

PLANNING COMMISSION

City of Holladay

August 1, 2023

City Council Chambers – 4580 S. 2300 E. Holladay



City of Holladay

This public meeting will be held in-person and also transmitted via live video stream on the [City of Holladay webpage](https://www.cityofholladay.com). Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- **Prior to the Meeting:** Written comments must be received by **5:00 pm** on **07/31/2023** to the Community and Economic Development Department. Comments will be read by the Commission Chair. **Email to:** cmarsh@cityofholladay.com
- **During the meeting:** address the Commission when the item is called by the Commission Chair

MEETING AGENDA

5:30 PM WORK SESSION – The Commission may discuss any or all agenda items. No decisions or voting to occur.

6:00 PM CONVENE REGULAR MEETING – Public Welcome & Chair Opening Statement

PUBLIC HEARING

1. **“Outside Music Group/Posey Cello Studio” – Conditional Land Use Permit: Home Occupation – 1986 E Cecelia Cir (R-2-10 Zone)**
Review and consideration of a request by Applicant Lauren Posey as the Business Owner, with authorization from the property owners, for a Conditional Use Permit for Home Occupation. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040. Continued from July 25, 2023 Planning Commission meeting. Public Hearing left open.
File #23-2-08
2. **“Expansion of Existing Accessory Building” -- Conditional Use Permit: Accessory Building Footprint Size – 1532 E Spring Lane (R-1-10 Zone)**
Review and consideration of a request by Applicant, Watts Enterprises representing the property owner, for a Conditional Permit allowing construction of an addition to an existing detached accessory building, creating a footprint size larger than permitted. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.14.030 & 13.08.040 13.14.030 & 13.08.040
File #23-2-09
3. **“Sweeten Court – PUD Concept Plan – 2761 E 4510 S (R-1-8)**
Conceptual site plan review and consideration of a Planned Unit Development (PUD) proposal by Applicant Grant Harrison, to redevelop .89 acres of land within the R-1-8 zone. This conceptual site plan will be reviewed as a conditional use and in accordance to zone and development standards as required by Holladay Ord §13.78
File #23-1-03

ACTION ITEMS

1. **Approval of Minutes** – April 18, 2023; May 2, 2023

ADJOURN

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [DAY, MONTH DATE, 2022 @ TIME AM/PM]

*Stephanie N. Carlson MMC, City Recorder
City of Holladay*

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1



FILE# 23-2-08

POSEY CELLO STUDIO CONDITIONAL USE

ADDRESS:

1986 E Cecelia Cir.

LEGAL DESCRIPTION: 22-16-281-027

LOT 6, HOLLADAY GLEN SUB 10223-3639 10223-3640
10425-0694

APPLICANT/REPRESENTATIVE:

Lauren Posey

PROPERTY OWNER:

Kandace Dato and Alexandra Dunn

ZONING:

R-2-10

GENERAL PLAN DISTRICT:

Highland Drive Master plan - Seg B

CITY COUNCIL DISTRICT:

District #3

PUBLIC NOTICE DETAILS:

Mailed 7/14/2023

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.76.730 Home Occupation (Regulations)
13.08.040 Conditional Use
13.80 Off Street Parking Requirements
05.54.010 Home Occupation (business license)

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:



Request: **CONDITIONAL USE – HOME OCCUPATION**
Project: Posey Cello Studio
Applicant: Lauren Posey
Address: 1986 E Cecelia Circle
Zone: R-2-10
File No: 23-2-08
Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.76.730	Home Occupation (Regulations)
	13.100	Land Use Table (allowed as conditional)
	13.08.040	Conditional Uses
	13.80	Off Street Parking Requirements
	05.54.010	Home Occupation (business license)

PLANNING COMMISSION ACTION TYPE

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable approval standards and requirements. Holladay Ord. 13.08.040

EXECUTIVE SUMMARY

The City of Holladay conditionally allows the use of an individual's dwelling for business purposes when the business use is incidental and secondary to the use of the dwelling for dwelling purposes. Home occupation ordinances allow for professional services be provided within the main structure, not an accessory structure or yard space. Home Occupations are also required to meet off street parking requirements as interpreted as a new land use being established within a structure ([13.80.020](#)). Conditional Use Permits are a land use that are tied to the land, not the property owner.

Ms. Posey is seeking a Conditional Use Permit to conduct private music lessons within the home.

The use of the home being used for business purposes was brought to the attention of code enforcement due to ongoing concerns with traffic, parking, and pedestrian safety on the street from adjacent property owners. The property is located on a corner and standard road safety parking distances from stop signs (30') and driveways (5') do not allow enough remaining space (10') for any on-street parking directly in front of the property. However, this space would be adequate for active pickup and drop off of students. With existing adverse impacts and concerns brought to enforcement, the approval standard to "mitigate the effects of the impacts of motorized, nonmotorized, and pedestrian traffic" should be addressed by the applicant.

See the applicant's written narrative for a brief description of her business operation, qualifications, and proposed traffic and parking plan.

APPLICANT / PROPERTY SUMMARY

Lauren Posey resides at 1986 E. Cecelia Circle in a two-family residential zone (R-2-10) and has authorization from the owners to represent them regarding the Conditional Use Permit being applied for. Ms. Posey intends to teach private cello lessons at her home, with operating hours that align with the availability of school-aged children Monday through Friday from 6:00 am to 6:00 pm. All lessons are conducted in a main area of the home on the first floor. Lessons are by appointment only with multiple breaks between lessons throughout the day, according to student availability. Only one student will be present at a time, though often a parent will accompany the student during their lesson (requiring a parked car). Parking is proposed by the applicant as one car parked on the street during lessons and two cars parked on the street during transition between lessons. Parking is proposed as on-street: either directly across the street from the property (North side), or further West of the property on the same (South) side of the street. The applicant and their legal representation state that the parking of one car on the street should be considered as a normal residential use as any resident can park vehicles on public roads for up to 24 hours at a time. Street parking is requested as the driveway is shared with the

neighboring property and there are concerns from the applicant about impairing the neighbor's usage or creating an adverse impact directly on their immediate neighbor if vehicles are required to park off of the street.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has reviewed the application in accordance with regulating section 13.76.730 (Home Occupation) and 13.08.040 (Conditional Review/Approval Standards), and 13.80 (Off Street Parking Requirements). Under these standards, the applicant would be required to address the following:

- 1) Location two off-street parking spaces required for office/professional land use
 - a. §13.80.020 states that off street parking is required when *"any building or structures is erected or enlarged or increased in capacity, or any use is established"*
 - i. The structure has two required spaces as a residential use. The additional use as a business requires two additional spaces.
 - b. §13.76.730 F states that the *"Community Development Director shall determine whether additional parking, in addition to the requirements of §13.80 (Off Site Parking Requirements) is required."*
 - i. No additional spaces required in addition to the two required for office use being established on the site.
 - c. §13.08.040 F1(f) states *"Locate on-site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties."*
 - i. Conditional Use approval standard to locate on-site parking to **address/avoid street side parking**
- 2) Propose an internal circulation pattern to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic as required in §13.08.040 F1(h).
 - a. Circulation pattern would include traffic flow to and away from the home, drop-off/pick up procedures/areas, and traffic flow into and out of parking areas.

These issues have been brought to the attention of the applicant, through their legal representation, to address.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

The Technical Review Committee (TRC) finds that the application for a conditional use permit allowing a home-based to be substantially complete and recommends **conditional approval** if the applicant adequately addresses the required on-site parking requirements for the land use and provides a circulation pattern to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic as noted above.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggested findings and conditions to consider in conjunction with additional information from the applicant

Suggested Findings:

1. A Home Occupation with customers coming to the home is a conditionally allowed use within the R-2-10 Zone.
2. Business operations all occur within the primary structure, not an accessory structure.
3. There are no additional employees proposed with the use.
4. The use provides a desirable service to the community.

Suggested Conditions of Approval:

1. Business owner is able to provide off street parking consistent with parking requirements for the additional land use.
2. Off street parking areas shall be maintained as available during business hours.
3. Circulation system provided reduces the impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic generated by the use.
4. Clients are provided clear directions for pick up/drop off, and parking locations.
5. The area directly in front of the home to be used only for drop off and pick up with the driver remaining in the vehicle (no parking).
6. Hours of operation limited to Monday through Friday, 6am to 6pm.

7. Obtain a Holladay business license.
8. Operational permits and licensure are subject to review and revocation upon finding of non-compliance.

SUGGESTED MOTION FORMAT:

*“I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for **“Posey Cello School”**, located at **1986 E Cecelia Circle**, based upon the findings that the application _____ (see above for staff suggested findings). This motion is subject to the following conditions _____ (see above for staff suggested conditions).”*

¹“The Contribution of Home-Based Business Income to Rural and Urban Economies”, Barbara R. Rowe, George W. Haynes, Kathryn Stafford Purdue University February 1, 1999 <https://journals.sagepub.com/doi/10.1177/089124249901300109>



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation

Date: Tuesday, July 25th 2023
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

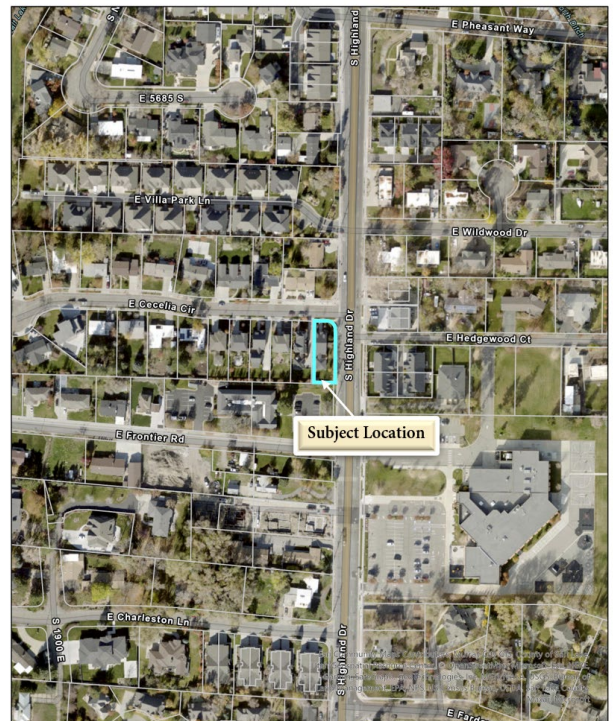
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Lauren Posey for a Conditional Use Permit allowing a home occupation at the property located at **1986 E Cecelia Cir.** in the R-2-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.76.730.

