



# CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, June 3, 2014

Location: Holladay Municipal Center - 4580 S 2300 E

Time: 7:00 PM

## AGENDA ITEMS

### FIELD TRIP

**5:30 PM** *Please meet at City Hall at 5:30 pm.* Three proposed project sites will be visited including: 1) the Blosch Subdivision – 1961 E 4500 South; 2) the Keone Rezone – 2521 E Murray-Holladay Rd.; and 3) the Deerwood Farms Phase III Plat Amendment – 2525 E 6200 South.

*Light Dinner will be served to the Commissioners after the field trip.*

### PRE-MEETING / WORK SESSION -

**6:30 PM** All agenda items may be discussed.

### CONVENE REGULAR MEETING

#### **ACTION ITEMS**

*(The following matters are Public Hearings. They will be heard and may be voted on. Notice to neighbors has been provided as required by law.)*

- 7:00 PM** 1. **Woodley Place Subdivision – 4245 South 2300 East – Conditional Use Permit for PUD – R-2-10 Zone** - Staff: Rick Whiting, City Planner - Applicant, Ivory Homes, requests to divide this 1.65 acre parcel into ten building lots.
- 7:20 PM** 2. **Deerwood Farms Subdivision – Phase III – 2545 E 6200 South – Plat Amendment for lots one through four – R-1-87 Zone** – Staff: Rick Whiting, City Planner – Applicant, Steve Petersen requests to relocate the private road and adjust several lot lines of this 24.81 acre Subdivision. No new lots would be created.
- 7:50 PM** 3. **Blosch Subdivision – 1961 E 4500 South – Conceptual Plan - R-2-8 Zone – Two-Lot Subdivision** – Staff: Rick Whiting, City Planner - Applicant, Kirk Blosch, requests to divide this .48 acre Parcel into two building lots.
4. **Keone Property Rezone – 2521 E Murray-Holladay Road – Rezone Request R-1-10 to R-1-8 Zone – This Item has been Withdrawn by the Applicant.**

*(The following matters may be considered and may be voted on. Public Notice is not required.)*

5. **Approve Minutes of the May 6, 2014 meeting.**

*(The following matters are for discussion only.)*

#### **OTHER BUSINESS**

6. Updates or follow-up on items currently in the development review process
7. Report from Staff on upcoming applications
8. Discussion of possible future amendments to code

#### **ADJOURN**

On Friday, May 30, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at [www.cityofholladay.com](http://www.cityofholladay.com) and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



**CITY OF HOLLADAY**  
**Planning Commission**

**Staff Report**

**June 3, 2014**

**Item 1**

*Project Name:* **Woodley Place Subdivision PUD**

*Request:* **PUD/Conditional Use Permit - Ten-Lot Subdivision**

*Nature of Discussion:* **Public Hearing - Discussion with Potential Approval**

*Notice:* **Notices Were Mailed on May 23, 2014, as Required by Law**

*Planner:* **Rick Whiting**

**Project Details / Overview**

*Project No.* **13-1-11**

*Address:* **4162 S 2300 East**

*Applicant:* **Ivory Homes – Nick Mingo, Agent**

*Application Date:* **Subdivision: July 31, 2013**

*Zone:* **R-2-10**

*Total Area:* **1.65 acres**

*Lot Area* Required: **6,250 sq. ft. per lot**  
Proposed: **6,298 to 11,046 sq. ft.**

*Lot Width:* Required: **50 feet**  
Proposed: **55.5 to 106.5 feet**

*Lot Frontage:* Required: **37.5 feet**  
Proposed: **51 to 120 feet**

*Neighborhood Meeting:* **Held September 19, 2013 (2<sup>nd</sup> Meeting)**

*Applicable Ordinances:* **Chapter 12 – Subdivisions;  
Chapter 13.32 – Multi-Family Residential Zones;  
Chapter 13.08.040 – Conditional Uses  
Chapter 13.78 – Planned Unit Development  
City of Holladay General Plan – Page 33  
City of Holladay General Plan – Appendix A - Page 3**

## **BACKGROUND:**

***Prior Consideration at the Planning Commission:*** This project was granted Conceptual Plan approval for an eight-lot subdivision at the September 4, 2013 Planning Commission meeting. It was then granted Preliminary Plat approval at the October 15, 2013 meeting – also for eight lots. Final Plat approval for a ten-lot subdivision was granted on February 21, 2014 subject to final TRC review.

In that review a miscalculation was discovered as it pertains to required area for each lot in a subdivision. (The private lane had been erroneously included in the lot area of several lots causing a few to be slightly deficient in required lot area.)

***Proposed Development:*** The applicant has now returned to the Commission requesting Conditional Use Permit approval for a Planned Unit Development (PUD) under the newly adopted Chapter 13.78, Planned Unit Development; along with a Conditional Use Permit which is required for a PUD. (Please see the attached Justification Letter from the Developer, Plats and Maps.)

If approved:

- The PUD request would not result in more homes;
- It would not change the zoning;
- It would allow increased flexibility in land use;
- Allows diversification of land uses in the community;
- It would encourage a more unique neighborhood by allowing variable lot sizes and associated diversity of size, massing and architectural features of housing stock with higher quality and exceptional design;
- It creates additional open space near the Upper Canal on site;
- The health safety and welfare of residents and the public, both driving and pedestrian, would be improved by the single entry and egress private road;
- It will enhance and preserve the unique benefit of the canal that runs through the western perimeter of the project by allowing it to be tied in with the community;
- It would provide an appropriate transition between the multi-family development to the north with the single family residents to the south. Adjacent properties would not be adversely affected;
- Building height, graduated height, placement on lots, lot coverage, setbacks and compatibility with existing homes in the neighborhood would meet City standards and objectives as articulated in its newly amended PUD ordinance - Chapter 13.78;
- It would encourage coordinated and integrated design of the housing product;
- It would not change the previously approved setbacks which would still comply with the original subdivision plan, the underlying zone, and allow for the developer to remain committed to the wider side yards promised to the neighborhood to the north.
- It would not change the location of the road length or area. – it would simply allow for the lots to be of varying sizes;
- It would not affect the utility, grading or drainage plan;
- It would not impact the agreements with abutting property owners;
- It would enhance the impact the Upper Canal facility to the west;

As required, the applicant has submitted a standard subdivision plan (lots that meet the minimum area, width and other requirements of the zone,) demonstrating that the subdivision meets the density and design requirements. This is a central principle of the new PUD ordinance; that before the flexibility of a PUD is granted, that maximum density be determined and capped. (See the attached Yield Plan and proposed subdivision Plat.

Some of the new lots require flexibility outside the standard minimums of the zone. In order to accommodate specific floor plans that have previously been designed for the new lots in this development and which assist in achieving the criteria and development standards noted above, the

applicant is requesting PUD flexibility in lot configuration. The proposed PUD Plat is essentially the same as the Preliminary Plat approved by the Commission previously. (See attached maps and plats.)

**PUD Qualification:** If approved, this will be the first project to be allowed as a PUD under the new ordinance. Staff has reviewed the application and determined that it meets the criteria for a PUD and Conditional Use Permit. If the Commission concurs, then approval is recommended.

### **Staff Recommendations**

Staff recommends that the Planning Commission discuss and favorably consider the merits of this application for Conditional Use Permit and PUD status to create the proposed Woodley Place PUD Ten-Lot Single Family Detached Subdivision at 4162 S 2300 East in an R-2-10 zone, based on the following findings and with the following requirements:

### **Suggested Motion**

I, \_\_\_\_\_, move that this application for Conditional Use Permit for Planned Unit Development, for the proposed Woodley Place PUD Ten-Lot Single Family Detached Subdivision at 4162 S 2300 East in an R-2-10 zone, be approved based on the following findings and with the following requirements:

#### ***Findings:***

- A. The proposed project meets the requirements for a Conditional Use Permit;
- B. This project complies with the provisions of the City's General Plan for this area;
- C. This application substantially meets both the letter and spirit of the City's recently amended PUD ordinance, Chapter 13.78 as noted in the Applicant's Letter and the Staff Report above;
- D. This application is consistent with land use patterns in the general vicinity;
- E. The development represents an attractive alternative to the previous land use on this site, in terms of tax base, aesthetics, improved housing stock, new single family detached housing opportunities, etc;
- F. As noted earlier in the staff report, the PUD will not result in any material change to previously approved preliminary plat other than to correct an error in calculation of lot area;
- G. There is no harm to persons or property in the community if this plan is approved in place of the previous approved subdivision plan;
- H. The proposed project has been previously approved the Planning Commission and meets City requirements for Conceptual Plan as well as Preliminary Plat;
- I. The proposed project meets the requirements for a residential subdivision in an R-2-10 zone, i.e. area, density, access, slope, public safety, etc;
- J. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement may be further addressed in the Building Permit approval processes, as needed; and
- K. Utility providers can serve the property and have provided appropriate service availability letters.

Required Conditions of the Permit:

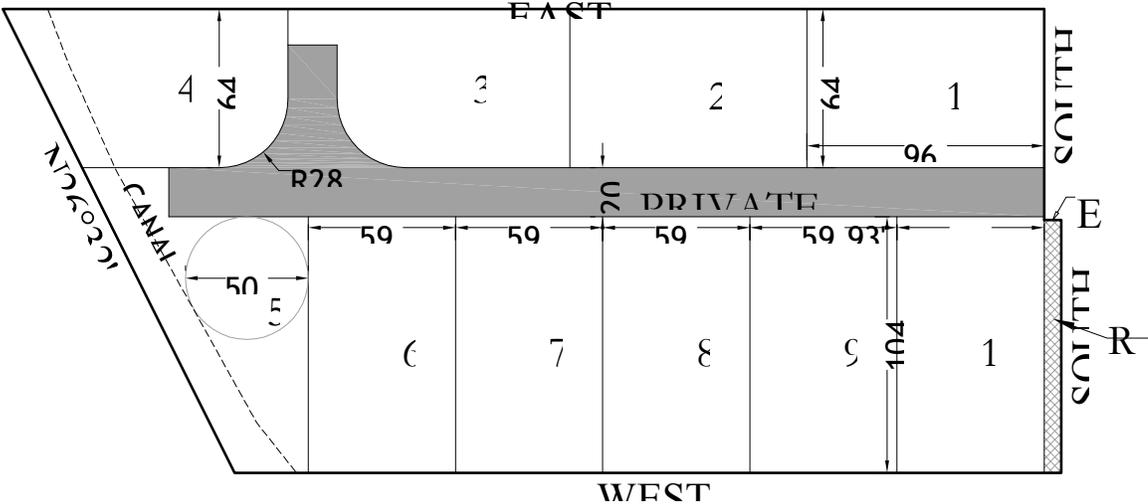
1. Any remaining issues with regard to the Amended Plat must be resolved per requirements of the TRC;
2. The City Engineer will determine appropriate financial requirements for improvements, fees and/or bonding in conjunction with Final Plat approval;
3. A Right-of-Way Easement and Road Maintenance Agreement for the ten proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;
4. A dedication to the City is required for the public right-of-way on 2300 East; and
5. The Planning Commission hereby delegates Final Plat approval and recording of this plat to the TRC.

**Proposed Conditional Use Permit for  
Planned Unit Development (PUD)  
Woodley Place - 10-Lot  
Subdivision**



**Site Location Map**  
**Proposed Conditional Use Permit for  
Planned Unit Development (PUD)**  
**Woodley Place - 10-Lot  
Subdivision**



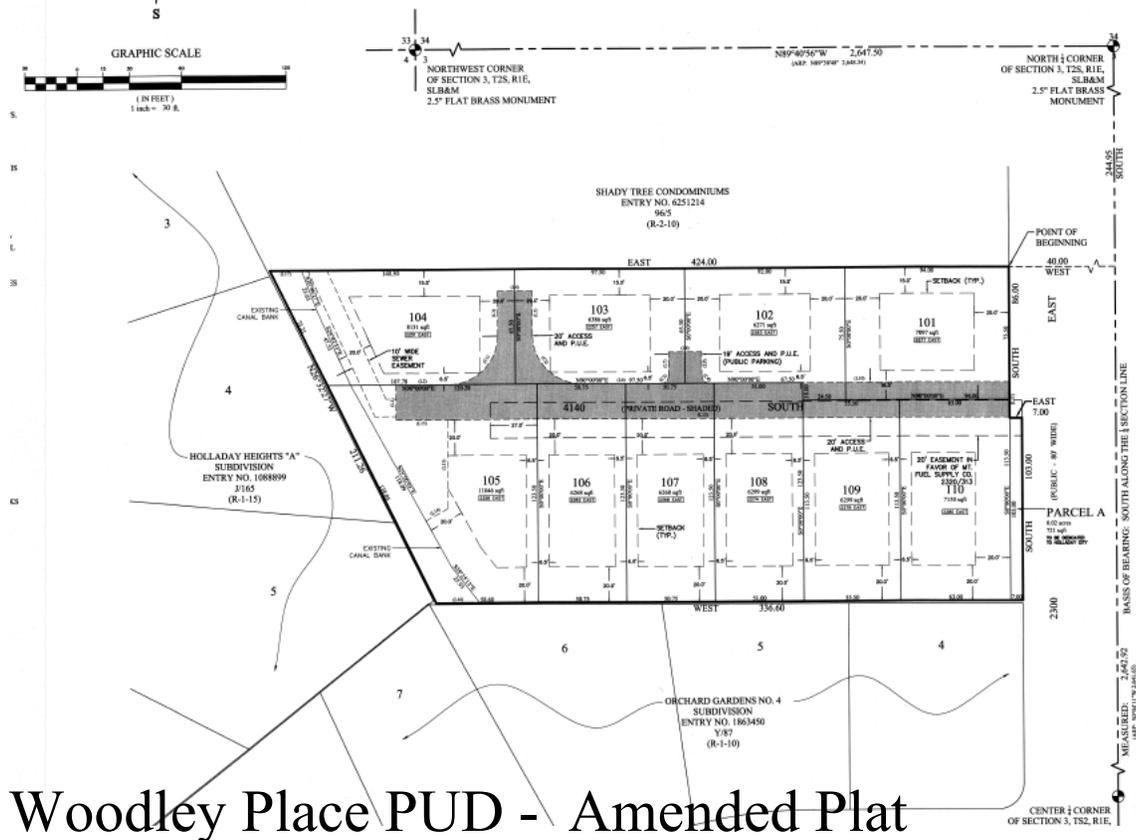
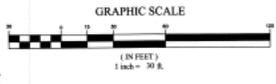


# Woodley Place PUD - Yield Plan

## WOODLEY PLACE

LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
HOLLADAY, UTAH

IVORY DEVELOPMENT L.L.C.  
978 WOODOAK LANE  
MURRAY, UTAH  
84117, PH: 747-7440



# Woodley Place PUD - Amended Plat

WOODLEY PLACE

May 22, 2014

Rick Whiting

Holladay City

4580 South 2300 East

Holladay, UT 84117

**RE: Woodley Place of Holladay PUD Justification and Design Team**

Dear Mr. Whiting:

Please accept this letter as our formal justification for our request for PUD approval of the Woodley Place Holladay subdivision located at 2300 East 4140 South. Additionally, this letter will provide the evidence of our qualified design team.

**PUD Justification**

The underlying zoning for this project is R-2-10, with a maximum allowable density of 10 units for this site as shown on the attached standard subdivision concept plan. It is stated in the ordinance that the purpose is to encourage unique neighborhoods, high quality housing and exceptional design. We have accomplished all of these items in our proposal.

From a land use perspective, there are several factors that should provide justification for this PUD.

- First, we are improving the existing land use by replacing ten multifamily dilapidated rental units with ten high quality single family owner occupied units.
- Second, during the conceptual, preliminary and final phase of this project it was apparent that the surrounding neighbors and planning commission was in agreement that our design was beneficial to the surrounding neighbors as well as the city. The flexibility allowed in the PUD is the major reason that this parcel will be developable at its highest and best use with increased setbacks from the adjoining properties. In previous meetings we have agreed to increase these setbacks. In a normal subdivision we would not be able to offer this to the adjacent neighboring properties.
- Third, through the use of the PUD we will be able to provide a development that is unique to the area and further diversifies the neighborhood. Smaller lot, single family homes with the benefits of full HOA maintenance are not available in the immediate area.
- Fourth, as part of the PUD design we were able to limit the project to one private driveway onto 2300 E. Potentially in a regular subdivision plan we could have three driveways. This limits the conflict on 2300 E and will benefit both the vehicle and pedestrian traffic and create a much safer entrance and exit to the 10 homes within the site.

- Fifth, in the PUD design with greater setbacks we were able to maintain many of the large existing trees around the perimeter of the development. A lot of the trees that were saved would need to come down otherwise.

From an architectural perspective, this project will be developed with high quality architecture. The homes are expected to be similar in design and size to those of our Holladay Glen and Foxwood developments located at about 5800 South Highland Drive and 4800 South 1300 East. Each home will be designed with energy efficiency in mind and will be Energy Star rated, and in some cases will exceed the Energy Star Standards.

Overall, we expect the combination of the land planning and architecture in this project to provide an alternative to the traditional developments that populate the area. This project should benefit the city by creating another option for home buyers in the area.

### **Qualified Design Team**

The Design team for this project consists of the following professionals:

Jason Barker, Project Manager, Senior Designer – Focus Engineering

Park Sorenson, CAD Designer/GIS Specialist – Focus Engineering

Mike Kelly, Landscape Architect & Land Planner – R. Michael Kelly Consultants

Brad Llewelyn, Surveyor – Focus Engineering and Surveying

Brian Apsley, Architecture – Ivory Homes

Michael L. Woodley, Architecture – Woodley Architectural Group

Nicholas Mingo, Civil Engineer – EDM Partners, LLC

Skylar Tolbert, Development & Acquisition – Ivory Homes

Sincerely,

### **Ivory Development**

Skylar Tolbert



**CITY OF HOLLADAY  
Planning Commission**

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**Staff Report**

**June 3, 2014**

**Item 2**

*Project Name:* **Deerwood Farms Subdivision – Phase 3**

*Request:* **Amended Plat for Phase 2 (Lots 1 thru 4)**

*Nature of Discussion:* **Public Hearing and Discussion with Potential Approval**

*Notice:* **Notice was Sent on May 23, 2014, as required by law**

*Planner:* **Rick Whiting**

**Executive Summary**

*Project No.* **10-1-09-03**

*Address:* **2545 East 5960 South**

*Applicant:* **Millrock Capital, LLC - Steve Petersen**

*Zone:* **R-1-87**

*Total Affected Area:* **9.32 acres**

**Background & Summary**

In November of 2010, Mr. Ron Gunnell requested Planning Commission approval to build a (10) 2-acre lot subdivision on more than 24 acres of ground south of the Walker Lane area. A stream Setback Exception was granted on August 21, 2012. Final Plat was approved by the Commission on January 15, 2013.

Phase 1, which includes a single 4.5 acre parcel with Mr. Gunnell's home, has not yet been recorded.

Several of the lots in Phase 2 of the Subdivision have been sold. New property owners in the proposed phase 3 have requested that their lots be amended to allow the road to be relocated along the western perimeter of their lots (when replatted) rather than on the eastern side running along the creek where the road was originally built and currently exists. Several minor lot line adjustments have been requested as well. The City Attorney indicated that creating a Phase 3 is preferable to amending Phase 2 for the road change and lot orientation requested.

The proposed adjustments and the road realignment have been reviewed by the TRC and found to comply with City ordinances. (Please see the attached proposed Amended Plat for Lots 1-4 only.)

The road in Phase 3 may be either 20 feet wide or 25 feet wide per Phase 2 approvals and requirements.

The main subdivision entrance lane at 6200 South has been improved to ameliorate queuing. The drive apron on 6200 South is (or will be) improved with new tree plantings where trees were recently removed; the pull out along the entry road was widened and lengthened by the Phase 2 developers; and, a power pedestal located on the narrow entry roadway will be removed to enhance safety and access along the road as a function of Phase 2 requirements.

Phase 3 Summary:

- No new lots are being requested
- No change in zoning is requested
- The same number of homes will be built on this site as before
- The request is to recognize new owners who wish to create a new road pattern
- Most, if not all, other matters remain essentially similar or the same as before except for updates and improvements as noted.

***For reference, the Preliminary & Final Plat approvals (Phase 1 & 2) included the following requirements. (Staff suggests that all approvals, requirements and stipulations should remain in force for this subdivision and should be extended with any amendment(s) now and in the future.)***

**The following are previous requirements for Phases 1 & 2 and are provided for Planning Commission background information):**

- 1. A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission for approval.***
- 2. Floodplain mitigation measures will be required at the time of building permit application if the footprint of any proposed residence falls within the floodplain.***
- 3. The applicant shall make every effort to preserve trees along the interior roadway as well as in the interior portions of the subdivision.***
- 4. A Shared Road, Right-of-Way Easement and Maintenance Agreement must be prepared and recorded along with Final Plat.***
- 5. Receipt of a title report reflecting no encumbrances on the property before Final Plat recording.***
- 6. Payment of the balance of all fees required by the City.***
- 7. A Stream Setback Exception must be allowed by the Planning commission for a 50 foot building setback from the creek on lots one, two and three before Final Plat approval may be granted. (Please see the separate Staff Report on this matter included in this packet.)***
- 8. All new homes built in this subdivision must include fire sprinklers.***
- 9. This project shall be reviewed by the Planning Commission for Final Plat approval.***
- 10. The entrance lane shall be improved to ameliorate queuing.***
- 11. The UFA and other bodies with a vested interest in public safety shall consider narrowing the road to match the narrowing requirements that have already been approved by the City Council on the southern portion of the road. The narrowing should be to 20 feet for the entire horseshoe for the purposes of aesthetics and preserving trees.***
- 12. If an exception is requested by the applicant (per requirement #11), the issue will go straight to the City Council and public notice shall be issued in a 500-foot radius and posted on the City's website.***

## **TRC Review**

All requirements established with Final Plat approval by the Planning Commission, including the Stream Setback Exception have been met except those which pertain to individual lots and which will be required during the Building Permit process.

## **Staff Recommendations**

Staff recommends that the Planning Commission conduct a Public Hearing, consider the merits of this application and then approve the Amended Plat to create Phase 3 of the Deerwood Farms Subdivision at 2545 East 5960 South in an R-1-87 zone, involving Lots 1-4, based on the following findings and proposed requirements:

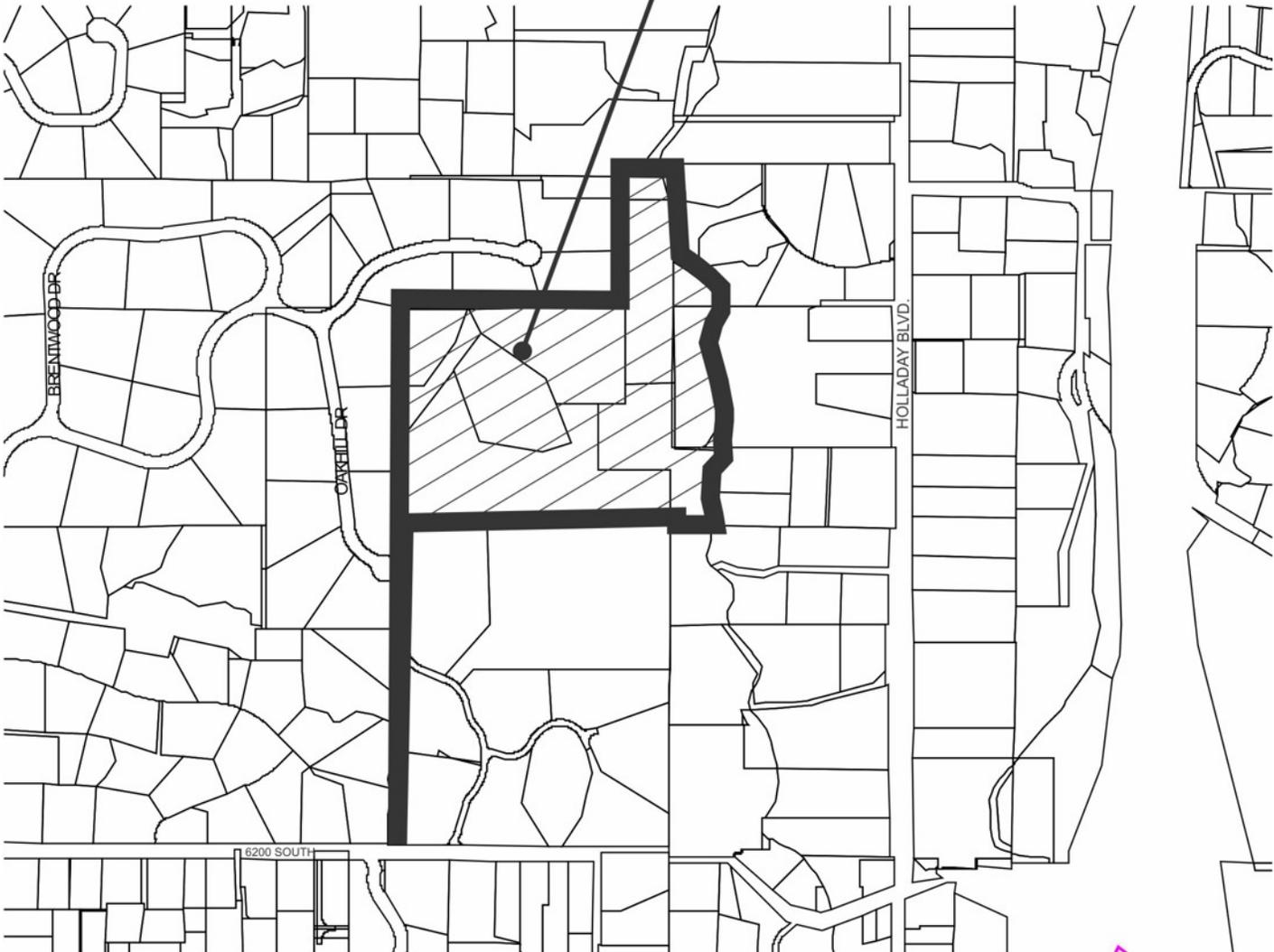
### **Findings:**

1. The proposed amendment has been reviewed by the TRC and meets all City requirements for a residential subdivision in an R-1-87 Zone; and
2. The proposed amendment meets City requirements for Amended Plat;

**Requirements** - The following shall be noted on the Deerwood Farms – Phase 3 - Amended Plat and accomplished in the re-construction of Lots 1-4 and/or during the building permit process:

1. All new homes built in this subdivision must include fire suppression sprinklers approved by the UFA;
2. Each home must have its fire suppression system inspected annually by the UFA;
3. Each lot must include a fire equipment turnaround per UFA specifications;
4. No parking signs must be posted at appropriate places on the private roads;
5. All roads must have unencumbered clearance height of 13 feet 6 inches to accommodate public safety and utility service vehicles;
6. All roads in the subdivision are required to be built to City of Holladay quality and durability specifications; and
7. Floodplain mitigation measures will be required at the time of building permit application if the footprint of any proposed residence falls within the 100 year floodplain. This will be specified per City and FEMA standards.
8. The applicant shall make every effort to preserve trees along all roadways as well as in the interior portions of the subdivision.
9. A recorded “Shared Road, Right-of-Way Easement and Maintenance Agreement” must be honored by all lots in Phase 3 of the Subdivision. The owners of Phase 3 lots may need to amend their original agreement to make sure all owners of all phases have cross access and maintenance agreements.
10. The Stream Setback Exception must be honored as allowed by the Planning commission for a 50 foot building setback from the creek on lots one, two and three. The same building setbacks to the stream will be required as before.
11. The UFA and other bodies with a vested interest in public safety may allow narrowing the road to match the narrowing criteria that have already been approved by the City Council for the southern portion of the road. The narrowing may be to a minimum of 20 feet for the entire horseshoe for the purposes of aesthetics and preserving trees.

