



Millcreek Community Council Minutes

December 7, 2021, 6:30pm

The meeting will be held in-person at City Hall in the Promise Room, with a virtual option via GoToMeeting.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/195009037>

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Access Code: 195-009-037

1. Introductions:

- a. Mayor: Mayor Sylvestrini gave updates on the coming road improvements on 900E to 4500S; there is a new “hot crossing” at 1300E and _____. The City is preparing to oppose and/or mitigate the proposed quarry in Parley’s Canyon
- b. Sylvia Catten
- c. Tom DiSirant, newly elected District 2 Councilmember
- d. Community Council members:
 - i. Members Present: Hilary Lambert, Jamie Walker, Lynda Bagley, Robert Brough, Diane Angus, Amber Measom, Sahara Hayes, Chip Spencer , Wayne Johnson, Quentin Wells
 - ii. Members excused: Allen Sowards
 - iii. Moderator: Jamie Walker
 - iv. Minutes taken by: Hilary Lambert

2. **Police Report:** Detective Christian Thompson was not in attendance

3. Review and approve [November Minutes](#)

- a. Motion made by Robert and seconded by ____; approved with 2 abstentions, the motion carries

4. Applications:

- a. [CU-21-016/PUD- 21-001](#): 9-plex condominium in the R-M Zone; This application was given a CUP for a 9-plex in October, this approval is required by code; the application is unchanged and there is a condominium plat
 - i. Lynda inquired about open space; 40% requirement in code is met; inquired about difference in county zoning of parcel
 - ii. There was desire expressed by the council for an elevator, the applicant said it is not feasible
 - iii. Motion to approve by Robert, seconded by Sahara; the motion was unanimously approved

- b. [CU-21-018](#): Recommendation to amend Title 19 and Adopt a City Center – Development Agreement Overlay Zone designation and to adopt of a development agreement for a mixed use development of 215 units, including Millcreek City Hall, multifamily housing, retail and restaurant space, and shared parking.
- i. Robert inquired about how the width of 3300S would accommodate the pedestrian buffer- increased stepback will accommodate bike/ped lane
 - ii. Lynda inquired about the distance from fault to build- in this case a 20’ setback was determined to be sufficient by a certified geologist
 - iii. Hilary inquired about the possibility of requiring local tenants in restaurant space; inquired about the percentage of the parking structure cost share- it will be 47 city/53 developer cost share for shared parking structure; 200/500 event difference in anticipated parking needs- 500 person events will be rare, carpooling is likely at these events; weekends will have ~100 city parking spaces in structure, street parking
 - iv. Amber inquired about the management of shared parking structure, which is yet to be worked out; she inquired about how to manage staging and construction in a busy intersection and asked for clear communication about closures and their duration
 - v. Sahara is appreciative of the public art
 - vi. Chip is concerned about the police station being located in city hall and in a public space for security issues; he inquired about if the parking will be free. It will likely be free, but eventually there might be a validation program needed due to demand- Chip recommends paid parking from the beginning; concerned about water use with large developments like this one
 - vii. Jamie inquired about parking, comparing attendance at events to a venture out event with attendance around 1,000+ and wondered about capacity and parking in that scenario- Francis discussed the economics of parking spaces (\$4800 each!) and that for large event utilizing accessory spaces like existing surface parking for rare, large events makes more sense; Jamie asked if a theatre was considered in this development- an indoor space wasn’t feasible with the size of the space and parking requirements;
 - viii. There was discussion on artist compensation for the public art; Sahars shared her knowledge on community theatre group space needs and audience numbers, indicating smaller venues are desirable
 - ix. Quentin recommends approval with the inclusion of solutions to community council concerns:
 1. Preference for local reference
 2. Agreement for long-term management of parking structure
 3. Parking and traffic mitigation during construction
 4. Funding public art installation
 5. Reviewing police department functions
 6. Potentially utilizing paid parking
 7. Planning for large event attendance and parking
- Seconded by Amber; one no vote, 9 approve, the motion carries
- c. [CU-21-019](#): Mixed Use Development consisting of 198 units and 5,600 square feet of commercial use
- i. Following a presentation there was a discussion and sharing of ideas about the proposal, which will likely come back to us for a vote in the coming months

- ii. Our overall assessment is that we do have parking concerns with additional units and a desire to maximize greenspace in this development

5. Other:

- a. [City Center Development](#) Updates from Francis
- b. [3300/1300 pedestrian](#) update from Francis
- c. **CC Officer Elections - Slate for next year, to be voted on in January**
 - i. Chair- Jamie Walker
 - ii. Secretary- Hilary Lambert
 - iii. Treasurer- Wayne Johnson
 - iv. Vice Chairs Danie Blaser and TBD
 - 1. Appointments/Committees for 2022
 - a. City Council Meeting- Chair or vice chairs in rotating fashion
 - b. Planning and Zoning- Amber and Wayne
 - c. ACCT- Robert
 - d. MCCA- Diane and Allen
 - e. Promise program- Potentially Robert, someone from the council needs to be on the Promise Advisory Committee
 - f. Emergency preparedness- Diane
 - g. Activities committee- Diane, Sahara, Jamie
 - 2. Lynda nominated Allen as 2nd vice chair
 - 3. Committee job descriptions will be written and sent out with the minutes
- d. **Cache Pod at James Moss Elementary by Diane/emergency prep subcommittee**
 - i. City has some money (\$380) for supplies
 - ii. The subcommittee is working on purchasing a pod and will meet Monday
- e. **Request for capital improvement recommendations from the CC to the city - December 2021**
 - i. Please email your requests to Jamie
- f. **2022 Budgets**
 - i. Wayne will send out a draft
 - ii. This about your ideas, we will discuss in Jan.
- g. **Email Jamie if you have/don't have a badge and Diane will order for those who need**

Motion to adjourn at 9:49pm