****No zone or ordinance change is proposed in conjunction with the/this application. ****

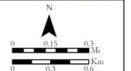
Please submit comments via email by 5:00 pm 07/24/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to view this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

ATTENTION: This notice was mailed on 07/14/2023 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



City of Holladay
1986 E Cecelia Cir.
Home Occupation Notice



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation

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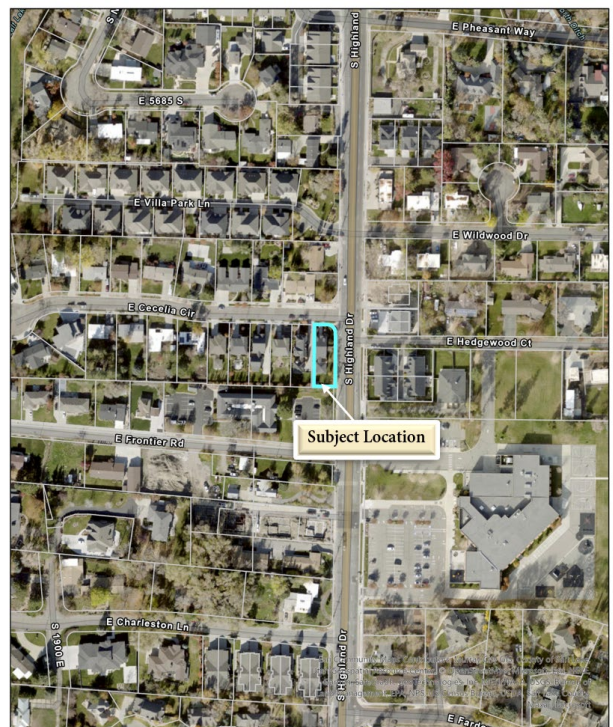
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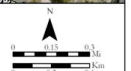
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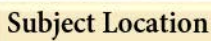
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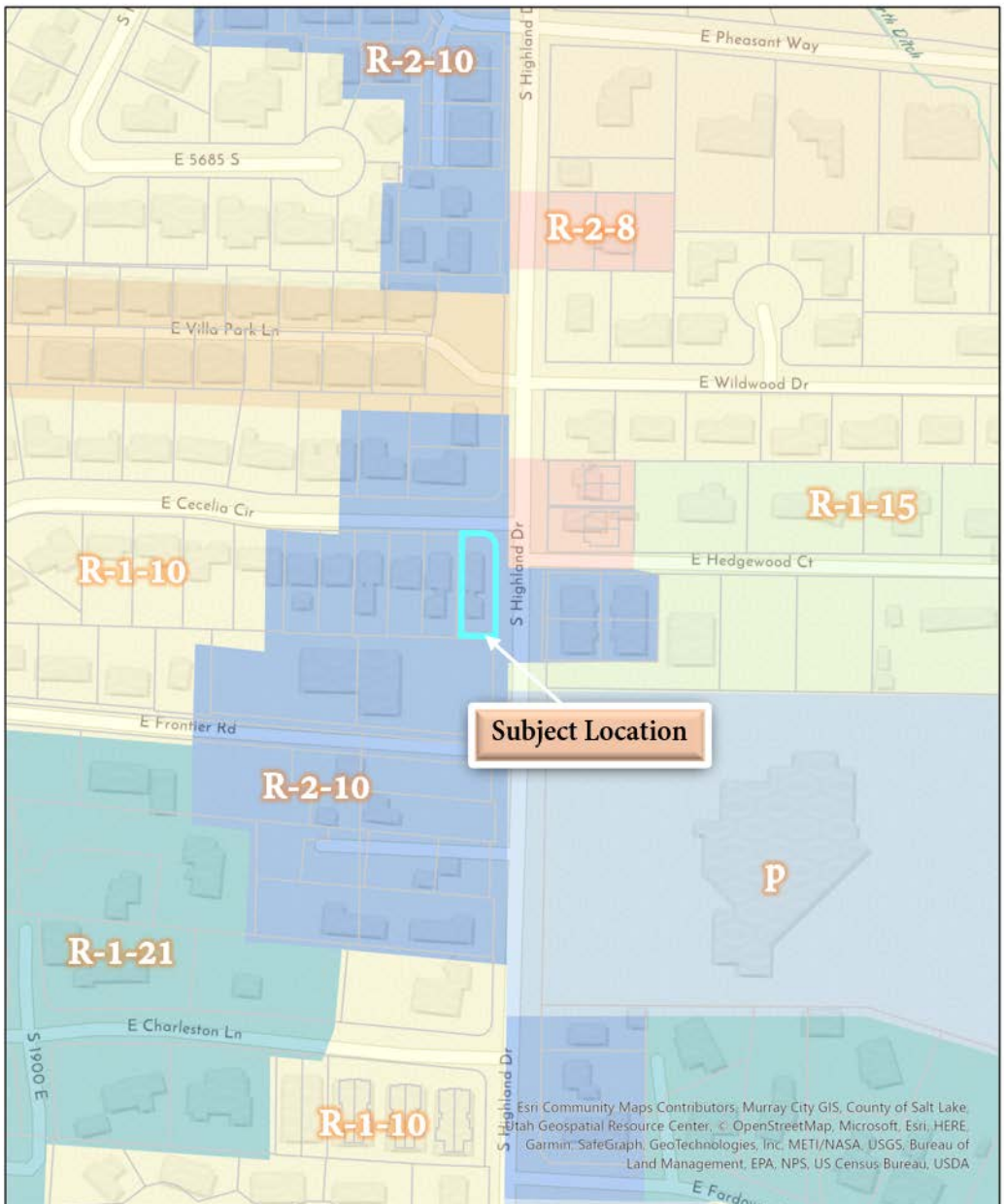
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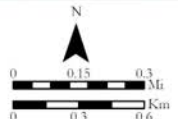
City of Holladay
1986 E Cecelia Cir.
Home Occupation Notice







City of Holladay
1986 E Cecelia Cir.
Home Occupation Notice

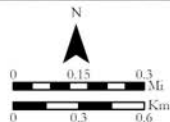


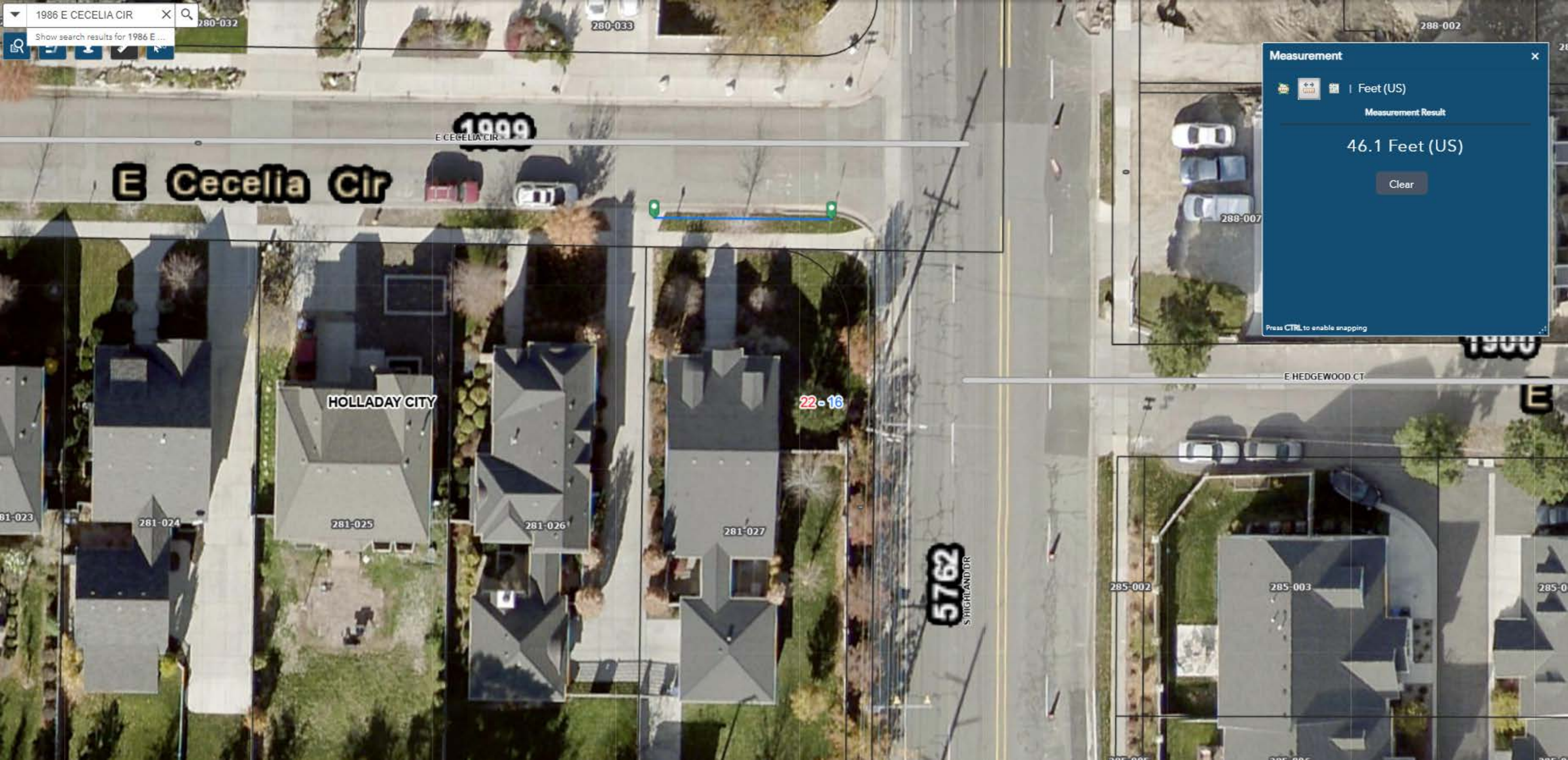
S Highland Dr

[illegible]

City of Holladay
1986 E Cecelia Cir.

Home Occupation Notice





Measurement

Feet (US)

Measurement Result

46.1 Feet (US)

Clear

Press CTRL to enable snapping



City of Holladay
COMMUNITY DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: Outside Music Group/Posey Cello Studio (private studio)
Address of Project: 1986 E. Cecelia Cir. Holladay, UT 84121

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
☐ SITE PLAN () PERMITTED of () CONDITIONAL	☐ REZONE of PROPERTY
☐ SUBDIVISION PLAT	☐ GENERAL PLAN AMENDMENT
☐ CONDOMINIUM PLAT	☐ CODE AMENDMENT
☒ CONDITIONAL USE PERMIT	☐ PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
☐ SPECIAL EXCEPTION	☐ HISTORIC SITE DESIGNATION
☐ NON-CONFORMING USE DECLARATION	☐ DEVELOPMENT AGREEMENT AMENDMENT
☐ OTHER:	☐ ANNEXATION

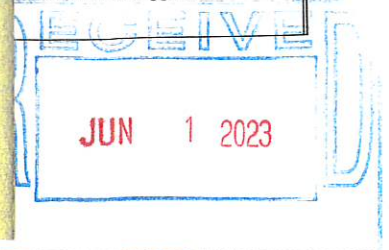
Applicant Name: (Please Print) Lauren Posey Property Owners Name: (Please Print) Kandace Dato + Lauren Posey
Applicant's Mailing Address: 1986 E. Cecelia Cir. City: Holladay State: UT Zip: 84121
Applicant Phone: () 801.699-2217 Applicant's Email Address: posey.lauren@gmail.com
Main Contact Person (Please Print): Lauren Posey Phone: 801.699.2217 email: posey.lauren@gmail.com
Brief summary of proposal / request: I teach private cello lessons to one student at a time. Lessons are taught inside the main part of the home - no outside noise. All families have been reminded not to park near stop sign, etc.

FILING FEES: (ORD 3.35)		OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
☒ CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00
SPECIAL EXCEPTION	\$600.00	OTHER:	
SUBDIVISION AMENDMENT	\$500.00		
FINAL TOTAL DUE: <u>100.00</u>		FILE DATE: <u>6/2/23</u>	

RECEIPT DATE 6/1/23 No. 191165
RECEIVED FROM Lauren Posey \$ 100.00
DOLLARS

☐ FOR RENT
☐ FOR Home occ. conditional use app
ACCOUNT ☐ CASH
PAYMENT 100.00 ☒ CHECK
BAL. DUE ☐ MONEY ORDER
☐ CREDIT CARD
FROM Carrie Clark TO
BY Carrie Clark

mittals or it will not be accepted.
and/or meetings dates at that time
day of each month
tentative of the applicant.



CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 1986 E. Cecilia Circle

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

I (WE), Kandace Dato BEING DULY SWORN, DEPOSE AND SAY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED IN THE ATTACHED APPLICATION AND THAT THE STATEMENT HEREIN CONTAINED AND THE INFORMATION PROVIDED IN THE ATTACHED PLANS AND OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.

Kandace Dato - K. Dato
PROPERTY OWNER

Lauren Posey - Lauren Posey
PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) SS.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2023 WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: June 28, 2024

[Signature]



PROPERTY OWNER'S
AGENT AUTHORIZATION

I (WE), _____, THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S) _____ TO REPRESENT ME (US) REGARDING THE ATTACHED APPLICATION AND TO APPEAR ON MY (OUR) BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY OF HOLLADAY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) SS.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

City of Holladay
AFFIDAVIT OF PROPERTY OWNERSHIP
for property located at

Address: 1986 E Cecelia Circle, Holladay UT 84121

Subdivision: Lot 6, Holladay Glen Plat: 22-16-281-027 Lot: 6

PROPERTY OWNER

I (we), Alexandra Dunn being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]

Property Owner

Alexandra Dunn

Property Owner

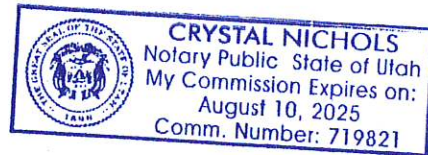
ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss.

The foregoing affidavit was acknowledged before me this 21st day of July, 2023, who duly acknowledged to me that he did execute the same.

My commission expires: August 10, 2025

[Signature]
Notary Public



AGENT AUTHORIZATION

I (We), Alexandra Dunn, the owner(s) of the real property described above, do authorize as my agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Holladay considering this application and to act in all respects as our agent in matters pertaining to the attached application.

ACKNOWLEDGMENT

State of Utah)
County of _____) ss.

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____, who duly acknowledged to me that he did execute the same.

My commission expires: _____

Notary Public

May 31, 2023

Dr. Lauren Posey
1986 E. Cecelia Cir.
Holladay, UT 84121

To whom it may concern:

I am applying to teach private cello lessons out of my home. I teach one cello student at a time and often one parent attends to take notes for their student. The entrance to my teaching studio is on my front porch and lessons are conducted in a main area on the first floor of my home.

I intend on teaching Monday through Friday with before and after school being the most popular times to teach school aged students. I start teaching before school at roughly 6:00am and will end at roughly 5:00-6:00pm in the evening, depending on the day. I will have multiple breaks throughout the school day, according to student availability.

There is, at most, only one car parked on the street during a lesson, with two cars parked on the street during a lesson transition time. I've also included the parking map (attached to the application) I give to my students and, for that matter, anyone visiting my home. Home teaching for music lessons is standard practice for the majority of musicians to have access to teaching tools, music library, avoiding transporting very expensive instruments, and more.

I received a Doctorate in Music Performance from Stony Brook University in 2017 and I have been teaching private cello lessons for 15 years. I am currently the principal cellist of the Ballet West Orchestra, I am the Executive Director for the Intermountain Suzuki String Institute (ISSI), and I am currently on the Holladay City Arts Council. ISSI is currently the largest summer Suzuki Institute in the world and I'm honored to bring such an illustrious music program to our community, as well as helping bring music to the Holladay community through the arts council.

Not only is teaching music the way I make my living, but more importantly it is my way of serving my community. Music has tremendous benefits for students of any age and that is why I pursued this career. Being self-employed and managing my own teaching studio isn't easy, but I whole-heartedly believe music education is essential for our culture and its impact on the future generation. Teaching out of my home is what allows me to maximize this contribution to students, their families, and our community.

Thank you for your consideration.

Sincerely,



Lauren Posey, DMA

land Dr

1965

1975

1985

Cecelia Cir

Cecelia Cir

Cecelia Cir

5 ft. from driveway
ONE CAR ONLY

turning right
no left turn

INITIAL ON

W/S
date

1962

1968

1976

1982

End of
Door

Highland Dr.

Public Comments

Carrie Marsh

From: TDU Dev co [REDACTED]
Sent: Monday, July 24, 2023 10:12 AM
To: Carrie Marsh
Subject: Comments for cecelia circle

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email - Use Caution]

public hearing for lauren posey 1986
hello, we are unable to attend this meeting do to logistics and age for traveling

I am speaking on behalf of my mother and myself.

we are at 195 and 1917

my mother and I live on cecelia,

Major issues with car always being parked out front, and that close to highland drive, multiple people in the neighborhood have complained, with parking, trash cans, residents and now the music people parking or waiting this a safety concern.

THEY MUST BE ABLE TO PROVIDE OFF STREET PARKING. the rules need to be followed. Everyone else follows the rules, she must find off-street parking We have noticed small children live next door also to her. major safety concerns

Carrie Marsh

From: James DelloRusso [REDACTED]
Sent: Monday, July 24, 2023 4:58 PM
To: Carrie Marsh
Subject: DelloRusso 1968 Cecelia Owners' Statements for Holladay Planning Commission Meeting July 25, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email - Use Caution]

Carrie-

This constitutes our (James and Patricia DelloRusso's) comments for the Planning Commission's Public Comment portion of the meeting for July 25, 2023.

We have reviewed the Agenda and Packet of July 11, and we do have several questions regarding this property at 1986 Cecelia:

1. The Agenda states "Outside Music Group/Posey CelloStudio, yet the discussion narrates an indoor only venue. Which is correct? Outdoors would constitute a whole different set of concerns.
2. We too have concerns about the traffic pattern: to date, how is traffic flow on Cecelia planned to be managed, or directed? Will client vehicles be K-turning in our driveways to park in front of this business?
3. Have others expressed concern about the hours of operation- specifically 6 AM? Seems like it would disrupt the neighborhood with the noise; see #4.
4. If the proposed instruments are 'only' cellos, is the Planning Commission aware of the decibel output of the cello: 89-111 db (www.gcaudio.com)? Not exactly inconsequential. Is there any option for additional students simultaneously (would compound the noise)? Is there any requirement for sound-proofing the studio?
5. Is there any prohibition/allowance for recitals? How would traffic, parking, noise, etc be managed?

Thanks.

Jim DelloRusso

1532 E SPRING LANE CUP ACCESS BLDG

1532 E Spring Lane

BEG N 855.318 FT & W 141.798 FT & N 89°45'49" W 527.29 FT & N 8°47' & E 570 FT FR S 1/4 COR OF SEC 9, T2S, R1E, SLM; N 35°W 60 FT; N 51°52'22" E 100.414 FT; N 41°22'17" E 28.013 FT; N 5°52'11" W 61.796 FT; N 81°56'50" W 140.93 FT; S 209.63 FT; E 86.07 FT TO BEG. ALSO BEG N 8°47' W 63 FT FR SW COR LOT 23, SURREY LANE SUB; N 19°56'30" W 62.01 FT; N 85°28'09" W 1.47 FT; S 51°52'22" W 14.998 FT; S 35° E 60 FT TO

Watts Enterprises

Martina and Daniel Devenport

R-1-10

Low Density Residential-Stable (LDR-S)

District #3

Mailed July 14, 2023

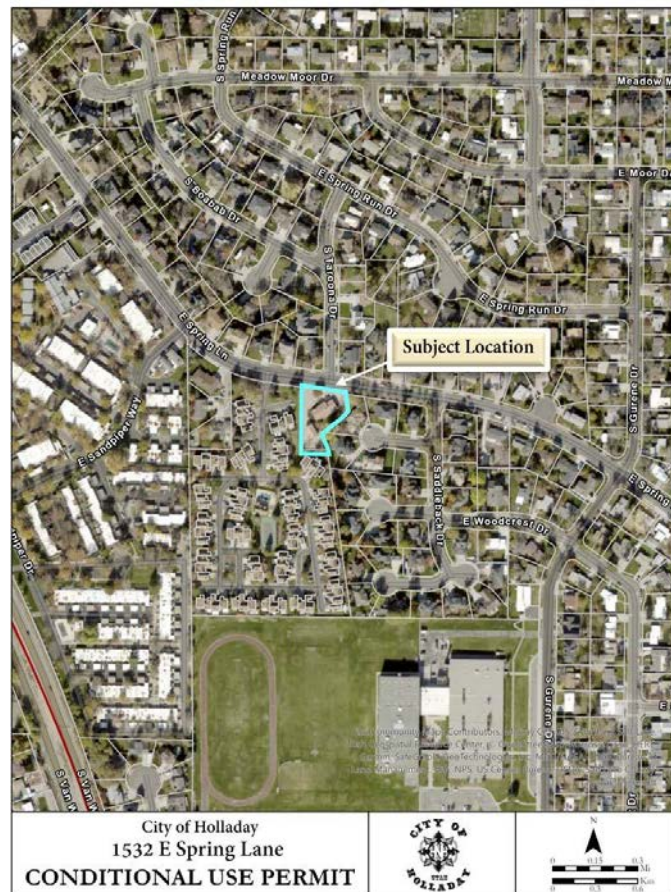
Conditional Use Permit

13.14.030 Accessory Use(s) Regulations
13.08.040 Conditional Uses

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

Carrie Marsh, City Planner

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08



Notes:



Request: **Conditional Use, Size Permit; Accessory Detached Garage Structure**
Applicant: Watts Enterprises (Representing the property owner)
Address: 1532 E Spring Lane, Holladay Utah
Zone: R-1-10 zone
File No: 21-2-10
Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.14.030	Accessory Use(s) Regulations
	13.08.040	Conditional Uses

REQUIRED PLANNING COMMISSION ACTION: Administrative

Planning Commission Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

SUMMARY

Applicant Watts Enterprises, representing the property owners, Martina and Daniel Devenport, is requesting Planning Commission approval to be allowed to construct an additional 143 square feet onto the rear side of the existing accessory building on the .51-acre parcel. The addition is desired so that the owners can accommodate their RV within the garage as the current structure is not long enough. The proposed addition would increase the footprint size to be 146 square feet larger than the permitted size according to the size of the property. The addition is compliant with setbacks and lot coverage standards for the property.

Chart 13.14.101 of the City of Holladay zoning code iterates the total footprint allowable for a permitted accessory structure. The square footage allotment is understood to appertain to all detached structures on a property. Footprint sizing (in aggregate) is predicated on property size(s) -- with a ranging scale offering larger structures on/ larger properties.

In Utah, Conditional Use applications are presently viewed through a favorable lens such that they are considered as, basically, allowed uses to which may be assigned varying Conditions of Approval intended to mitigate where deemed necessary and reasonable aspects of their nature or operation. Section 13.08.040.F. affirms that, "A conditional use *shall be approved if* reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential determinantal effects of the proposed use...". (italics added)

Accordingly, the Planning Commission should focus conversation on the proposed accessory garage's potential impact(s) to neighboring lots and parcels that abut the Property whereupon the garage is proposed. As per 13.04.080, a Conditional Use should NOT:

1. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;
2. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
3. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.

As over-sized accessory structures (whether singularly or collectively) proposed on properties in Holladay are reviewed in context of Conditional Use Standards (see H.C.C. § 13.08.040.F), any denial of the same requires careful and specific reasons(ing) to withstand court scrutiny.

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit allowing a **footprint size** increase to be complete.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider....

Findings:

1. The desired structure will provide the property owners safe enclosed storage of their recreational vehicle and is not considered to be excessive for the area.
2. The detached building is proposed to follows the existing roof height, which is compliant with existing zoning code standards of 20'.
3. The addition to the existing building does not violate setback or lot coverage standards for the property.
4. Staff has not received objections or concerns (written or verbally expressed) to-date respecting the CUP request.

Suggested Conditions of Approval:

1. The project is subject to height, setback, and lot coverage regulations for their property size
2. The Owner/Applicant shall obtain a building permit* for the proposed detached garage addition
3. The Owner/Applicant shall not establish or use the structure as a commercial amenity; and,
4. *<Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property...>*

* If the Commission approves the condition use for the accessory building, Staff will review the same during the building permit [plan] review process to ensure that plans of/for the contemplated structure comply with relevant and requisite "bulk regulations" (e.g., setbacks, height standards, lot coverage, etc.) that appertain to the project.

EXAMPLE MOTION:

"I __ move that the Holladay Planning Commission (approve / deny) the application for a detached accessory garage sized at 4,500 sq ft located at **1532 E Spring Lane**, based upon findings..... *<and any other Commission stated findings>*, contingent on Applicant's compliance with the following condition(s)... *(see above for Staff suggested conditions)* ...



NOTICE OF A PUBLIC HEARING CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: Tuesday, AUGUST 1st 2022
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Watts Enterprises for a Conditional Use Permit for an addition to an accessory building larger than the allowed size on the property located at **1532 E Spring Lane** in the R-1-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.14.030.

****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit any comments via email by 5:00 pm 07/31/2023 to Carrie Marsh, cmarsh@cityofholladay.com. Emailed comments received by the designated time will be forwarded to the Planning Commission prior to the meeting.

Additional information regarding this item & instructions how to view this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

ATTENTION: This notice was mailed on 07/21/2023 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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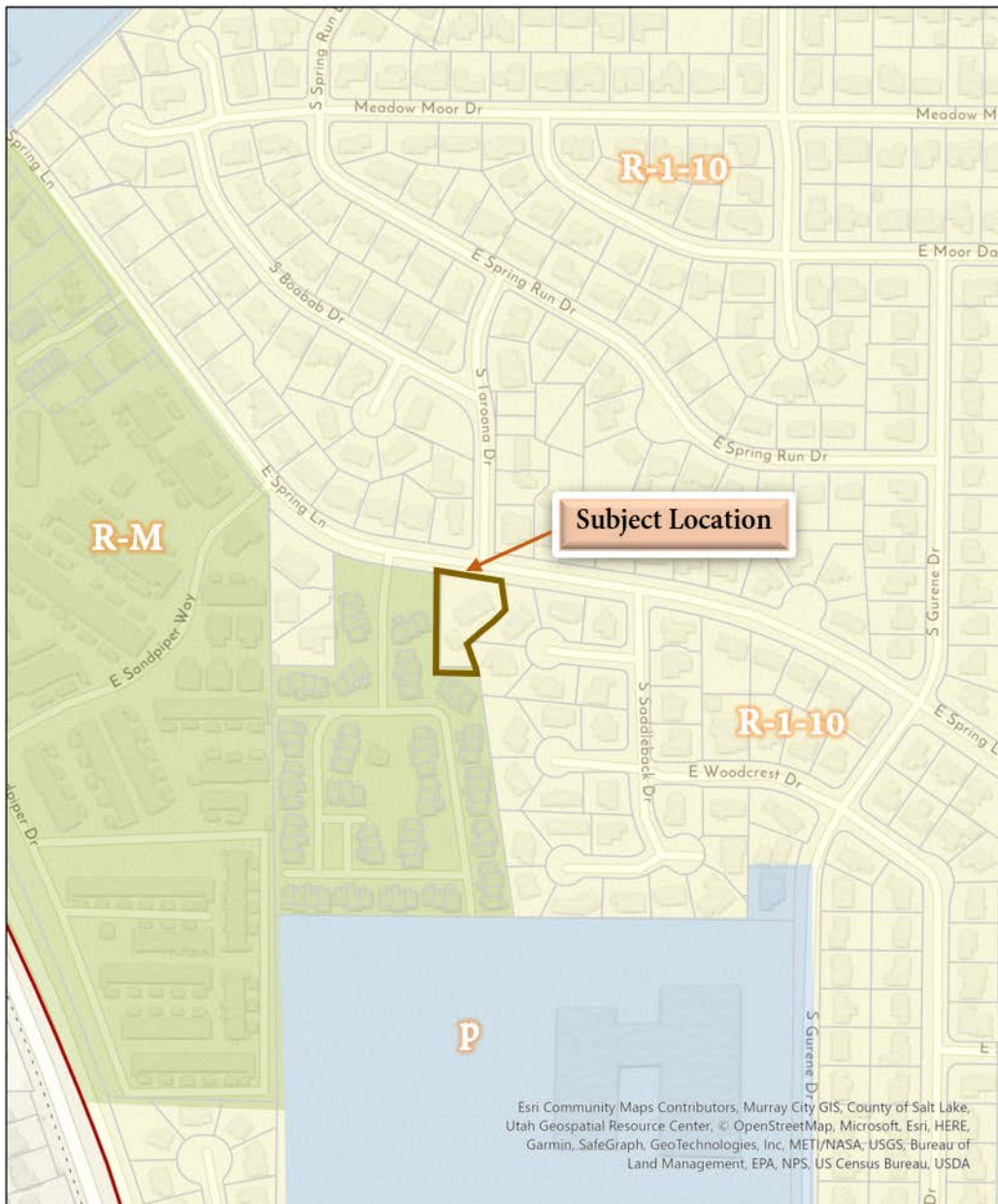
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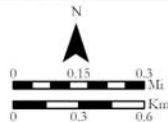
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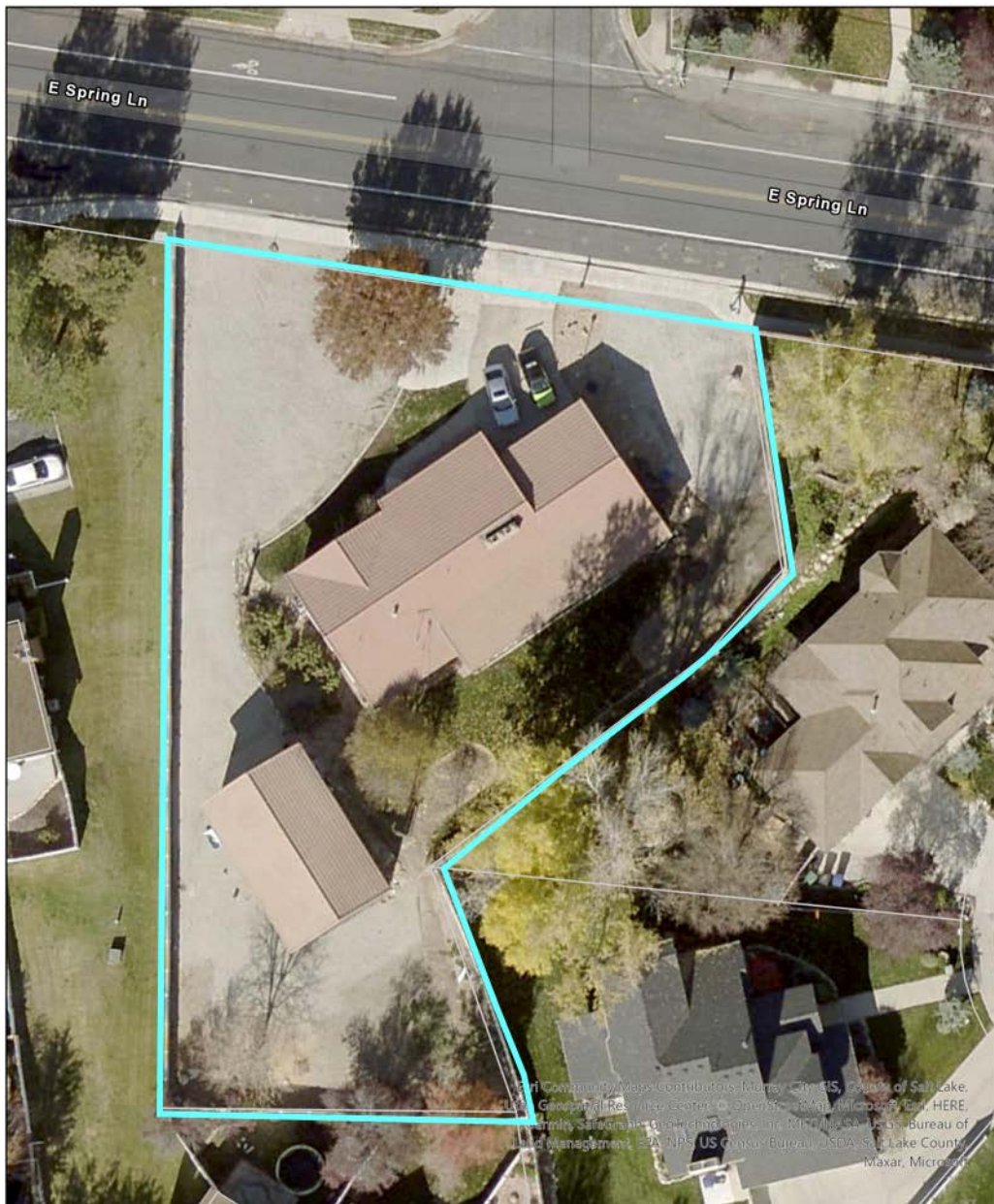
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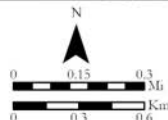