**Proposed Deerwood Farms  
Phase III Amendment**



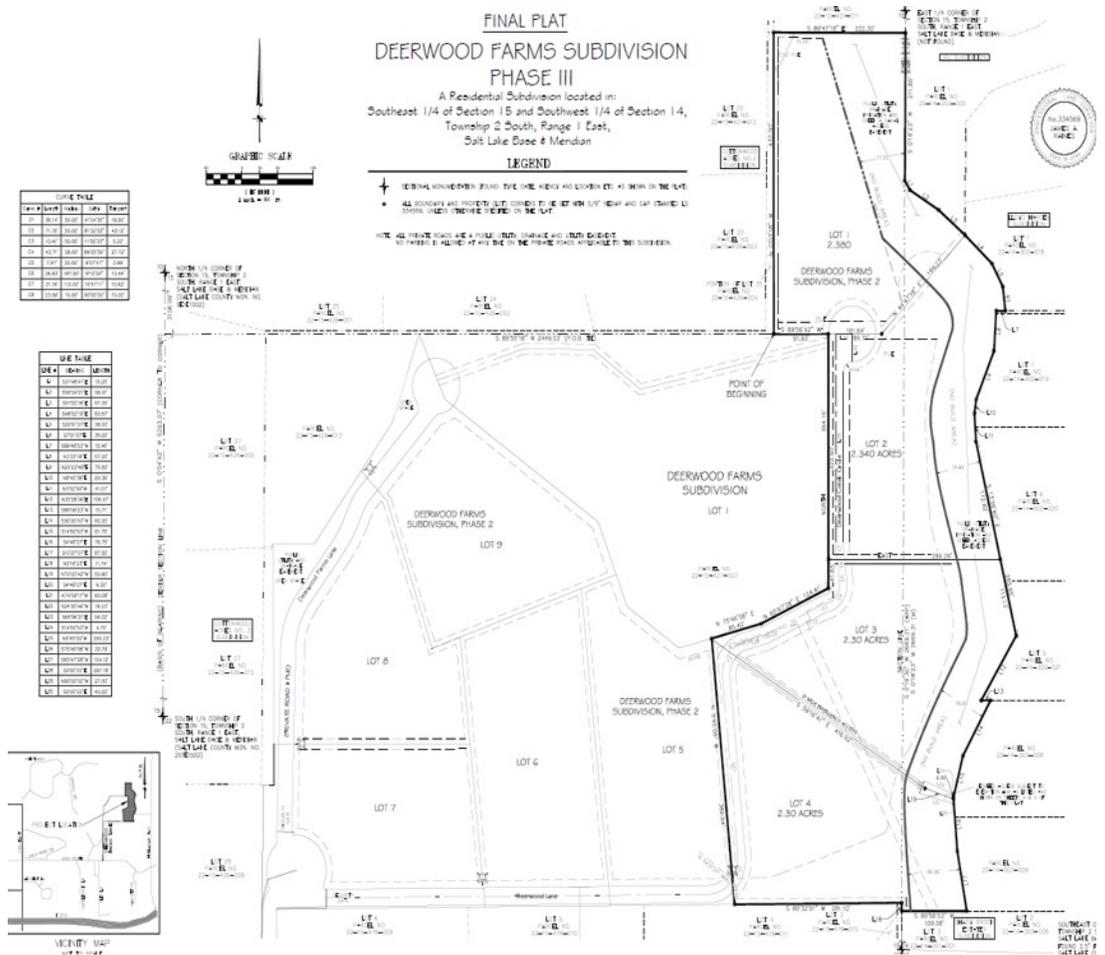
Subject Property

**Site Location Map  
Proposed Deerwood Farms  
Phase III Amendment**





# Proposed Deerwood Farms - Phase 3 Plat Amendment





CITY OF HOLLADAY  
Planning Commission

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**Staff Report**

June 3, 2014

Item 3

*Project Name:* **Blosch Subdivision**

*Request:* **Conceptual Plan – Two-Lot Subdivision**

*Nature of Discussion:* **Public Hearing and Discussion with Potential Approval**

*Notice:* **Notices were mailed on May 23, 2014 as required by law**

*Planner:* **Rick Whiting**

**Executive Summary**

*Project No.* **14-1-03**

*Address:* **1961 E 4500 South**

*Applicant:* **Kirk Blosch**

*Application Date:* **May 15, 2014**

*Zone:* **R-2-8**

*Total Area:* **.48 acres**

*Lot Area* Required by R-2-8 Zoning: **8,000 sq. ft. per lot**  
Proposed: **In excess of 10,000 square feet per lot**

*Lot Width:* Required: **50 feet**  
Proposed: **In excess of 64 feet**

*Neighborhood Meeting:* **May 21, 2014**

*Applicable Ordinances:* **Chapter 13.10 – Subdivisions;  
Chapter 13.32 – Two-Family Residential Zones;  
City of Holladay General Plan – Page 33; and  
City of Holladay General Plan – Appendix A - Page 3**

**Background**

The applicant and property owner, Kirk Blosch, proposes to subdivide his property into two lots. The applicant has indicated that the existing home will be remodeled and will remain. If the subdivision request is granted, he may build a two family dwelling such as a duplex or twin home or a single family home on the deep lot that would be created. (Please see attached plans, maps and photos.)

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Conceptual Plan approval.

A Neighborhood Meeting was held on May 27, 2014. Six neighbors attended. There were many questions but no opposition was expressed to a duplex or new single family home being built.

### **Technical Review Committee (TRC) Comments**

- *Conceptual Plan* – Drawing is attached.
- *Density and Lot Area* – Current zoning allows two family residences (duplex or twin homes) on 8,000 sq. ft. minimum sized lots. This project exceeds minimum lot area requirements for the R-2-8 zone.
- *Geotechnical Considerations* – The proposed subdivision is located in a fault hazard study area. Appropriate geotechnical investigation and, possible, mitigation will be required at the Building Permit stage of development.
- *Topography* - The property is relatively flat.
- *General Plan* - The City's General Plan specifies Medium Density Residential (MDR) for this area. It allows a maximum of twelve dwelling units per acre. This request, with 6.9 dwelling units per acre, is less than the maximum density indicated by the General Plan. (See General Plan, Page 10 and GP Appendix A, Page 2)
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan will be required with the Preliminary Plat approval.
- *Road and Traffic Considerations* – 4500 South is a principal arterial roadway with an 80 foot right-of-way. (Please reference the General Plan, page 33 and Appendix A, page 3.) The addition of one or two additional residences with a generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.
- *Utility Easement* – Utility service easements are proposed throughout the project.
- *Access and Right-of-Way* – A Right-of-Way Easement must be expanded and a driveway installation and maintenance agreement for the new lot #2 must be recorded with the Final Plat.
- *Fire Access* –The UFA has approved the Conceptual Plan with regard to fire access and protection.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters.

### **Staff Recommendations – Conceptual Plan**

Staff recommends that the Planning Commission conduct a Public Hearing and favorably consider the merits of this application for Conceptual Plan approval to create the proposed Blosch 2-Lot Subdivision at 1961 E 4500 South in an R-2-8 zone, based on the following findings and subject to following requirements:

