

11-12-21: CITY COUNCIL APPROVES CITY CENTER
BILLBOARD EXCHANGE; COMMENTS REQUESTED FOR
UPPER MILL CREEK CANYON ROADWAY IMPROVEMENT
PROJECT; COVID VACCINES NOW AVAILABLE FOR
CHILDREN 5+; WOODSTOVE CONVERSION; KITTEN
ADOPTION EVENT AT CITY HALL; etc.

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Existing billboard at 1333 E 3300 S



NEWS

Announcements

PUBLIC MEETINGS

Board of Canvassers

Tues., 11/16/21, 5pm
City Hall, 3330 S 1300
E

Agenda below

Join virtually [HERE](#)

Planning Commission

Wed., 11/17/21, 5pm
City Hall, 3330 S 1300 E
Agenda below

Join virtually [HERE](#)

A MESSAGE FROM THE MILLCREEK COUNCIL REGARDING THE CITY CENTER BILLBOARD EXCHANGE

Last Monday, we voted unanimously to change an ordinance and sign a city-initiated agreement with Reagan Outdoor to relocate and convert a billboard that Reagan owns to a digital district sign that the City owns, but that Reagan operates. Mayor Silvestrini declared a conflict of interest due to his relationship with Reagan and did not participate in the negotiation, discussion or vote on this matter.

Why Did We Even Consider an Exchange with Reagan?

There is a billboard at 1333 East 3300 South, on the western edge of Millcreek Common. This billboard includes a right of first refusal on the property that stretches from the western edge of the Common to the intersection of 1300 East and 3300 South. That property must be sold or traded to enable development along the west side of Millcreek Common, including City Hall, a public market, a restaurant, a shared parking structure, and additional housing. This development is essential to fulfill the intention of the City Center Master Plan, and to pay the city's bonds from the increased taxes that development will generate, rather than from the city's other revenues.

Although Millcreek owns the property, we cannot sell or trade it unless we resolve the right of first refusal. Selling or trading this land relatively quickly is also necessary if we are to build City Hall on time, so that we do not need to move twice.

Failure to solve these issues would have cost us as much as a million dollars just to buy the sign and associated rights, plus additional costs due to delays and potentially finding another temporary location for City Hall. We directed staff to ask Reagan if they would simply sell the sign, and Reagan said that they were not interested in a sale, but that they were willing to discuss an exchange.

Why not just condemn the sign?

We cannot force a private party to sell their property to the City, unless we pursue eminent domain, or condemnation. Condemning the billboard and the right of first refusal would cost the taxpayer dearly, and would also cause a delay of three years or more, given the limits of state law. State law even prohibits us from getting a court order to demolish the sign while a legal resolution of the value of the sign is pending. This would inevitably delay the implementation of the Millcreek Common and City Hall projects.

Delay costs would result in more bond interest payments, and a delay in moving city hall (or moving twice) could cost us an additional \$1 million. A condemnation would also deprive us of the timely delivery of the things we want: a city hall, public market, shared parking, a thriving Millcreek Common, and a development that achieves our goals to build a great city center.

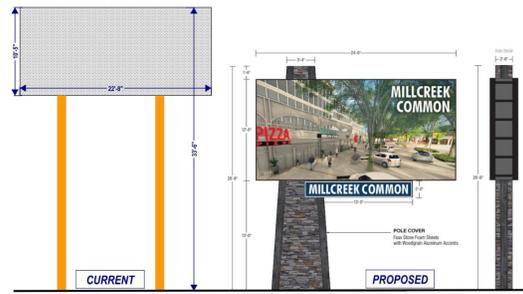
We could seek a settlement with Reagan after initiating a condemnation, but Reagan would set the price of the settlement, and it would likely be in excess of \$1 million, just to remove the sign and its associated rights. Even this process could take months or years to resolve.

We all expressed our dislike of billboards. However, Millcreek is faced with an existing billboard that is in the way of a major redevelopment project. We believe an exchange was worth pursuing, because it is a timely solution and it is a solution that does not require us to divert potentially millions of dollars in public money from other worthy projects to purchase the billboard and associated rights. The city's experts helping to design Millcreek Common recommended that the city have digital advertising capability anyway, to publicize the activities which will occur on the Common. This solution affords the city that capability at no cost to taxpayers.

What does the exchange look like?

The exchange removes the existing billboard and the right of first refusal immediately at no cost to the taxpayer. Reagan will also build and operate the digital district sign at no cost to the taxpayer. The city will get 40% of the advertising time on the sign free of charge, which we can use to promote civic events and activities on Millcreek Common. The lease for the sign expires in 40 years when the city will get 100% of the time on the sign. Reagan will also surrender the 924 square feet of sign space it owns in the "billboard bank" which otherwise could be used by Reagan to put up another freeway-sized billboard in Millcreek or to expand the size of existing smaller billboards.

