 Oath of Office; Jenny Burgess

1.2 How to Make Fair and Balanced Decisions Training by Justice Diana Hagen

#### 2. Public Hearings

2.1 Consideration of CCOZ-25-003, Request to Rezone from the Commercial (C) Zone to the City Center Overlay – Development Agreement Zone (CCOZ-DA), with a Development Agreement, to Accommodate a Hotel, Commercial/Retail, and Residential Condominium Mixed-Use Development Location: 3232 S Highland Drive Applicants: Millcreek Staff, PEG Development, and Ensign Design Planner: Brad Sanderson

2.2 Consideration of ZM-26-001, Request to Rezone from the Commercial (C) Zone and the City Center Overlay Zone (CCOZ) to the City Center Overlay – Development Agreement Zone (CCOZ-DA), with a Development Agreement, to Accommodate a Residential Mixed-Use Development Location: 1312 E 3300 S Applicant: Tyler Morris, 3300 Cottonwood, LLC Planner: Carlos Estudillo

2.3 Consideration of ZM-26-002, Request for a Land Boundary Adjustment, Subdivision Amendment, and Rezone from R-1-6 to R-1-10 Location: 1575 E Millcreek Way Applicant: Jason Boal Planner: Carlos Estudillo

#### 3. New Items

3.1 Consideration of CUP-26-001, Request for a Conditional Use Permit to Allow for a Massage Therapy and Personal Wellness Office Location: 3950 S 700 E Applicant: Spencer Clayton Planner: Zack Wendel

3.2 Consideration of SP-26-003/CUP-25-004, Request for a Conditional Use Permit Site Plan Approval and Subdivision to Accommodate an 18 Unit Townhome Residential Development Location: 1265-1276 E Villa Vista Avenue Applicant: Matt Wilcox Planner: Carlos Estudillo

#### 4. Continuing Item

4.1 Consideration of ZM-25-006, Request to Remove a Zoning Condition in the RM Zone Limiting Age of Residents at a Facility Location: 777 E 3900 S Applicant: Preston Reading, on Behalf of Pacifica Companies Planner: Zack Wendel

## 5. Commission Business Continued

### 5.1 Approval of January 21, 2026 Regular Meeting Minutes

### 5.2 Housing Subcommittee Report

### 5.3 Updates from the Planning Director

## 6. Calendar of Upcoming Meetings

- City Council Mtg. 2/23/26, 7:00 p.m.
- City Council Mtg. 3/9/26, 7:00 p.m.
- Historic Preservation Commission Mtg. 3/12/26, 6:00 p.m.
- Planning Commission Mtg. 3/18/26, 5:00 p.m.

## 7. Adjournment

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.

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or [ADAINFO@MILLCREEKUT.GOV](mailto:ADAINFO@MILLCREEKUT.GOV), at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: <HTTPS://WWW.MILLCREEKUT.GOV/373/MEETING-LIVE-STREAM>. Public comment can be submitted before or during the meeting via the City's website at: <HTTPS://WWW.MILLCREEKUT.GOV/FORMCENTER/CONTACT-US-5/PUBLIC-COMMENTS-61>. The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Hall   City Website   Utah Public Notice Website

Those Listed on the Agenda   <HTTPS://WWW.MILLCREEKUT.GOV/&NBSP;>

<HTTP://PMN.UTAH.GOV>

DATE: February 11, 2026

CITY RECORDER: Elyse Sullivan

Documents:

PC 2-18-26 AGENDA.PDF  
CCOZ-25-003 - ZM-25-003 PC STAFF REPORT.PDF  
ZM-26-001 PC STAFF REPORT.PDF  
ZM-26-002 PC STAFF REPORT.PDF  
CU-26-001 PC STAFF REPORT.PDF  
CU-25-004-SD-26-001 PC STAFF REPORT.PDF  
ZM-25-006 PC STAFF REPORT.PDF  
PC 1-21-26 DRAFT MINUTES.PDF