#### ***Findings:***

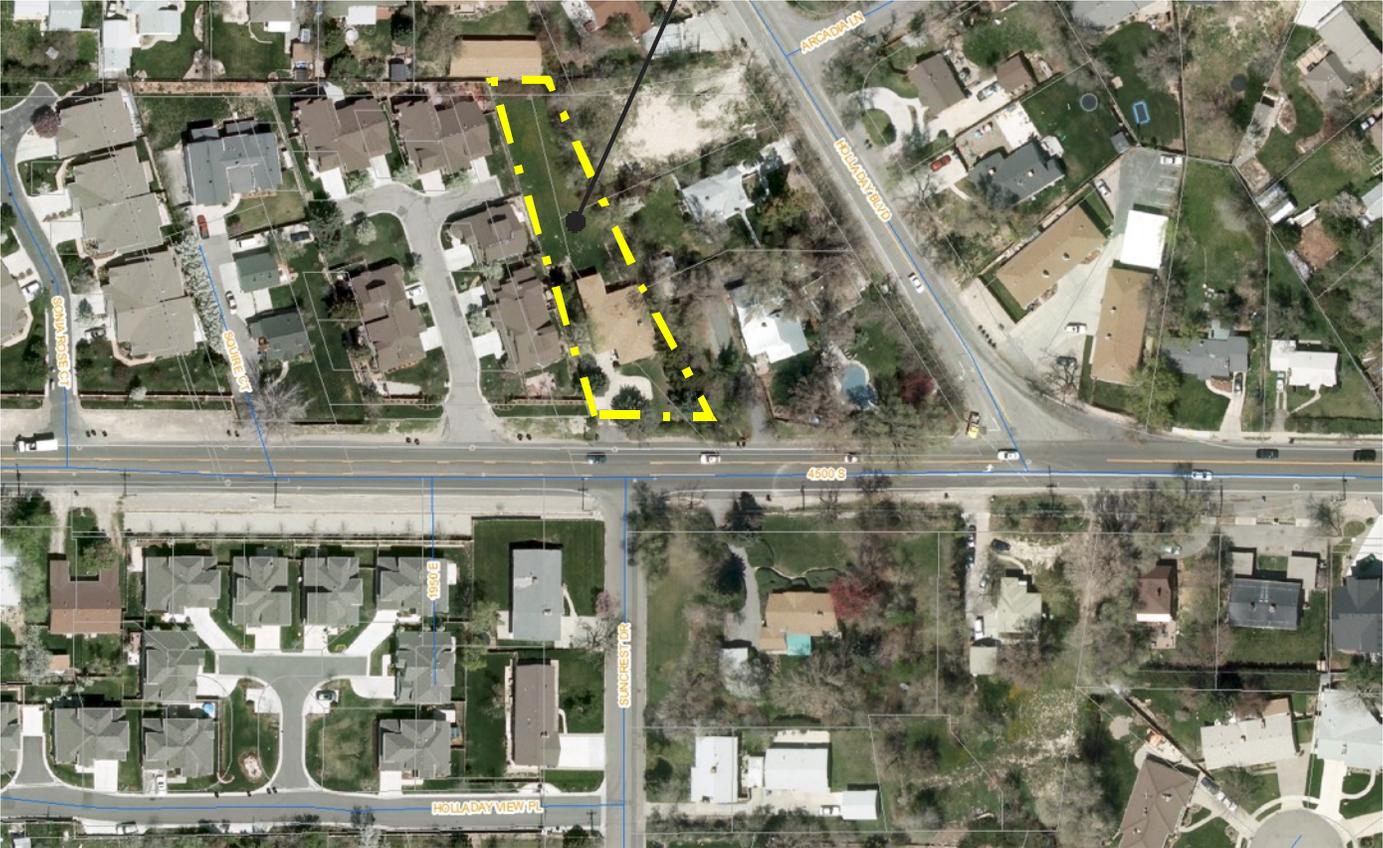
- A. The proposed project meets the requirements for a residential subdivision in an R-2-8 zone, i.e. area, density, access, slope, public safety, etc;
- B. This application is consistent with the land use patterns in the general vicinity;

- C. The UFA has initially approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;
- D. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;
- E. This project is in compliance with the provisions of the General Plan.

**Requirements** - Prior to approval of a Preliminary Plat - all outstanding TRC issues must be resolved. These may include among other things:

1. A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission.

**Proposed 2-Lot Subdivision  
1961 E 4500 South  
R-2-8 Zone**



**Site Location Map  
Proposed 2-Lot Subdivision**



N.

1941 E. 4500 S. "PROPOSED NEW SUBDIVISION"

OWNER/DEVELOPER, KIRK BLOSCH

6' WIDE SIDEWALK

BACK OF SIDEWALK

BACK OF CURB

129.42

141.88'

FRONT YARD 26' SETBACK

40' HALF WIDTH

LOT 1  
10,258 SQ FT ±

EXISTING HOUSE  
MAIN FLOOR  
27'6" x 51'

2 GARAGE  
12' x 23'

2 CABINETS  
12' x 37'

EASEMENT  
LOT 2

REAR 20' REAR YARD

119'

LOT 2  
10,650 SQ FT ±

APPROXIMATE SEWER LINE LOCATION MT. OLIVAR'S 24" DIA. DUCT

APPROXIMATE WATER LINE HOLLAND WATER

NEIGHBORS FRONT VINYL FENCE

TOTAL

.48 ACRE PARCEL

20,908 SQ. FT.

LOT 2 10,650 SQ FT ±

LOT 1 10,258 SQ FT ±

20' SETBACK

20' SETBACK

20'

258'

33.21'

6' SETBACK

84'

51'

27'6"

12'

12'

53'6"

62'6"

20'

20'

20'

20'

20'

20'

20'

20'



1 **DRAFT**

2  
3 **MINUTES OF THE CITY OF HOLLADAY**  
4 **PLANNING COMMISSION MEETING**

5  
6 **Tuesday, May 6, 2014**  
7 **6:30 p.m.**  
8 **Holladay Municipal Center**  
9 **4580 South 2300 East**

10  
11 **ATTENDANCE**

12  
13 **Planning Commission Members:**

14  
15 Chris Jensen, Chair  
16 Spence Bowthorpe, Vice Chair  
17 Les Chatelain  
18 Lori Khodadad  
19 John Garver  
20 Matt Snow

21  
22 **City Staff:**

23 Paul Allred, Community Development Director  
24 Jonathon Teerlink, City Planner

25  
26 **PRE-MEETING/WORK SESSION**

27 Chair Jensen called the meeting to order at 6:36 p.m.

28 The agenda items were reviewed and discussed. Chair Jensen asked for details regarding Brad  
29 Wright's replacement on the Planning Commission. Community Development Director, Paul  
30 Allred, confirmed that staff is considering candidates and should have a replacement by July 1.  
31 Council Member Palmer arranged for a replacement for Lori Khodadad in District 5. It was noted  
32 that her term would soon be expiring.

33 With regard to the Locust Grove plat amendment, Mr. Allred stated that it involves a property  
34 swap that took place several years ago between one owner, who then sold off both lots. The new  
35 owners were unaware that there was an issue at the time of purchase and are now requesting a  
36 boundary change. The easement is being left in place and both property owners support the  
37 change.

38 The Dubell special exception was next discussed. The Commission Members expressed concern  
39 regarding the 65-foot setback and language pertaining to the "edge of seasonal creek".

40 City Planner, Jonathon Teerlink, detailed the Titan Development conceptual site plan.

41  
42 The Olympus Clinic conceptual site plan was next discussed. Mr. Allred stated that the Design  
43 Review Board (DRB) was happy with the design and is proposing two stories from grade along  
44 with a full basement. The definition of basement was detailed along with ground floor retail

1 requirements. Commissioner Garver expressed concern regarding the abundance of proposed  
2 parking.

3  
4 *Commissioner Garver moved to close the Work Meeting and move to the Council Chambers for*  
5 *the Regular Meeting. Commissioner Khodadad seconded the motion. The motion passed with*  
6 *the unanimous consent of the Commission.*

7  
8 **CONVENE REGULAR MEETING**

9 Chair Jensen called the Regular Meeting to order at 7:03 p.m.

10  
11 **ACTION ITEMS**

12 **1. Locust Grove Plat Amendment – Amended Plat - 4603 S Belmour Way - R-1 10 Zone**  
13 **– Staff: Paul Allred, Community Development Director.**

14 (19:11:45) Community Development Director, Paul Allred, presented the staff report and stated  
15 that the Andersons and Mr. Bodeen agreed to set a boundary line between them, which brings the  
16 property line into conformance. Approximately 533 square feet will be exchanged within the plat  
17 from the Andersons to Mr. Bodeen, who is outside the plat. Staff recommended approval of the  
18 amended plat as proposed with the conditions set forth in the staff report.

19  
20 Caroline Anderson gave her address as 4603 Belmour Way and stated that the existing fence will  
21 remain.

22  
23 Chair Jensen opened the public hearing. There were no comments. The public hearing was closed.

24  
25 (19:18:18) *Commissioner Khodadad moved to approve the Locust Grove Plat Amendment*  
26 *located at 4603 Belmour Way in an R-1-10 zone subject to the following:*

27  
28 ***Recommendations:***

- 29  
30 **1. *This is a minor adjustment of the plat boundary.***  
31  
32 **2. *The adjustment is agreeable to the abutting property owners, Anderson and Bodeen, and***  
33 ***represents settling of common interests regarding improvements on their shared***  
34 ***(adjusted) property line.***  
35  
36 **3. *The adjustment will not materially harm or negatively affect other properties in the***  
37 ***Locust Grove Subdivision (Amended).***  
38  
39 **4. *The proposal does not necessitate a vacation of any public utility easements. Staff***  
40 ***recommends the following conditions be required as part of any approval.***

41  
42 ***Conditions:***

- 43  
44 **1. *Any corrections to the proposed plat per the TRC be submitted and approved prior to the***  
45 ***recording of the plat.***  
46

1 *Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
2 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*  
3 *Aye. The motion passed unanimously.*  
4

5 **2. Dubell Residential Construction – Special Exception – 2525 E Walker Lane. - Staff:**  
6 **Jonathon Teerlink, City Planner & Clarence Kemp, City Engineer .**

7 (19:19:40) City Planner, Jonathan Teerlink, presented the staff report and stated that the applicant  
8 is requesting a special review of a proposed home reconstruction at a distance of 65 feet from the  
9 creek. The Planning Commission is given authority to grant such an exception to an applicant that  
10 is proposing construction activities within 100 feet of a perennial waterway.

11  
12 The applicant, Steve Dubell, stated that the house has been placed with minimal tree disturbance.  
13

14 (19:28:25) Chair Jensen opened the public hearing.  
15

16 Jim Michie gave his address as 2561 East Hillsden Drive and expressed concern and opposition to  
17 any type of variance to Big Cottonwood Creek. He stated that any variance should be granted  
18 only under the rarest of circumstances and with very compelling reasons. He confirmed that there  
19 is a potting shed located right up to the creek's edge, which existed prior to he and his wife  
20 purchasing the home.  
21

22 Mr. Teerlink clarified that variances are based on state law and are only granted by a Hearings  
23 Officer. He noted that variances are deviations from the current zoning. This application is not a  
24 variance, but a special exception and any structure within 100 feet of the stream is required to be  
25 reviewed. The 100-foot requirement is not a setback, but a distance that requires further scrutiny  
26 and review.  
27

28 Mr. Michie clarified that the exception request is for the irrigation portion of the creek. He noted  
29 that they are more than 100 feet from the main stream. It was clarified that the measurement  
30 detailed is actually from a secondary stream and not the main stream.  
31

32 Sunny Tangero, was present representing the sellers and stated that the property is triangular in  
33 shape. They are not trying to disturb the stream or build any closer to the stream than the current  
34 home, which measures 68 feet. They are looking to enhance the property and preserve the trees  
35 and landscaping.  
36

37 Barry Topham, an adjacent neighbor, detailed the importance of preserving the stream and invited  
38 any interested party to visit his home to view the creek first hand.  
39

40 (19:45:34) There were no further comments. The public hearing was closed.  
41

42 Commissioner Garver asked for clarification on the exact location of Big Cottonwood Creek.  
43 Chair Jensen confirmed that the measurement is from the top back of stream.  
44

1 Tara Adindakis asked for clarification regarding the setback.  
2

3 *Commissioner Chatelain moved to approve the Dubell Residential Construction Special*  
4 *Exception located at 2525 East Walker Lane to 65 feet from the edge of seasonal creek subject*  
5 *to the following:*  
6

7 ***Findings:***  
8

- 9 1. *There is no stream course alteration is proposed.*
- 10 2. *No living structures are proposed with a FEMA floodway.*
- 11 3. *The area where the home is to be re-constructed is not considered wetlands.*
- 12 4. *The proposal does not require review of other agencies.*
- 13 5. *No bank disturbance within the stream protection corridor is proposed.*
- 14 6. *The property is currently developed with a home built within 68' of Big*  
15 *Cottonwood Creek.*

16 ***Requirements:***  
17

- 18 a. *All work and disturbance must be confined to the previously landscaped areas*  
19 *west of the existing fence line following the creek, but in no case closer than 50*  
20 *feet to the west bank of the creek. This delineation line must be shown on the*  
21 *drawings that accompany a building permit.*
  - 22 b. *Best management practices should be followed during and after construction to*  
23 *prevent pollution of Big Cottonwood Creek Water. These BMPs should include*  
24 *silt fencing adjacent to the creek, construction processes that limit excavation to*  
25 *the uphill side, etc.*
  - 26 c. *All significant trees on the property must be protected and preserved unless*  
27 *specifically approved by the Community Development Director. Should such*  
28 *removal be deemed necessary, the applicant will be required to provide a more*  
29 *detailed planting plan specifically calling out the size, variety, and location of the*  
30 *required replacement trees.*
  - 31 d. *Construction shall be monitored by the city on a regular basis in order to*  
32 *maintain best practice of construction.*
- 33  
34  
35  
36  
37  
38  
39  
40  
41  
42

1 *Commissioner Garver seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
2 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–*  
3 *Aye. The motion passed unanimously.*

4  
5 Commissioner Khodadad asked that at some point the stream setback language be addressed.

6  
7 **3. Titan Development – Conceptual Site Plan – 2265 E Murray Holladay Rd. – HV Zone**  
8 **– Staff: Jonathan Teerlink, City Planner.**

9 (20:06:09) Mr. Teerlink presented the staff report and stated that the property is proposed to be  
10 structurally and interiorly amended. The DRB reviewed the design criteria in the HV Zone,  
11 namely section 13.71, and feels that the proposal now meets the design intent of the zone.

12  
13 Mary Warner, the Project Architect, presented the project details and stated that they are looking  
14 to keep the existing building but also address the streetscape.

15  
16 Chair Jensen opened the public hearing. There were no comments. The public hearing was closed.

17  
18 (20:16:23) *Commissioner Khodadad moved to accept the DRB recommendation and approve the*  
19 *proposed building design for Titan Development located at 2265 East Murray Holladay Road in*  
20 *the HV Zone. Commissioner Garver seconded the motion. Vote on motion: Les Chatelain–*  
21 *Aye, Lori Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair*  
22 *Jensen–Aye. The motion passed unanimously.*

23  
24 *Commissioner Khodadad moved to approve the conceptual site plan for the site upgrades in the*  
25 *HV Zone located at 2265 East Murray Holladay Road. Commissioner Chatelain seconded the*  
26 *motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Aye, Matt*  
27 *Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed unanimously.*

28  
29 **4. Olympus Clinic – Conceptual Site Plan (Site Redevelopment) – 4624 South Holladay**  
30 **Bld. – HV Zone – Staff: Paul Allred, Community Development Director & Jonathan**  
31 **Teerlink, City Planner.**

32 Commissioner Snow recused himself from the above item due to a conflict of interest. He  
33 reported that he works for the Architectural firm making the presentation.

34  
35 (20:19:45) Mr. Allred presented the staff report and stated that the DRB has reviewed the project  
36 and was overall excited about the design. He remarked that the proposal ties in well with the  
37 Village Building and is a great addition to the City. The project will incorporate small retail,  
38 significant medical office, and some non-medical office. Ground floor retail was discussed. Staff  
39 recommended approval of the conceptual site plan with guidance for the applicant if there are no  
40 significant issues.