City of Holladay
1532 E Spring Lane
CONDITIONAL USE PERMIT





City of Holladay
1532 E Spring Lane
CONDITIONAL USE PERMIT





GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: <u>Devenport Remodel</u>	
Address of Project: <u>1532 Spring Lane, Holladay, UT 84117</u>	
TYPE OF REQUEST: (mark all that apply)	
☐ SITE PLAN () PERMITTED of () CONDITIONAL	☐ REZONE of PROPERTY
☐ SUBDIVISION PLAT	☐ GENERAL PLAN AMENDMENT
☐ CONDOMINIUM PLAT	☐ CODE AMENDMENT
☒ CONDITIONAL USE PERMIT	☐ PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
☐ SPECIAL EXCEPTION	☐ HISTORIC SITE DESIGNATION
☐ LOT LINE ADJUSTMENT or COMBINATION	☐ DEVELOPMENT AGREEMENT AMENDMENT
☐ OTHER:	☐ ANNEXATION

Applicant Name: (Please Print) <u>Watts Enterprises</u>		Property Owners Name: (Please Print) <u>**ATTACH SIGNED "OWNER AFFIDAVIT"*</u> <u>Dan & Martina Devenport</u>	
Applicant's Mailing: Address: <u>5200 So. Highland Dr. #101</u> City: <u>Salt Lake City</u> State: <u>UT</u> Zip: <u>84117</u>			
Applicant Phone: () <u>801-550-1292</u>		Applicant's Email Address: <u>miken@wattsliving.com</u>	
Main Contact Person (Please Print): Name: <u>Scott Mills</u> Phone: <u>801-554-8968</u> email: <u>scott@wattsliving.com</u>			
Brief summary of proposal / request: <u>Added footage to existing garage which still complies with</u> <u>all set back requirements.</u>			

FILING FEES: (ORD 3.35)				OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre	FILE NUMBER	<u>23-2-09</u>
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00	PARCEL NUMBER	
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	GENERAL PLAN	
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00	ZONE	<u>R-1-10</u> ACREAGE: <u>.51</u>
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange	PC ACTION:	
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION		DATE:	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT		CD ACTION:	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00	DATE:	
SPECIAL EXCEPTION	\$600.00	OTHER:		FILE DATE:	<u>July 10, 2023</u>
SUBDIVISION AMENDMENT	\$500.00				
FINAL TOTAL DUE:					

RECEIPT DATE <u>7/10/23</u> No. <u>191175</u>	
RECEIVED FROM <u>Watts Enterprises</u> \$ <u>900.00</u>	
<u>nine hundred and no/100</u> DOLLARS	
☐ FOR RENT	
☐ FOR <u>building footprint conditional use</u>	
ACCOUNT	☐ CASH
PAYMENT	☒ CHECK
BAL. DUE	☐ MONEY ORDER
	☐ CREDIT CARD
	check # <u>063331</u>
	FROM _____ TO _____
	BY <u>Anna Marsh</u>

mittals or it will not be accepted.
nd/or meetings dates at that time
ay of each month
entative of the applicant.

PROPERTY OWNER'S AFFIDAVIT

STATE OF UTAH }
 } ss
COUNTY OF UTAH }

I (we), Dan Devenport and Martina Devenport

say that I (we) am (are) the owner(s) of the property identified as 1532 E Spring Lane, SLC, Utah 84121

Signature *Martina Devenport*
Print Martina Devenport

Signature _____
Print _____

Signature *Daniel S. Devenport*
Print DANIEL S. DEVENPORT

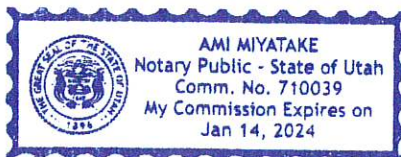
Signature _____
Print _____

Dated this 10 day of July, 2023, personally appeared before me

Daniel Devenport and Martina Devenport

the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

Subscribed and sworn to me this 10 day of July, 2023



Ami Miyatake
(Notary)

Residing in Salt Lake County, Utah

My commission expires: Jan 14, 2024

DAN & MARTINA DEVENPORT RESIDENCE

Addition and Remodeling
1532 Spring Lane
Holladay, Utah

PROJECT DIRECTORY:

OWNER: DAN & MARTINA DEVENPORT
1532 SPRING LANE
HOLLADAY, UTAH

ARCHITECT: DANCE & ASSOCIATES, ARCHITECTS LLC
2823 EAST MOUNTAIN VIEW DRIVE
SALT LAKE CITY, UTAH 84103
BOB DANCE (801) 278-1449
bob@danceandassociates.com FAX: (801) 278-3342

CONTRACTOR: MIKE NELSON
WATTS ENTERPRISES
5200 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH

STRUCTURAL ENGINEER: FOCUS ENG
BRAD MASON
(801) 352-0075
bmason@focusutah.com

BUILDING CODE INFORMATION:

ADDRESS: 1532 SPRING LANE
HOLLADAY, UTAH

ZONING: R-1-10

APPLICABLE BLDG CODES: 2015 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONS. CODE

OCCUPANCY TYPE: R - RESIDENTIAL

TYPE OF CONSTRUCTION: TYPE V-B

LOT SIZE: 22,291 APPROX. SQUARE FEET (0.51 ACRE)

EXISTING FOOTPRINT: 2,636 SF (HOUSE W/ ATTACHED GARAGE)

TOTAL FOOTPRINT W/ADDITION: 3,010 SF

EXISTING GARAGE: 953 SF

GARAGE W/ADDITION: 1,036 SF

NEW FOOTPRINT W/GARAGE: 4,106 SF

LOT COVERAGE NEW: 18.5% COVERAGE

INDEX TO DRAWINGS:

ARCHITECTURAL

A 00 COVER SHEET, CODE INFORMATION
A 11 GENERAL NOTES & SPECIFICATIONS
A 21 DEMOLITION PLANS
A 22 WALL CONSTRUCTION & ELECTRICAL PLAN
A 23 GARAGE CONSTRUCTION & ELECTRICAL PLAN
A 31 REFLECTED CEILING PLAN
A 41 EXTERIOR ELEVATIONS
A 42 EXTERIOR ELEVATIONS

STRUCTURAL

S 10 GENERAL STRUCTURAL NOTES
S 20 FOUNDATION AND FRAMING PLANS
S 30 STRUCTURAL DETAILS
S 40 STRUCTURAL DETAILS

NOTE TO PLAN CHECK:

SCOPE OF WORK:

DEMOLITION OF SELECTED INTERIOR WALLS, EXISTING KITCHEN, MASTER BATH AND LAUNDRY ROOM. RECONSTRUCTION AND ADDITION TO RESIDENCE. AN ADDITION TO THE EXISTING STAND-ALONE GARAGE.

ENERGY COMPLIANCE:

CONTRACTOR TO DESIGN PER INTERNATIONAL ENERGY COMPLIANCE CODE, 2018 VERSION.

HVAC, PLUMBING AND ELECTRICAL:

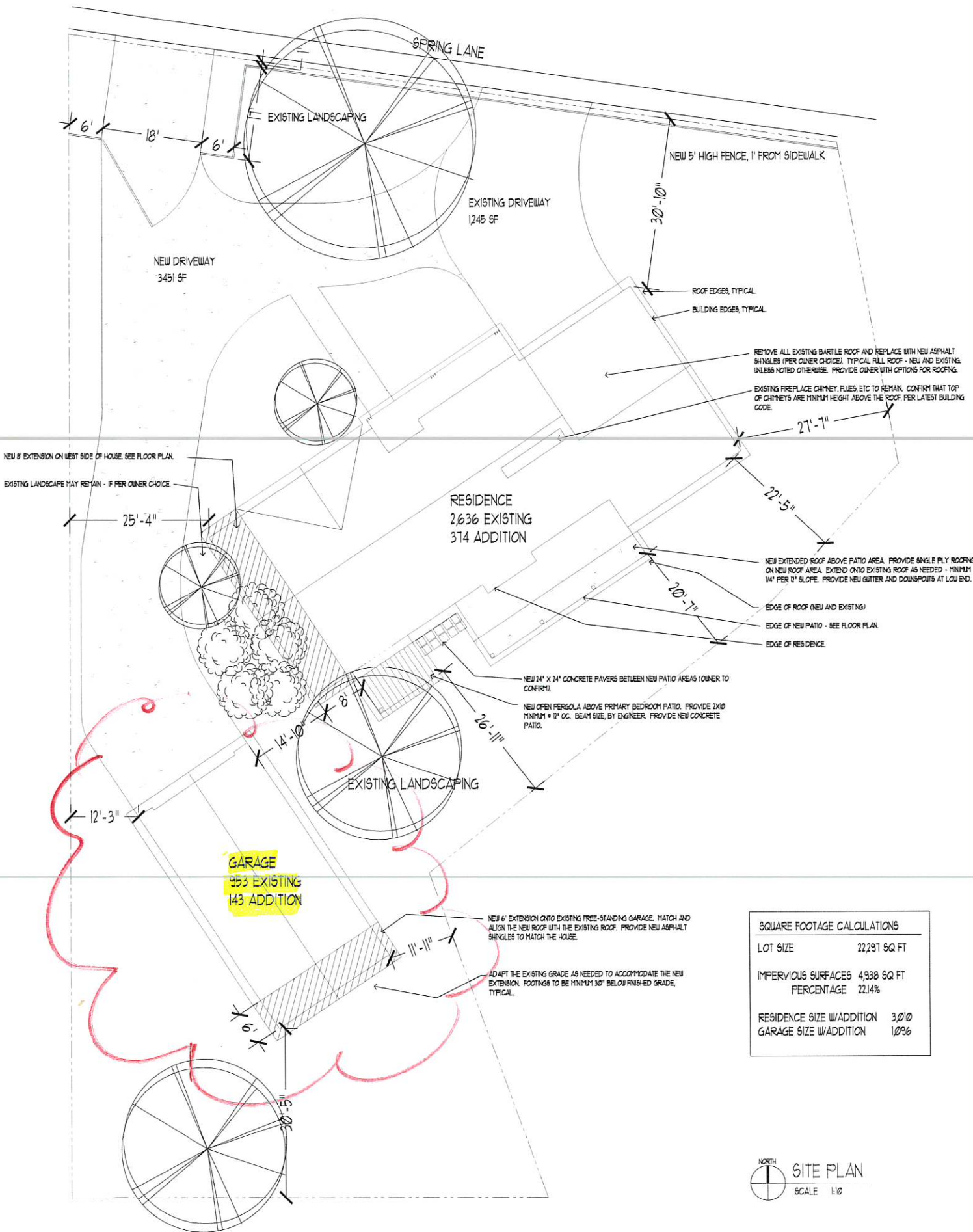
HVAC SHALL BE EXTENDED AS NEEDED TO THE NEW RESIDENCE EXTENSION, PLUS ADDED HVAC WHERE NEEDED FOR REVISED ROOMS.

PLUMBING REVISIONS INCLUDE REVISING THE KITCHEN AND TOILET ROOMS.

ELECTRICAL WORK INCLUDES REMOVING EXISTING ELECTRICAL FROM WALLS BEING REMOVED AND PROVIDING NEW ELECTRICAL WHERE SHOWN ON THE PLAN, AND AS PER CODE REQUIREMENTS.