What does the new sign look like? How will it operate?



The new sign will be 26.5 feet tall and will have two sign faces that are 12 feet by 24 feet in size, for a total of 288 square feet in area. By comparison, the existing two-sided billboard that is to be removed is 33.5 feet tall, and each sign face is 233 square feet in area. By comparison, a typical freeway-oriented billboard has a sign face of approximately 672 square feet in area.

The new sign will not feature video, animation, or moving images of any kind.

The sign will include louvers to direct the light of the sign downward and to within 38 degrees of the sign face. The sign will also feature a programmable dimmer that will adjust automatically to ambient light conditions. Nighttime illumination of the sign will be subject to the same standards Millcreek adopted for any electronic message center in the City.

Is this a perfect solution? Could we have negotiated a better deal?

We do not believe that this is a perfect solution. However, we determined an exchange agreement was better alternative than condemning the sign, and this view was unanimous. We care passionately about what is best for Millcreek, and we believe, all things considered, this was the best decision for our city. There are many people in Millcreek who have a passion against billboards, and digital billboards especially. The Planning Commission unanimously recommended against an earlier proposal encompassing many more signs before it was pared down. But all four Community Councils recommended in favor of the original solution, by substantial majorities. Reasonable minds can differ about this. This is a wicked problem and we believe that there are sound fiscal and other reasons which support our decision.

We considered public input, the majority of which was opposed to the original proposal, although some residents appreciated the effort to remove several billboards from Millcreek streets. Many of the reasons given for

opposing the proposal mentioned this dislike for billboards, distaste in dealing with Reagan, despite the fact that the city had to deal with Reagan because they owned the billboard in question. In response to public input, we directed staff to renegotiate with Reagan to reduce the proposal that removed four existing billboards and replaced them with three digital signs to a proposal that removed just one digital sign on 3300 South, without taking down additional signs but still included surrender of the banked footage. The proposal we approved limits the number of signs and still accomplishes what is necessary, at no expense to taxpayers and without sacrificing streets, sidewalks, parks, or other projects that we value as Millcreek residents.

We balanced the pros and cons of the proposed exchange and made a decision that we believe is in the best interest of the city. This was a hard decision, and we know not everyone will agree with it. However, we can all agree that it is good to spend city dollars on sidewalks, street repairs and other civic expenses rather than buying a billboard which can be had with no expenditure of tax dollars through this decision. Sometimes compromise is required and unpopular decisions have to be taken after balancing all of the information to act in the best interest of the city and its taxpayers. This is one of those difficult cases.

MILLCREEK COUNCIL

SILVIA CATTEN, DISTRICT 1

DWIGHT MARCHANT, DISTRICT 2

CHERI JACKSON, DISTRICT 3

BEV UIPI, DISTRICT 4

Millcreek Hosts Open House for the Upper Mill Creek Canyon Road Improvement Project

More than 80 residents from all over the county attended an Open House held at Millcreek City Hall on Tuesday night to learn about and provide comments on the Upper Mill Creek Canyon Road Improvement Project in Mill Creek Canyon.

Salt Lake County, in coordination with the Forest Service and Millcreek, applied

for and was awarded funds through the Federal Lands Access Program (FLAP) in the amount of \$15.4M which along with a local contribution of \$4.2M will bring available total project funding to \$19.6M.

The **purpose of the project** is to enhance access to the recreation opportunities along Mill Creek Canyon Road in the Uinta-Cache-Wasatch National Forest.

Project needs include:

- + Inconsistent roadway width (single lane in some areas)
- + Roadway safety concerns, including inadequate sight distance, tight curves, and steep grades
- + Traffic congestion at the Upper Big Water Trailhead
- + Structures nearing the end of their service life
- + Inadequate directional signage
- + Lack of crosswalks at trailheads
- + Bicyclist safety



This section of the canyon has a roadway that narrows to a single lane in some areas with inadequate sight distance, tight curves and steep grades. The road is difficult for emergency vehicle access and is often congested with vehicles. The project would reconstruct the 3.1-mile section from Big Water Trailhead to Elbow Fork with a 24-foot paved surface and the 1.4-mile section from Elbow Fork to the Winter Gate with a 29-foot paved surface. This will increase roadway width in some sections where needed to provide a safer roadway while maintaining to the largest extent possible the character of the canyon. Additionally, sections of the existing roadway are eroding away into Mill Creek, presenting an environmental problem that will be resolved.

