



## Millcreek Community Council Minutes

April 5, 2022, 6:30pm

Meeting at City Hall or via GoToMeeting

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### 1. Introductions:

- a. Mayor:
- b. City Council members: Cheri Jackson, Dist. 3, Sylvia Catten, Dist. 1, Thom DiSirant, Dist. 2
- c. Community Council members:
  - i. Members Present:
  - ii. Members excused: Jamie Walker, Amber Measom, Sahara Hayes, Allan Sowards
  - iii. Moderator: Daniel Blaser
  - iv. Minutes taken by: Hilary Lambert
  - v. 3 minute timer: Wayne

2. **Special Guest:** Wasatch Front Waste and Recycling District, Renee Plant

3. **Police Report:** Detective Christian Thompson

4. **Review and approve** [March Minutes](#)

5. **Applications: None**

- a. Upcoming application for a rezone of the FatCats property: notes from the neighborhood meeting

6. [Redistricting Discussion](#)

7. [1300 E Public Outreach Open House](#)

8. **City Center Updates: From Francis Lilly** “ Some of you have asked a version of: “what was here before all these apartments started getting approved?” I prepared a chart showing each project, how uses are broken down, and what uses were there before: I gleaned this information from a visual survey of google earth and street view imagery going back to 2007 and from Salt Lake County Assessor information, if it is available. NOT INCLUDED in this analysis are some of the commercial buildings acquired as part of the Millcreek Common project, which are: a restaurant, an auto repair shop, a business that

provided coffeemaking equipment to businesses, and 32 apartments/condos on Woodland Avenue. This analysis also doesn't account for the condition of the prior structures, a number of which were derelict at the time of their demolition, or they were abandoned for a number of years, or they were astride a fault line. Know that some of these numbers are subject to change. I will keep you updated as we move forward."

Space Breakdown			Prior Land Uses					Commercial SF		Units
Project	Address	Project Status / Phase	Dwellings	Office SF	Retail SF	Restaurant SF	Community Room SF	Total Nonresidential SF		
The Richmond	1280 E Villa Vista Ave	Under Construction	330		7,000	6,000		13,000	Parking Lot for Villa Theatre (2.2 acres)	-
Cottonwood Highland	1323 E Villa Vista Ave	Under Construction	250	10,000	5,000			15,000	Auto Repair, Flower Shop, Small Engine Repair and Sales	17,305
MC33	3320 S Highland Dr	Preliminary Approval	119	7,740	14,382	3,362		25,484	Furniture Store, Day Spa	46,138
Hudson	1306 E 3300 S	Preliminary Approval	226	4,374	3,361			7,735	Gas Station / C-Store, Office Conversion, 2-Story Office	25,116
Millcreek Common West - Mixed Use	1311 E 3300 S	Preliminary Approval	198	3,525	7,992	4,712		16,229	Fabric Store, Strip Commercial	34,610
Millcreek Common West - City Hall	1306 E Chambers Ave	Preliminary Approval	0	61,871	4,772	2,047	6,400	75,090	Four-Plex and Two Residences	-
Millcreek Flats	1350 E Miller Ave	In Review	217	6,851				6,851	Comcast Facility and Two Triplexes	18,804
Jasper	3055 S Richmond St	In Review	78		4,421			4,421	Four-Plex and Two SF Residences	-
Brickcreek Phase II	3098 S Highland Drive	In Review	88	TBD					Parking Structure for an Office Building	-
<b>Total</b>			<b>1,506</b>	<b>94,361</b>	<b>46,928</b>	<b>16,121</b>	<b>6,400</b>	<b>163,810</b>		<b>141,973</b>



### City Center Development Summary - Updated 8 March 2022

	Project	Address	Status	Dwellings	Commercial Area (sf)	Parking Stalls	Notes
1	The Richmond	1280 E Villa Vista Ave	Under Construction	330	13,000	459	
2	Cottonwood Highland	1323 E Villa Vista Ave	Under Construction	250	15,000	296	
3	MC33	3320 S Highland Dr	Technical Review	119	25,484	247	Owner Occupied
4	The Hudson	1306 E 3300 S	Technical Review	226	7,735	367	
5	Millcreek Common West	1311 E 3300 S	Technical Review	197	91,319	448	City Hall and Shared Parking
6	Millcreek Flats	1350 E Miller Ave	Preliminary Approval Pending	217	6,851	337	
7	Brick Lofts Phase II	1353 E Miller Ave	CCOZ Pre-Application	89	TBD	TBD	
8	The Jasper	3055 S Richmond St	Preliminary Approval Pending	78	4,421	118	
<b>Totals</b>				<b>1,506</b>	<b>163,810</b>	<b>2,272</b>	

Project Status Legend		
Pending Application	Application In Review	Permitted
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction
Development Review Committee Meeting	Preliminary Approval Pending	Building Permit Issued
	Technical Review Pending	Under Construction

### CCOZ District Map



CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,840	32,421	747
Mill Center	427,000	1,058	98,170	414
Marketplace	321,000	1,042	33,219	345
<b>Total</b>	<b>890,000</b>	<b>3,741</b>	<b>163,810</b>	<b>1,506</b>

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



## 9. Other

- a. Subcommittee Updates
  - i. Emergency Preparedness
  - ii. Events
  - iii. Other

Notes: