



Millcreek
3330 South 1300 East
Millcreek, UT 84106
Phone: 801-214-2700
<https://millcreek.us>

Notice of Land Use Hearing

You are receiving this notice because you own property that is located within 300 feet of the subject property listed below. Millcreek's Land Use Hearing Officer will hold a hearing regarding development on the subject property.

Project Location: 4120 S Highland Dr

Project Number: LUHO-22-001

Applicant: Damian Mora

Applicant is requesting a variance from the terms of the current R-M Zoning Ordinance. Applicant would like a six-foot-tall vinyl fence with no pillars and for the fence to be allowed to stop at the grate located on the southwest corner of the property.

Planning Commission and city code requires fencing on site adjacent to a residential zone. The west property line is adjacent to a residential zone and subject to code fencing requirements. Code also requires that such fence be made of brick, stone, block, or pre-cast concrete. Use of alternative materials such as vinyl is allowed with a minimum two foot wide, six-foot-tall brick or stone pillars spaced every twelve feet on center.

Land Use Hearing:

Thursday, January 27th, approximately 2:00 p.m.
Millcreek City Hall, 3330 South 1300 East

Interventions and Proceedings. Section 19.92.030 of the Millcreek Code allows interested persons to participate in hearings of the Land Use Hearing Officer, using the method below:

1. No person may intervene in an addition, enlargement, moving or reconstruction of a nonconforming use or a noncomplying structure hearing unless that person files a timely request to intervene.
2. A person desiring to intervene shall serve the request to intervene upon the City Recorder's Office at least five days before the hearing. The request shall include a summary of the evidence intended to be presented. The land use hearing officer shall for good cause allow the intervention.
3. Upon request the city will provide copies to all parties of public records in its possession regarding the matter. Otherwise, no discovery shall be allowed except as specifically ordered and scheduled by the land use hearing officer.
4. Hearings shall be conducted with appropriate formality and decorum so that due process rights are protected. Utah Rules of Evidence and Rules of Civil Procedure are used as guidelines, and not strictly followed or applied. Rules of Evidence regarding authorization, foundation, hearsay, or relevance shall not be strictly applied. The land use

hearing officer shall have authority to administer oaths and all hearings shall be open to the public and shall be recorded.

For more information or to leave a comment regarding this application, please contact: Carlos Estudillo at cestudillo@millcreek.us OR visit the City's website: <https://millcreek.us/agendacenter>

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the hearing. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or khansen@millcreek.us, at least 48 hours in advance of the hearing.

Mailed notice was sent to property owners within 300 feet of the property on Friday October 8th, 2021, as indicated by the parcels outlined in blue on the map below.

Subject property is indicated by the highlighted lot.