Parking areas will be formalized, moving vehicles away from the areas where vehicles currently park inappropriately in dangerous spots along the road to safe parking areas without increasing the parking capacity in the canyon. An uphill climbing bicycle lane will be added between the Winter Gate and Elbow Fork to improve bicyclist safety. A 2-inch diameter conduit will be installed the length of the project to allow for future emergency and traffic monitoring.

The design phase of the project is just beginning and we want to hear from you, the canyon users. Are you aware of sensitive resources that may be affected by the project? Are you aware of individuals, groups or

Stay Engaged, Ask Questions, and Provide Input

+ **Project website:** <https://slco.org/millcreekcanyon>

+ **Questions/Comments:**

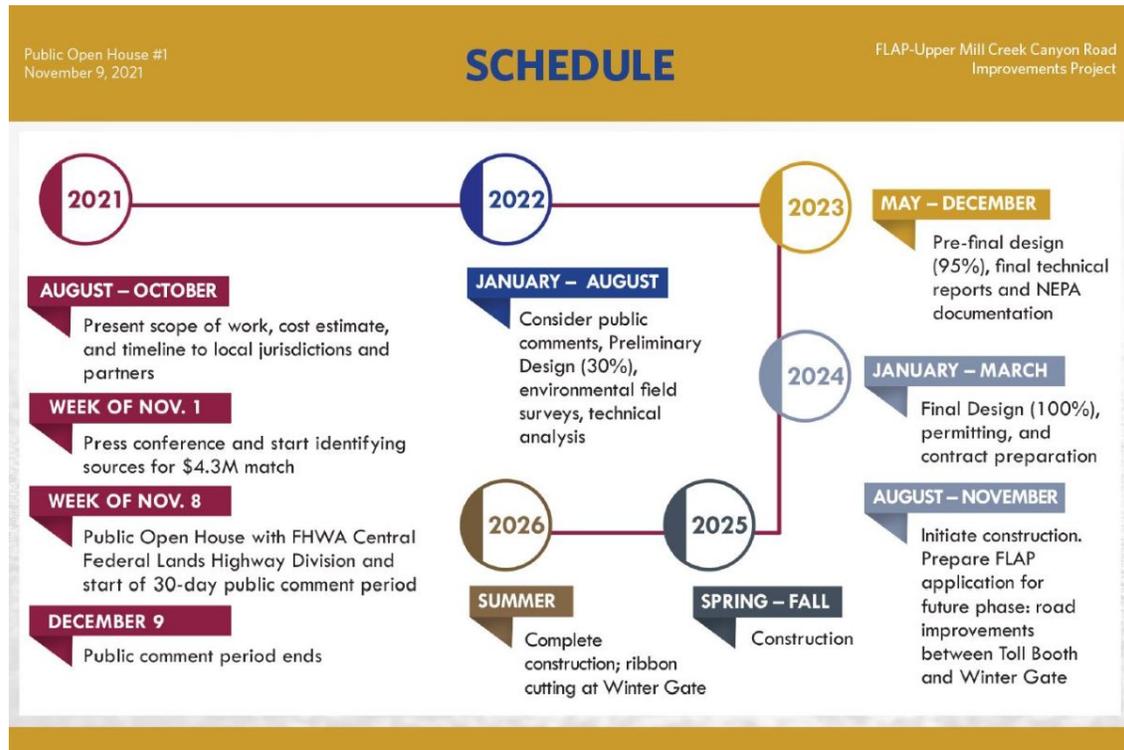
- Email: millcreekroad@slco.org
- USPS Mail: Salt Lake County Regional Development, c/o Helen Peters, 2001 S. State Street S2-100, PO Box 144575, Salt Lake City, UT 84114

+ **Public meeting:** The preliminary (30%) design will be presented at a public meeting in spring 2022.

organizations who should know about the project? What are your questions, concerns or comments? Your comments will be considered throughout project development and will help guide design decisions.

The comment period runs until December 9th, please get your comments in by that date.

Additional information about the project can be found on the [county website](#).



Although the initial phase of this project is just getting underway, and visitors will not see construction until late 2024 running until completion in summer of 2026, other projects will be taking place in the canyon.

- Next summer Salt Lake County crews will be completing milling and overlay work on the deteriorating road in the canyon between the winter gate and the Millcreek city boundary, just above the fee booth. This work will preserve the roadway for a few years until funds can be found,

potentially through another FLAP grant, for a much-needed total road reconstruction.

