



EAST MILL CREEK

Community Council



East Mill Creek Community Council Meeting
Thursday, June 1, 2023, 6:30 pm
Millcreek City Hall, 3330 South 1300 East

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|------|---|---|
| 6:30 | Welcome and Pledge of Allegiance | Nancy Carlson-Gotts |
| 6:33 | Approval of Minutes for April 2023 | Gardner Reid |
| 6:35 | UPD Report | Det. Christian Thompson |
| | UFA Report | Asst Chief-Support Services Zach Robinson |
| | Elected Officials (City, County, State) | |
| 7:00 | Citizen's Open Forum - (2 min. each) | |
| 7:10 | Ordinance Recommendations: ZT-23-008 R-1/RCOZ Code Update | |

Robert May, Long Range Planning Manager

Francis Lilly, Planning & Zoning Director

R-1 Single Family Housing. The purpose of the R-1 zones is to establish single-family neighborhoods which provide persons who reside therein a comfortable, health, safe and pleasant environment.

RCOZ Residential Compatibility Overlay Zone. to promote public welfare and to balance neighborhood compatibility with the private property interests of those who wish" to expand, develop, improve or otherwise make exterior modification to their residential property.

What will stay the same?

- o Front and side yard setbacks will remain the same.
- o The option to modify the requirements on the basis of neighborhood compatibility is proposed to remain.
- o The 45-degree building envelope requirement is proposed to remain, for larger lots in the R-1-8, R-1-10, R-1-15, and R-1-21 zones.
- o Existing exceptions for gables and dormers will remain, although staff is adding definitions for these terms.

What will change?

- o The Option A standards from RCOZ becomes the proposed spatial standards for all R-1 zones.
- o Option B from the RCOZ remains but is renamed to the Neighborhood Compatibility Modification (NCM).
- o Staff recommends to increase the rear yard setback from 15 feet to 20 feet. Proposing to add the rear yard setback as an option in the neighborhood compatibility modification.
- o The combined side yard setback requirement from RCOZ remains but only applies to lots 50% or larger.
- o A 60-degree building envelope is proposed for lots in the R-1-6 zone.
- o A box envelope at the building setback line for the R-1-3, R-1-4, or R-1-5 zone. These changes are intended to allow existing homes on these smaller lots the option to add a second story.
- o Building height is proposed to increase from 28 feet to 30 feet in the R-1-3, R-1-4, R-1-5, R-1-6, and R-1-8 zones. All other building heights will remain the same.
- o Removal of the RCOZ Option C. Option C was discussed as potentially being a legislative process, but after more legal discussion, it is suggested that those wishing to go beyond the standards in the draft, should use a variance process. In such situations where unique circumstances for a particular lot could provide a variance option, the common process for such situations is a variance. State Law would suggest that a variance is the better option.
- o A few uses were eliminated such as commercial daycares, pigeons, and sportsmen kennels.
- o New graphics have been provided to show the building envelope options and allowances.
- o All of the spatial requirements are in tables and diagrams.
- o Removal of R-1-43 Zone. None exist.

[ZT-23-009 – Amending and consolidation of the Medium Density Residential Zones \(R-2-6.5, R-2-8, R-2-10\) & R-4-8.5 Zone.](#)

Carlos Estudillo, Planner

R-2 Medium Density Residential. The purpose of the R-2 zones is to establish low to medium density residential neighborhoods which provide persons who reside therein a comfortable, healthy, safe and pleasant environment.

R-4 Residential Zone. The purpose of the R-4-8.5 zone is to provide neighborhoods in the City for medium-density residential development.

Future Project: [East Mill Creek Community Council Sidewalk Map Book](#)

Robert May

8:00 Council Reports

Financial Report	Clark
Land Use Followup (MPC)	LeeAnn
MERC	David
Community Outreach	Rob / Sammy
Ordinance Steering Committee	Rob / LeeAnn
Millcreek Promise	Gardner
City Liaison (Projects)	Tori
Volunteer Report	Clark
ACCT: June 8, Councils Activities	Nancy
Other Council Business	

8:30 Meeting Adjournment

Agenda times are approximate.

DATES TO REMEMBER

- ACCT: June 8, Member Councils Activities
 - [Millcreek Planning Commission](#): June 21, 5 pm, 3333 South 1300 E
 - [Millcreek City web site](http://millcreek.us/): <http://millcreek.us/>
 - [City Center Master Plan](#)
 - [Millcreek Together General Plan](#)
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