PROPERTY DESCRIPTION:

BEG N 855.318 FT & W 461.798 FT & N 89°55'43" W 521.29 FT & N 8°41' E 510 FT FR S 1/4 COR OF SEC 9, T29, R1E, SLM: N 35°W 60 FT: N 51°52'22" E 100.414 FT: N 41°22'11" E 28.013 FT: N 5°52'11" W 61.796 FT: N 81°56'50" W 140.93 FT: S 20°36'3 FT: E 86.01 FT TO BEG. ALSO BEG N 8°41' W 63 FT FR SW COR LOT 23, SURREY LANE SUB: N 19°56'30" W 62.01 FT: N 85°28'03" W 141 FT: S 51°52'22" W 14.938 FT: S 35° E 60 FT TO BEG. 10902-4029



SQUARE FOOTAGE CALCULATIONS	
LOT SIZE	22,291 SQ FT
IMPERVIOUS SURFACES	4,338 SQ FT
PERCENTAGE	22.14%
RESIDENCE SIZE W/ADDITION	3,010
GARAGE SIZE W/ADDITION	1,036

NORTH
SITE PLAN
SCALE 1:10

DANCE
A . N . D
ASSOCIATES
ARCHITECTS
PLANNERS
L . L . C .

2823 EAST MOUNTAIN VIEW DRIVE
SALT LAKE CITY, UTAH 84103
(801) 278-1449
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bob@danceandassociates.com

ALL RIGHTS RESERVED. DANCE & ASSOCIATES ARCHITECTS-CONSTRUCTORS
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LICENSE

REVISIONS

6/30/23
6/29/23 existing landscape noted
1/05/23 sq ft study

DAN & MARTINA DEVENPORT RESIDENCE REMODEL
1532 SPRING LANE
HOLLADAY, UTAH

COVER SHEET

PROJECT:
#3 87103

DATE:
6/31/23

DRAWN BY:
JJB/RED

SHEET NO.

A0.0

SCALE:
NA

Verbal conversation between the Contractor, Scott Mills of Watts Enterprises and Carrie Marsh at the planning counter on July 10th, 2023

Mr Mills stated that the property owners seek to expand the rear of the existing accessory garage by 6' to accommodate their motor home. The additional square footage being added is compliant with all setback requirements.

Carrie Marsh



FILE# 23-1-03

SWEETEN COURT PLANNED UNIT DEV.

ADDRESS:

2761 E. 4510 S.

LEGAL DESCRIPTION: 22-02-301-007

BEG S 0°11'50" W 535.49 FT & N 64°56'10" E 402.06 FT FR NW COR OF SW 1/4 SEC 2, T 2S, R 1E, S L M; N 64°56'10" E 86.32 FT; N 0°07'03" W 325.23 FT M OR L; W 149.73 FT; S 10°38' E 367.81 FT TO BEG LESS STREET. 0.89 AC M OR L. 4269-253

APPLICANT/REPRESENTATIVE:

Grant Harrison

PROPERTY OWNER:

Carol Sweeten Estate

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Mailed 07/14/2023

REQUEST:

Site Plan Review- CONCEPT

APPLICABLE REGULATIONS:

13.14 Single Family Residential Zone
13.08.10C Conceptual Plan Approval Stndrds
13.78 Planned Unit Development

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY
Planning Commission
June 6, 2023
Item #1

Request: **PLANNED UNIT DEVELOPMENT (PUD)– CONCEPT REVIEW**
Project: “Sweeten Court” 4-unit Planned Unit Development
Address: 2761 E 4510 S
Zone: R-1-8
Applicant: Grant Harrison
File No: 23-1-03
Notice: Mailed notice on 7/14/2023
Staff: Carrie Marsh

GOVERNING ORDINANCES:	13.14	SINGLE-FAMILY RESIDENTIAL ZONE
	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.78	PLANNED UNIT DEVELOPMENT

REQUIRED PLANNING COMMISSION ACTION:

- 1. Planned Unit Development Conceptual Review:** Public hearing required. The Planning Commission may approve, approve with conditions, or deny a planned unit development based upon written findings of fact according to the standard within Holladay Ord. [13.78.040.H](#). It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the requirements for a PUD. As directed by ordinance, CUP applications shall be approved if the Land Use Authority can apply conditions which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.020
Planned Unit Developments (PUDs) are a conditional use in the R-1-8 zone and require review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary, and Final plat**. Decisions and approval must be during public meeting. The notice for the required public hearing for a conditional use permit associated with a PUD has been mailed to all properties within 500’ of the subject parcels. The applicant held the required neighborhood meeting for this PUD proposal was on July 14, 2023. The required neighborhood meeting was held July 7, 2023.

BACKGROUND

An application from the property owner of 2761 E 4510 S has been submitted via agent, Grant Harrison for a 4-unit PUD on .89 acres (38,768 square feet) within an R-1-8 single-family residential zone, which has conceptual approval for a 4-lot subdivision. Development as a Planned Unit Development (PUD), provides flexibility of land use with the intent to “encourage unique neighborhoods, high quality housing, exceptional design, additional open space, and facilities compatible with the present living environment in the city.” ([13.78.020.A](#)). The applicant is proposing a PUD with the intent to create a high quality, unique development that preserves open space and natural features on the existing property to a greater extent than would occur with standard development regulations while being compatible with the present living environment within the city.

SUMMARY

This application for a Planned Unit Development (PUD) is to be reviewed in a three-step review process; Conceptual, Preliminary, and Final. This is an additional application and review process following the approval of a conceptual subdivision plan, which ensured the subdivision was compliant with zoning and utility availability. In the subdivision review, minimum lot size, width, and setback dimensions required by the R-1-8 zone are used to calculate the maximum allowable number of dwellings (“maximum density”) for both a Subdivision and Planned Unit Development. The conceptual subdivision, having met the required standards, was approved for 4 units by the Planning Commission on June 6, 2023.

PUDs are a conditional use in the R-1-8 zone which requires a three-step review process. The purpose of a PUD is to “permit flexibility in land use, allow diversification in the interrelationships of various uses and structures with their sites and thus offer an alternative to conventional development. It is intended to encourage unique neighborhoods, high quality housing, exceptional design, additional open space, and facilities compatible with the present living environment in the city”.

To allow flexibility and initiative in site and building design, the Planning Commission may waive or vary one or more of the land use regulations as required by the zone in which the planned unit development is proposed, other than 1) Use regulations, 2) Overall building height regulations, including graduated height restrictions, and 3) Density. (13.78.040.E)

TECHNICAL REVIEW COMMITTEE ANALYSIS

The Technical Review Committee has reviewed the application for compliance with the standards for a Planned Unit Development within [13.78.040.H](#).

1. Planned Unit Development Objectives:

1. New residential units being proposed on a parcel larger than others in the zone further stabilizes and preserves the existing and planned residential land use in the surrounding residential neighborhoods;
2. Allowing flexibility with placement of structures allows existing mature trees to be preserved and larger areas of open space to be created.
3. No buildings on the site are historically significant. New homes to be built will contribute to the character of both the neighborhood and the city.
4. The proposed PUD maximizes and preserves vegetation and open space. Additionally, the open space on the property is held as common space, so all residents within the PUD have access to larger areas of open space within the PUD, while still having individual private outdoor space.
5. Traffic impacts are minimized with the creation of a road and adequate parking on site for residents.
6. The private road creates a buffer on the east side of the property, the preservation of trees on the west side of the property provides buffering from neighboring homes and angles units with reduced setbacks allows homes to be brought in further from neighboring properties.
7. The creation of a private road creates the ability for all vehicles using the road to enter 4510 as an intersection as opposed to backing onto the road from a driveway, increasing safety within the neighborhood. The proposed sidewalk within the public right of way would enhance pedestrian safety for residents within the PUD and the neighborhood.

2. Master Plan and Zoning Compliance:

- a. The land use map designates the area as stable low density residential with a minimum lot size of 8,000 square feet within the existing R-1-8 zone. The proposed PUD does not exceed the existing density of the neighborhood.
- b. The proposed PUD is allowed within the zone and meets the following zoning requirements that cannot be varied.
 - a. The parking requirements of two per residential unit are met and exceeded.
 - b. Building height is proposed to be a maximum of 35.
 - c. All structures will be evaluated for graduated height compliance as part of the building permit review process.

3. Compatibility:

- a. The private street provides access and turn around for the 4 units proposed. The service level of the street/adjacent streets are not impacted by the additional units proposed on a private road.
- b. Because of the creation of a private street, it is not anticipated that unusual pedestrian or vehicular traffic patterns or volumes.
 - i. Orientation of driveways are all onto a private street
 - ii. Parking areas are provided in driveways and some additional parking areas.
 - iii. Peak traffic to site in in line with other residents; no impact on adjacent property.
- c. Internal circulation has fire turnaround, which is also usable by vehicles entering the development to turn around. No vehicles backing onto 4510. Creation of an intersection which is an improvement over a driveway.
- d. Utility letters all acquired and support the proposed PUD
- e. Buffering through landscaping, location of the private street, more tree preservation than doing standard lots with standard setbacks would allow.
- f. All open space is common, private space in the rear of each unit

4. Effect on Adjacent Properties

- a. Height and intensity of buildings on the periphery shall be limited to two stories. All structures to comply with graduated height requirements.
- b. Lot coverage can be applied as each property having an 8,000 square foot lot, allowing 35% structure coverage (2,800 sq ft/unit). A PUD can spread this coverage over the full site for a total of 11,200 square feet of allowed

structure coverage. As building sizes are conceptual at this point, a requirement to meet lot coverage standards for structure coverage is recommended.

- c. The proposed density of four units is in compliance with the underlying R-1-8 zone, with the private road not included in the density calculation.

5. Preservation of Open Space

- a. Each unit has a private area while the remaining open space within the PUD is proposed as common space. Applying lot coverage standards creates further opportunity for preservation of open space, vegetation, trees, and ensures greater ground water infiltration.

6. Landscaping, Fencing, and Screening

- a. The applicant has discussed fencing with neighbors, but plans have not been made at the conceptual level. Fencing is not a requirement, but an intent to integrate the proposed development into its surroundings should be planned. Planning Commission should discuss plans to accomplish this with the applicant and consider public comment and have the applicant include this detail in the preliminary review.

7. Signs and Lighting

- a. Can be discussed with applicant and deferred to preliminary review.

Required PUD Conceptual Site Plan submissions include:

- Use, dimensions, sketch elevations, and locations of proposed structures
- Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, landscaping, and other open spaces
- Architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationships of the uses; and
- Coverage and open space characteristics
- An explanation of how the proposed planned unit development satisfies the purposes set forth in section 13.78.020 of this chapter.

RECOMMENDATION for PUD - CONCEPTUAL PLAN

All required conceptual level elements of a Planned Unit Development proposal have been reviewed by the TRC and have been determined to be complete as per the City's submission requirements. The TRC recommends that the commission approve the **PUD CONCEPTUAL PLAN** based upon the following findings:

FINDINGS:

- 1) The proposal meets the objectives of a Planned Unit Development.
- 2) The proposal complies with the Master Plan and Zoning regulations.
- 3) The proposal shows compatibility with the character of the site, adjacent properties, and existing development within the vicinity of the site.