- Also beginning next summer, the Forest Service will be completing work on fuel reduction in the canyon to reduce wildfire risk.
 - Rocky Mountain Power will be burying power lines in the canyon, also reducing fire risk.
-

Vaccines Now Available for Children 5+

The Pfizer vaccine is now available for children ages 5-11. Vaccination remains our best tool to fight this pandemic and protect yourself and those around you. The Salt Lake County Health Department is offering these vaccinations at several elementary schools this weekend. No appointment is necessary, although your wait for service may be longer without one.

In addition to the clinics this weekend, there will be several vaccination clinics available to those 5 years and older at elementary schools in or near Millcreek:

- Thursday, November 18 - Woodrow Wilson Elementary, 4-7 PM
- Thursday, November 18 - Moss Elementary, 3-7 PM
- Tuesday, November 23, Oakwood Elementary, 3-7 PM
- Wednesday, November 24, Eastwood Elementary, 3-7 PM

A parent of guardian must be present to vaccinate a minor.

Make an appointment [HERE](#)

Help protect yourself and your community!

FREE COVID-19 Vaccine Clinics



Vaccine available to everyone 5 yrs old + (parent or guardian must be present to vaccinate a minor)



No appointment required
No insurance required

NEED A RIDE?



Get a free ride to your vaccination, call 2-1-1



Booster shots available, learn more at SaltLakeHealth.org

MONDAY, NOVEMBER 8

3-7 p.m.	Hillsdale Elementary	3275 West 3100 South, West Valley City
3-7 p.m.	Whittier Elementary	1600 South 300 East, Salt Lake City
3-7 p.m.	North Star Elementary	1545 Morton Drive, Salt Lake City

TUESDAY, NOVEMBER 9

3-7 p.m.	Gearld Wright Elementary	6760 West 3100 South, West Valley City
3-7 p.m.	Rose Park Elementary	1105 West 1000 North, Salt Lake City
3-7 p.m.	Mountain View Elementary	1380 Navajo Street, Salt Lake City

WEDNESDAY, NOVEMBER 10

3-7 p.m.	Mary W. Jackson Elementary	750 West 200 North, Salt Lake City
3-7 p.m.	Newman Elementary	1269 Colorado St, Salt Lake City
3-7 p.m.	Park View Elementary	970 Emery Street, Salt Lake City

THURSDAY, NOVEMBER 11

10 a.m.-12:30 p.m.	Utah Islamic Center	984 West 9000 South, West Jordan
3-7 p.m.	West Kearns Elementary	4900 South 4620 West, Kearns
3-7 p.m.	East Midvale Elementary	6990 South 300 East, Midvale
3-7 p.m.	Whittier Elementary	3585 South 6000 West, West Valley City

FRIDAY, NOVEMBER 12

9:30 a.m.-12 p.m.	Lone Peak Hospital	96 Kimballs Lane, Building 3, Draper
2-6 p.m.	Copperview Elementary	8449 Monroe Street, Midvale
2:30-5:30 p.m.	Dual Immersion Academy	1155 Glendale Drive, Salt Lake City
3-7 p.m.	Escalante Elementary School	1810 West 900 North, Salt Lake City

SATURDAY, NOVEMBER 13

10 a.m.-4 p.m.	County Government Center	2001 South State Street, Salt Lake City
10 a.m.-4 p.m.	South Redwood Public Health	7971 South 1825 West, West Jordan
4-6 p.m.	Rancho Markets - Millcreek	898 East 3300 South, Salt Lake City



For appointments or other locations, call (385) 468-SHOT (7468) or visit SaltLakeHealth.org.



Wood Stove & Fireplace Conversion Assistance Program

The Utah Division of Air Quality has developed a wood smoke reduction incentive program for homeowners to reduce wintertime pollution from wood burning in the counties that have previously failed to meet the National Ambient Air Quality Standard for fine particulates.

The next registration event for Salt Lake County residents starts **November 17th** and ends **November 24th**.

To see if you qualify for this program and to register, click [HERE](#).



**POP-UP
KITTEN
ADOPTION
EVENT**

**@MILLCREEK CITY HALL
3330 S 1300 E, MILLCREEK
NOV 18, 1 PM - 3 PM**

SL
SALT LAKE
COUNTY
ANIMAL
SERVICES



FALL LEAF COLLECTION CONTINUES

MILLCREEK. The annual Fall Leaf Collection Program ends on November 30th, so pick up leaf bags while you can! Millcreek residents can pick up leaf bags at:

- Millcreek City Hall: 3330 S. 1300 E.
- Millcreek Activity Center: 4405 S. 1025 E.
- Millcreek Recreation Center: 2230 E. Evergreen Ave.

