



Millcreek Community Council Minutes

Tue, Dec. 5, 6:30 PM (MDT)

**Meeting at the Adventure Hub, 1354 E. Chambers Ave. - Millcreek Common**

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**1. 6:30pm Introductions:**

- a. Mayor: Not present.
- b. City Council members: Sylvia Catten present.
- c. Community Council members: Jeremiah Clark, [ROBERT BROUGH](#), Kristy Chambers, Eric Herschthal, Allen Sowards, Chip Spencer, Dan Donahoe, Jacob Richardson, [Jamie Walker](#), Quentin Wells, Emily Wright
  - i. Members excused: N/A
  - ii. Moderator : Jamie Walker
  - iii. Minutes taken by: Chip Spencer
  - iv. 3 minute timer: Robert Brough

**2. 6:40 Mayor and City Council report:** Mayor - N/A. Sylvia Catten said more detail would be needed regarding MCC expenditures before they can be approved.

**3. 6:45 pm Police Report: Officer Christian Thompson: Not present, N/A.**

**4. Rita Lund of the city talked about budget:**

- a. Asked for the location of the two additional containers the MCC wants to buy. (Allen)
- b. MCC has proposed funding two events to be held at the City Center. Rita needs more details, and MCC should talk to Amy about the activities. (Allen)
- c. The city is absorbing Venture Out, so money from the Community Council may not be needed. (Allen)
- d. Spending \$12,000.00 on two emergency caches is appropriate.

**5. 7:00 pm Review and approve November 2023 Minutes:** The minutes for November 2023, were approved with 5 voting for and 3 abstaining.

**6. 7:05 pm Review process and procedures for Roberts Rules of Order that we will be following at this meeting, see below at bottom of agenda. Reviewed.**

**7. 7:10pm Clint Nelson and Jared Corpron Presentation:**

- a. These men approached the MCC to learn its opinion regarding an urban farming business they would like to start to grow mushrooms in weatherized containers placed in urban areas. Currently many vegetables brought to Utah travel many hours to reach stores and restaurants. The mushrooms will be sold wholesale to restaurants and stores in Utah eliminating many shipping days. The business will also contribute to food banks. They have land that they can use. Waste produced will be used on Corpron's farm in Richfield. This business is sustainable, and has minimal environmental and neighborhood impact according to Nelson and Corpron.
- b. Residents (John Tuutau, Gloria Kuen, Dick Donahoe (sp) spelling not sure, First Name Unknown Hansen) asked about food bank contributions, selling on the property, and wholesale or retail sales.
- c. MCC members were in favor.

#### 6. 7:25pm Planning Commission Items:

- A. 7 Brew Coffee Shop: the project will be presented to the Planning Commission in December 2023. It was presented in the meeting due to MCC concerns expressed during the November 2023 MCC meeting. The location of the shop has been moved to the east, and the entrance and egress of customer vehicles has been changed to reduce impact on the entrance to the shopping center on 4500 South just west of 900 East.
- B. ZT 23-012 and ZT-23-015: 12/04/23 updates. These matters cover changes to the RM and Commercial zoning ordinances. The below link takes you to the latest ordinance drafts - RM and C. The ordinances will be presented to the Millcreek Planning and Zoning meeting in December 2023.

<https://millcreek.us/AgendaCenter/View/Item/562?fileID=24607>

Discussion held on a new Residential Multi-family (RM) ordinance proposed by the city. This ordinance will not apply to a property in the zone until a proposal is made to redevelop the property.

Eligible for Affordable Housing is defined by persons making less than 80% of the Average Mean Income for the area.

RM zone ordinance: This proposed ordinance was unanimously approved by motion to accept the ordinance as written with the following recommendations: Paragraph 18.01.30 (A) "... and under 50 units" be changed from 50 to 12 units.

Commercial Zone Ordinance: A discussion was held on a new Commercial Zone ordinance which will consolidate three former commercial zones into one which will cover the conditions addressed by the previous ordinance. This proposed ordinance was unanimously approved by motion to accept the ordinance as written with the following recommendations:

#### 7. 7:55 pm Subcommittee reports: No reports made.

- d. Leadership: (past chair, current chair, 1st v.c., 2nd v.c., secretary, treasurer meet the week before MCC to review agenda and get reports from subcommittee chairs)
- e. Emergency Preparedness: Allen to report on updated Emergency Cache supplies (organize and stock cache locations, attend monthly city emergency meetings, other)
- f. Communications and Social Media: (field community concerns on social media, share photos of community events and council meetings, general networking and marketing)
- g. Community Service: (create, participate in and bring awareness to service opportunities in our community, weekly mobile food pantry, other)

- h. Events: (work with Venture out on events, create new events, etc.)
- i. ACCT: (monthly meetings, etc.)
- j. Traffic committee/Streets and Roads: (Dan Donahoe has details, work on speed limits, speed bumps, cross walks, sidewalks, stop lights, bike lanes etc.)
- k. Affordable Housing: (search out ways to place tiny homes, homeless villages, etc., work on rezoning or piggyback zoning with manufacturing areas, other)
- l. Policing subcommittee: How was your meeting?