CONDITIONS:

- 1) Compliance with the use, density, height, and graduated height limitations of the R-1-8 Zone
- 2) Compliance with Subdivision requirements and regulations
- 3) Compliance with lot coverage standards of 35% as would be applicable to minimum lot size of 8,000 square feet.
- 4) Screening, signs, and lighting plans to be addressed during preliminary review.

MOTION EXAMPLES

*"I _____ move to (**approve**, Deny, Continue) the PLANNED UNIT DEVELOPMENT CONCEPTUAL SITE PLAN application submitted by Mr. Grant Harrison for "Sweeten Court," a Planned Unit Development in the R-1-8 zone, upon finding that:*



NOTICE OF A PUBLIC HEARING

CONCEPT SITE PLAN – “SWEETEN COURT” Planned Unit Dev.

Date: **Tuesday, AUGUST 1, 2023**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a conceptual site layout and land uses for “SWEETEN COURT” (.89 acres) a planned unit development in the R-1-8 zone located at **2761 E. 4510 S. Holladay**. Reviewed by the Planning Commission as per Planned Unit Development standards in City of Holladay Code §13.78

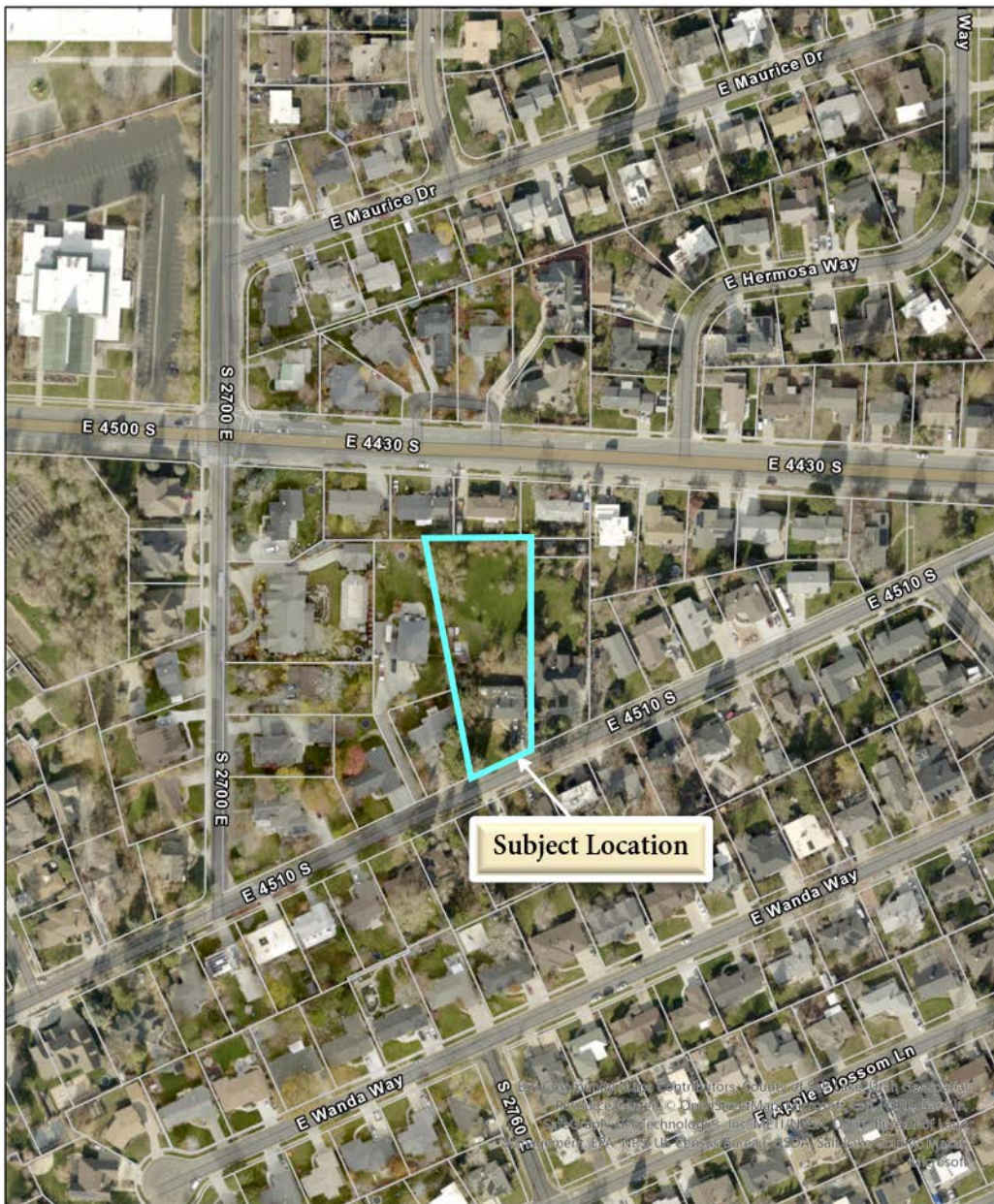
****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm July 31, 2023 to Carrie Marsh, cmarsh@cityofholladay.com. Emailed comments received by the designated time will be forwarded to the Planning Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

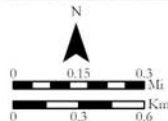
ATTENTION: This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

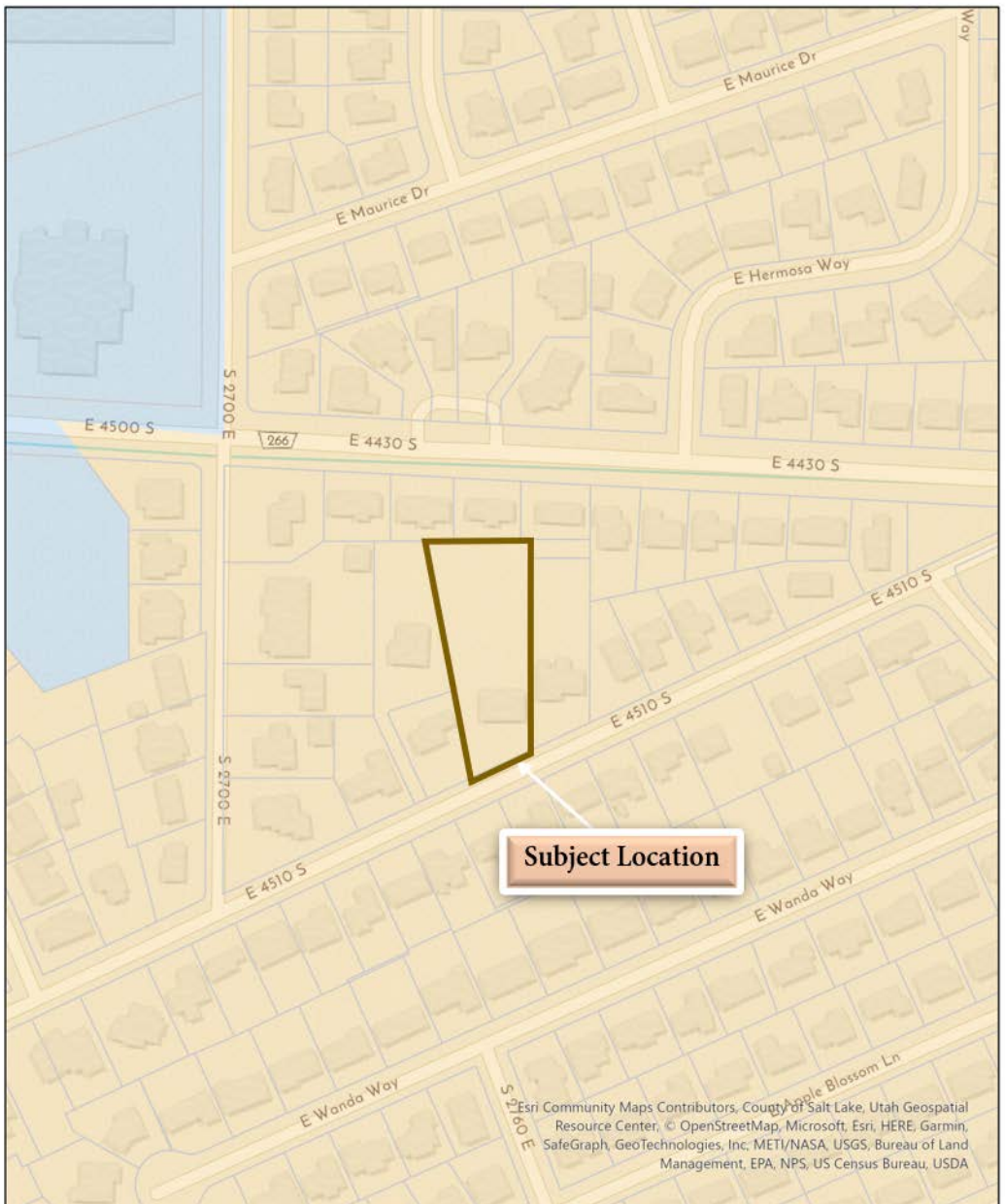




City of Holladay
2761 E 4510 S

SUBDIVISION/PUD NOTICE

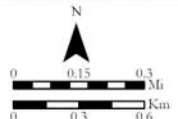




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City of Holladay
2761 E 4510 S

SUBDIVISION/PUD NOTICE

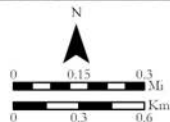




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 Inc. 2023

City of Holladay
 2761 E 4510 S

SUBDIVISION/PUD NOTICE



Sweeten Court Neighborhood Narrative

I am writing to submit my approval request for the planned unit development (PUD) project located in the beautiful city of Holladay, Utah. As a passionate developer, I have meticulously designed this project to enhance the community by incorporating green space and promoting a sustainable lifestyle and community.

Project Overview: The PUD will consist of a 4-lot subdivision, each with a single-family unit. The aim of this development is to create a harmonious blend of modern housing and a thriving natural environment. By thoughtfully integrating green space and greenery, we seek to provide the residents with a serene and sustainable living experience.