Filled leaf bags can be dropped off at:

- Canyon Rim Park: 3100 E. 3100 S.
- Cottonwood Ball Complex: 4400 S. 1300 E. (north side)

Leaf bags are limited to 10 per household, and are available while supplies last. Residents can also use and drop off their own purchased leaf bags or lawn bags. Only leaves should be in the bags you drop off.



Get the truth about the COVID-19 vaccine. Visit [ThisIsOurShot.com](https://www.thisisourshot.com) to hear more stories from Utahns impacted by COVID-19.

HOW IS COVID IMPACTING MILLCREEK?

Case counts through 11/11/2021

Millcreek (surrounding cities) cumulative and current cases by zip code:

- 84106: 4667 total cases (140 current cases)
- 84107: 5790 total cases (188 current cases)

- 84109: 3285 total cases (105 current cases)
- 84117: 3501 total cases (131 current cases)
- 84123: 6356 total cases (207 current cases)
- 84124: 2886 total cases (68 current cases)

TOTAL: **26,485** (increase of 537 since 11/4/2021, our last reported data).

[Click here for the County's most recent information.](#)

JOIN THE MILLCREEK TEAM!

Millcreek is looking to fill four positions:

- [Development Review Engineer](#)
- [Finance Director](#)
- [Promise Program Intern](#)
- [Economic Development Intern](#)



Meetings with the Mayor

Fridays from 2-4pm have been set aside for citizens to meet with Mayor Silvestrini (virtually for now). Please call [801-214-2700](tel:801-214-2700) to schedule a slot.

VISIT us at <https://millcreek.us>
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Millcreek Board of Canvassers

Meeting Agenda

Public Notice is hereby given that the Board of Municipal Canvassers of Millcreek will assemble in a public meeting on Tuesday, **16 November 2021** at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106,

commencing at **5:00 p.m.**

5:00 p.m.

1. Canvass the Returns of the Municipal General Election

2. Adjournment

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 khansen@millcreek.us, at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: <https://millcreek.us/373/Meeting-Live-Stream>.

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 Offices; City Website <http://millcreek.us> ; Utah Public Notice Website <http://pmn.utah.gov>; those listed on the agenda.

DATE: November 10, 2021

CITY RECORDER: Elyse Sullivan

**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, **17 November 2021** at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at **5:00 p.m.**

Documents:

[ITEM 1.1 CU-21-012 SD-21-005 STAFF REPORT.PDF](#)
[ITEM 3.1 CC AND PC 9-16-21 DRAFT MINUTES.PDF](#)
[ITEM 3.2 PC 10-20-21 DRAFT MINUTES.PDF](#)

5:00 p.m. - Regular Meeting

1. Public Hearings

1.1 Consideration of **CU-21-012/SD-21-005**, Request for a 24-Unit Residential Townhome Development in the R-M Zone **Location:** 4120 S. Highland Drive **Applicant:** Garbett Homes **Planner:** Naba Faizi

1.2 Consideration of **ZT-21-008**, Request for "Caretaker Dwelling" as a Permitted Use Within C-2 Zones Applicant: Bruce Baird **Planner:** Robert May

2. Continuing Business

2.1 Consideration of **CU-21-018**, Request for a Conditional Use Permit for a Mixed-Use Development with 7,735 Square Feet of Commercial Space and 226 Residential Units **Location:** 3300 S. 1306 E.

Applicant: Cottonwood Residential **Planner:** Robert May

3. Commission Business

3.1 Approval of September 16, 2021 Special Meeting Minutes

3.2 Approval of October 20, 2021 Regular Meeting Minutes

3.3 Updates from the Planning and Zoning Director

4. Calendar of Upcoming Meetings

- City Council Mtg., 11/22/21, 5:00 p.m.
- Mt. Olympus Community Council Mtg., 12/6/21, 6:00 p.m.
- Millcreek Community Council Mtg., 12/7/21, 6:30 p.m.
- Canyon Rim Citizens Association Mtg., 12/1/21, 7:00 p.m.
- East Mill Creek Community Council Mtg., 12/2/21, 6:30 p.m.
- City Council Mtg., 12/13/21, 7:00 p.m.
- Planning Commission Mtg., 12/15/21, 5:00 p.m.

5. 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 khansen@millcreek.us, at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: <https://millcreek.us/373/Meeting-Live-Stream>. Public comment can be submitted before or during the meeting via the City's website at: <https://millcreek.us/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 Offices; City Website <http://millcreek.us> ; Utah Public Notice Website <http://pmn.utah.gov>; those listed on the agenda.

DATE: November 10, 2021

CITY RECORDER: Elyse Sullivan

Agenda items may be moved in order, sequence, and time to meet the needs of the Planning Commission.

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