#### **8. 8:10 pm Discuss MCC items**

**m. Thank You Coach Brough!!! Robert Brough is resigning from his position for health reasons.**

**n. Leadership for next year:**

**i. Jamie Walker (Current Chair) is Suggesting:**

- 1. Jeremiah Clark as Chair following the pattern established in the by-laws.**
- 2. Nominate 1st vice chair**
- 3. Nominate 2nd vice chair**
- 4. Vote on these in January???**

**o. Open up 1, 2 or 3 spaces on the MCC???**

**The MCC can have 13 members. Currently there are 11. It was recommended that three positions be posted right away to fill all of the vacancies. (Jeremiah Clark will organize). Contemplate the following.**

**i. Notice these openings for 30 days**

**ii. Email past candidates notifying them**

**iii. Ask candidates to present themselves and email in a letter with qualifications and experiences, etc.**

**iv. The MCC currently has a heavy need for social media, website updates and agenda posting**

**v. Other sub committee's needing assistance???**

**p. Budget was sent to Millcreek this week (Jamie thought it was sent back in March/May) , sorry for the mix up...**

**q. Allen to coordinate transfer of accounts and review budget from past discussions - (Emergency Preparedness: \$3,500 per container to fill with emergency items: (Proposing 4 total containers)= \$14,000.00)**

**i. shovels, garbage bags, goggles, gloves, sheers, facemasks, bandages, see list from Millcreek city emergency specialist. Two additional shipping containers : \$5,250.00 each, \$200 delivery, plus tax (\$5,856.00) x 2= \$11,712.00**

**r. Other items/suggestions:**

#### **9. 8:50 pm dismiss -**

#### **Reminder: Review of 3 minute timer and meeting process (Roberts Rules, etc):**

- s. application presented by staff (5-10 min.)
- t. clarification by applicant (3 min.)
- u. questions/comments by city members (3 min. timer)
- v. close citizen comments
- w. open comments by mcc members (we will go in an orderly fashion once you have been called on) (3 min. timer)
- x. motion made and seconded by
- y. further discussion/comments on motion
- z. vote taken

Addendum: The following document was shared with all council members seeking recommendations for the Commercial Zone proposal as time had run out in our meeting. It was open for recommendation for 5 days. The recommendations below were forwarded to the planning commission. The document is hereby added to the minutes in its entirety.

Dec 5, 2023 |  MCC

MCC members: Kristy Chambers, Jeremiah Clark, Dan Donahoe, Eric Herschthal, Chip Spencer, Jacob Richardson, Jamie Walker, Quenten Wells, Emily Wright.

#### Notes

- Brad Sanderson presented the updated Commercial Zone proposal during the MCC meeting on Dec 5, 2023. The community council was asked to provide a recommendation by Dec 13. Since we did not have time to prepare and finalize a recommendation in the meeting we will do so via this shared document.
- [https://drive.google.com/file/d/17eesRQJqSjX-cQ2dA6gNzsHzep8WFP6B/view?usp=drive\\_link](https://drive.google.com/file/d/17eesRQJqSjX-cQ2dA6gNzsHzep8WFP6B/view?usp=drive_link)
- [https://drive.google.com/file/d/16Q242o5F7Fuv1PridB8ZeznLfQCaaLly/view?usp=drive\\_link](https://drive.google.com/file/d/16Q242o5F7Fuv1PridB8ZeznLfQCaaLly/view?usp=drive_link)
- Please add recommendations that you have below, simply add to the Recommendation list until Sunday, Dec 10.
- From the recommendations I will ask for a council member to propose a motion on this document, we can then vote on the motion (with any amendments) and I will forward the results to Brad.
- We will add this document to the minutes of the community council.

#### Recommendations concerning C Zone V6

1. Recommend supporting the CZ proposal as written. Jeremiah
2. Restriction on storage units east of 700 East.
3. Recommend lowering percentage of affordable housing that can be built in C-Zone: currently it is 100%; perhaps 25-50% minimum will entice more potential developers interested in building affordable housing.