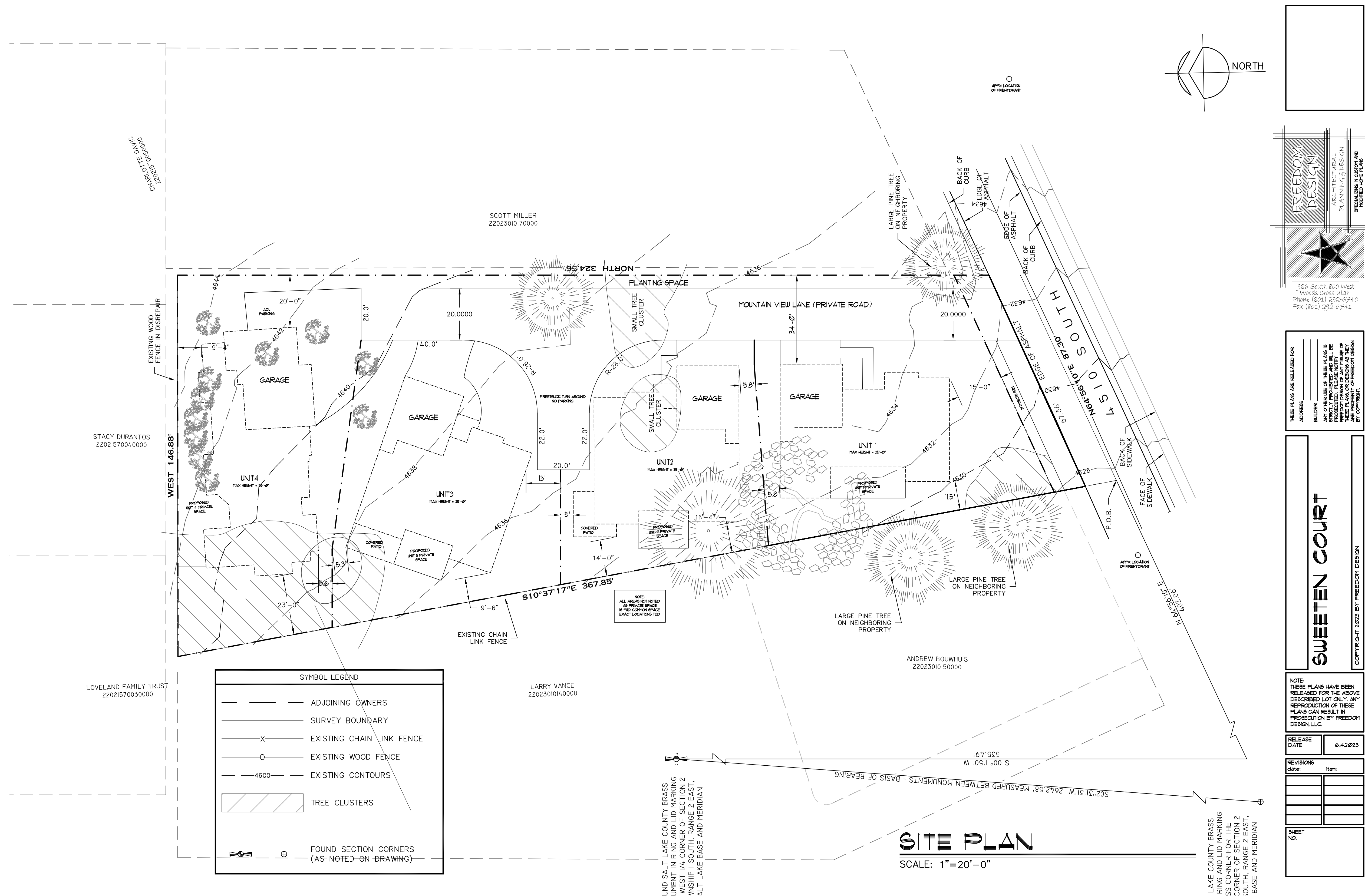
Enhanced Green Space: The project will allocate a portion of land to green space, creating a welcoming atmosphere for residents and promoting a healthier, more vibrant community. With the allowance of a more flexible setback requirement via the PUD, we can adjust the spacing of the homes to highlight the landscaping and greenspace efforts. We will also attempt to rotate the footprint of certain homes to avoid removal of certain trees and shrubbery. All existing trees not in the current footprint of the homes will remain intact.

Improved Quality of Life: The inclusion of greenery within the development will contribute to improved air quality, reduced noise pollution, and a sense of tranquility, fostering a higher quality of life for the residents.

Sustainable Design: The project will implement eco-friendly practices such as energy-efficient construction, stormwater management systems, and native landscaping. These initiatives aim to minimize the environmental impact of the development and inspire residents to adopt sustainable practices. The PUD provides us with the availability to rotate the footprint of certain homes so the row style standard subdivision look does not exist within this community. This will be thoughtfully designed avoiding the "track home" look and feel to provide a comfortable neighborhood experience. The private road will service all 4 properties encouraging traffic to stay off 4510 South. The PUD Design will allow us to provide a separate self contained neighborhood lessening the impact of 4 homes on a piece of property originally containing one. The park-like neighborhood will be maintained by an HOA with landscaping and snowplowing professionally maintained.

In alignment with the city's vision for sustainable growth and community development, I firmly believe that this PUD project will be a valuable addition to the Holladay area. I am committed to working closely with the city and community to ensure that the project adheres to all zoning regulations, environmental standards, and building codes.

I kindly request your review and approval of this PUD project. Your support will enable us to create a thriving community that combines modern housing with a lush, green environment. I am available to provide any additional information or address any questions or concerns you may have regarding the project.

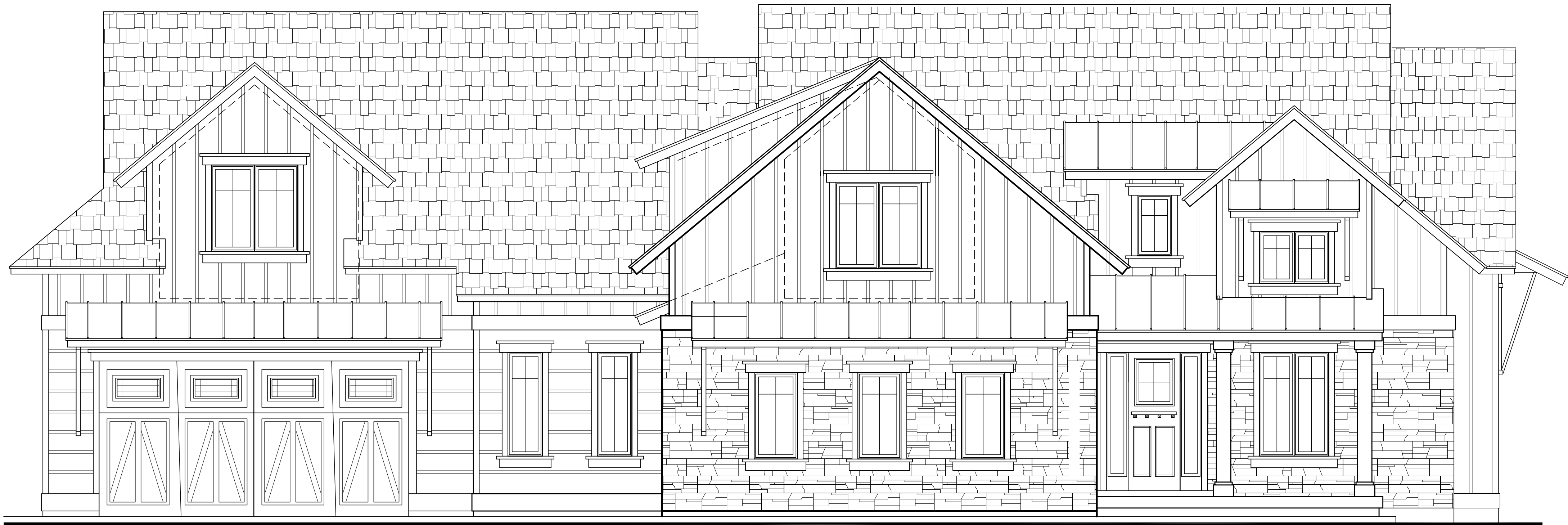




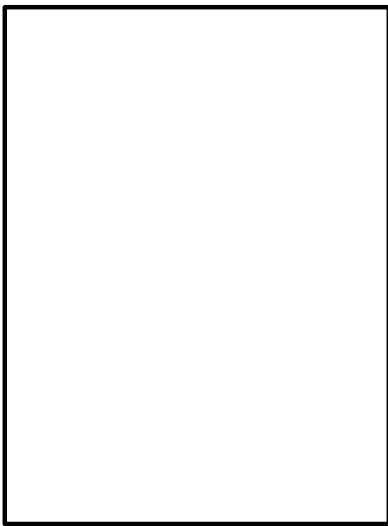
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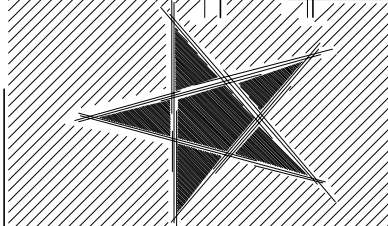
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THESE PLANS ARE RELEASED FOR
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ANY OTHER USE OF THESE PLANS IS
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ARE THE PROPERTY OF FREEDOM DESIGN
BY COPYRIGHT.

TYPICAL ELEVATIONS
SWEETEN COURT
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NOTE:
THESE PLANS HAVE BEEN
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DESCRIBED LOT ONLY. ANY
REPRODUCTION OF THESE
PLANS CAN RESULT IN
PROSECUTION BY FREEDOM
DESIGN, LLC.

RELEASE
DATE 7/18/2023

REVISIONS
date: item:

SHEET
NO.

GH Properties- Harrison Construction

2768 E Kentucky Ave, Holladay UT, 84117

(801)580-6346

gharrison@grantken.com

July 1, 2023

Dear Neighbor,

A neighborhood meeting will be held, July 7th from 6:00 PM - 7:00 PM at The Holladay City Park Picnic Pavilion. Located to the rear of the Holladay City Building on the north end behind the police station. We are going to discuss incorporating the 4 lots of the Sweeten Subdivision to become a P.U.D. (Planned Unit Development) that is more conducive to the neighborhood..

Please join me to discuss this proposed project application and share your thoughts and feelings.

Please note that this is **NOT** a City of Holladay Planning Commission or City Council meeting. This is a pre-meeting before we present a pending application to the City of Holladay.

Thank you,

Grant Harrison

GH Properties - Harrison Construction

Sweeten Court Neighborhood Informational Meeting
July 7th at 6:00 PM at the Holladay City Park Pavillion

First Name Last Name	Address
Charolotte & Ron Davis	2776 E 4430 S Holladay UT
Sharon Peake	2794 E 4510 S Holladay UT
Shan Chang	2806 E Hermosa Way Holladay UT
Scott & Megan Miller	2775 E 4510 S Holladay UT
Greg McDonald	2784 E 4430 S Holladay UT
Lisa & Mike Darling	2754 E 4510 S Holladay UT
Chris Iagus	2787 E 4510 S Holladay UT
Andrew & Annalisa Bouwhuis	2747 E 4510 S Holladay UT
Carol Webster	2688 E 4510 S Holladay UT
Rita Elman	2776 E 4510 S Holladay UT

Meeting Minutes

- Reasoning for meeting, letting neighbors know why we are applying for a PUD.
- R8 Zone - 8,000 sqft
- Defined definition of a PUD (Planned Unit Development) meaning to include more green space and have more control of what the neighborhood will look like in favor of being conducive to the current neighborhood standard.
- ~~CCNR-HOA-Fencing-Greenery~~
- No density increase
- Max density is 4 single family units
- Side yards and potential footprint of homes were discussed

Public Comments

Carrie Marsh

From: Barbara Mandleco [REDACTED]
Sent: Monday, July 24, 2023 4:51 PM
To: Carrie Marsh
Subject: 2761 east 4510 south

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email - Use Caution]

We have lived in Holladay for over 40 years are very much against sweeten court expanding. The area and street of 4510 will not be able to handle the units in the concept. We are against the concept.
Barbara and Carl Mandleco
Sent from my iPhone