41  
42 Project Architect, Ryan Berry, stated that they want to capture a design that works well with the  
43 Village theme. It was noted that a landscape buffer will be provided. Mr. Berry explained that the  
44 site slopes six to seven feet from the street face and the soil is not engineered fill. As a result, it

1 will have to be completely excavated and replaced. The possibility of a basement entrance was  
2 described. He stated that they are developing a plan for how parking will be phased between the  
3 existing clinic and the new one.

4  
5 (20:42:45) Chair Jensen opened the public hearing.

6  
7 Devin Pardoe stated that he has entered into a contract to purchase the Spin Cycle Building. He  
8 expressed support for the Olympus Clinic.

9  
10 Chair Jensen was of the understanding that this is a three-story building due to the proposed height  
11 measuring 14 feet from basement to the main floor. It is not in compliance in the HV Zone as a  
12 two-story building. The Building Code was detailed. Chair Jensen recommended the ordinance  
13 be reviewed and addressed in a manner that grade comes up or floor to floor heights come down.  
14 Mr. Jensen stated that it would be easy to lower the floor-to-floor height to 11 feet 11 inches and  
15 then leave it as is, or raise the grade and eliminate the door on the south side. He explained that  
16 any one point greater than 12 feet, by land ordinance or by definition of the IBC, establishes a  
17 story.

18  
19 With regard to parking, Mr. Allred clarified that the applicants have the ability to work with the  
20 City, under the ordinances, that allow for off-site parking on a permanent or temporary basis  
21 during construction. Commissioner Garver expressed concern regarding the expansive size of the  
22 parking area. Mr. Allred stated that it is proportionately similar to that of the Village.

23  
24 Mr. Berry verified all issues to be addressed and brought into compliance and stated that the  
25 parking ratio is based on each portion of the clinic. All portions of the façade are publicly  
26 accessible, have storefront functions rather than a retail operation, and a public interface operation.

27  
28 (21:02:03) There were no further comments. The public hearing was closed.

29  
30 Mr. Allred stated that several items surfaced recently that need to be resolved. First, there is a  
31 property issue with the adjacent Peony Gardens plat that will require lot consolidation prior to  
32 construction. A preliminary title report also needs to be reviewed and the Unified Fire Authority  
33 (UFA) requested that the area where the covered entry extends into the driveway be raised to  
34 accommodate emergency vehicles.

35  
36 (21:07:28) ***Commissioner Chatelain moved to accept the DRB recommendation and approve the***  
37 ***proposed building design per paragraph 13.71. Commissioner Garver seconded the motion.***  
38 ***Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Aye, Matt Snow–Aye,***  
39 ***Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed unanimously.***

40  
41 ***Commissioner Chatelain moved to approve the conceptual site plan for the Olympus Clinic***  
42 ***located at 4624 South Holladay Boulevard. Commissioner Khodadad seconded the motion.***  
43

1 Chair Jensen requested that items pertaining to the number of stories as they relate to the  
2 definition of story and basement, additional definition on landscaping, retail, parking (both shared  
3 use and during construction), be included in the motion. Commissioner Chatelain declined to  
4 make the addition.

5  
6 ***Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Aye, Spence***  
7 ***Bowthorpe–Aye, Chair Jensen–Aye. The motion passed unanimously. Matt Snow did not***  
8 ***participate in the vote.***

9  
10 **5. Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Preliminary Site**  
11 **Plan – Staff: Paul Allred, Community Development Director & Jonathan Teerlink,**  
12 **City Planner.**

13 (21:12:54) Mr. Allred presented the staff report and stated that the applicant proposes to build an  
14 11-unit residential condominium project on the site. The landscaping appears to be in compliance  
15 with the landscaping ordinance and meets the 40% minimum requirement. City Engineer,  
16 Clarence Kemp, granted approval for the grading and drainage plan. Mr. Allred detailed the  
17 remaining outstanding issues such as retaining walls with adjacent neighbors and the filling of a  
18 hole, abutting driveways, and offsite lighting. He stated that the exterior blends well with the  
19 Village.

20  
21 Commissioner Chatelain was of the opinion that additional time is needed to review the issue. He  
22 didn't want to feel rushed. Chair Jensen concurred. Commissioner Bowthorpe recommended  
23 continuing with the proceedings and making a decision at the appropriate time.

24  
25 The applicant, Myron Child, stated that there are existing trees in the buildable setback area.  
26 Others will be preserved and additional trees will be planted.

27  
28 The Architect, James Carroll, presented the proposed project hardscape, detailed its location, and  
29 described the exterior building materials. He stated that David Chad, a professional Lighting  
30 Designer, has been hired to create and design a contemporary lighting plan. He presented  
31 information on the proposed details and fixtures. The preservation and protection of existing trees  
32 was discussed. It was noted that the chimney design was eliminated and the cornice was reduced.  
33 It would, however, be increased again. The balconies were cantilevered and drainage will exit into  
34 permeable driveway pavers.

35  
36 Mr. Child detailed the project. His comments, however, were not audible as he was not near a  
37 microphone.

38  
39 (22:03:14) ***Chair Jensen moved to continue the Grand Holladay Condominiums preliminary site***  
40 ***plan located at 4545 South 2300 East in the R-M Zone giving staff the opportunity to do a full,***  
41 ***thorough review of what has been proposed as well as the application to demonstrate the***  
42 ***materials and more refined detail. Commissioner Snow seconded the motion.***

1 Mr. Allred stated that in fairness to the applicant, staff's primary concerns have been resolved.  
2 Aesthetic issues were all that remained.

3  
4 ***Vote on motion: Les Chatelain–Aye, Lori Khodadad–Nay, John Garver–Aye, Matt Snow–Aye,  
5 Spence Bowthorpe–Nay, Chair Jensen–Aye. The motion passed 4-to-2.***

6  
7 **6. Approve Minutes of the April 1, 2014 and April 15, 2014 Meeting**

8 (22:08:50) The minutes of April 1, 2014, were reviewed and modified. The addition of the Pre-  
9 Meeting Field Trip was discussed.

10  
11 ***Commissioner Khodadad moved to approve the minutes of April 1, 2014, with the addition of  
12 the staff notes. Commissioner Garver seconded the motion. Vote on motion: Les Chatelain–  
13 Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The  
14 motion passed unanimously.***

15  
16 The minutes of April 15, 2014, were reviewed and modified. The addition of the Pre-Meeting  
17 Field Trip was discussed. Mr. Allred confirmed that there was some audio difficulty regarding the  
18 Pre-Meeting and recommended postponing approval.

19  
20 ***Commissioner Khodadad moved to continue the minutes of April 15, 2014, pending the addition  
21 of the Pre-Meeting minutes. Commissioner Snow seconded the motion. Vote on motion: Les  
22 Chatelain–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye.  
23 The motion passed unanimously.***

24  
25 **OTHER BUSINESS**

26 **7. Updates for Follow-Up on Items Currently in the Development Review Process.**

27  
28 **8. Report from Staff on Upcoming Applications.**

29  
30 **9. Discussion of Possible Future Amendments to Code.**

31  
32 **ADJOURN**

33 (22:16:37) ***Commissioner Snow moved to adjourn. Commissioner Khodadad seconded the  
34 motion. The motion passed with the unanimous consent of the Commission.***

35  
36 The Planning Commission Meeting adjourned at 10:18 p.m.

1  
2 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
3 *Holladay Planning Commission Meeting held Tuesday, May 6, 2014.*  
4

5  
6  
7  
8   
9

10 \_\_\_\_\_  
11 Teri Forbes  
12 T Forbes Group  
13 Minutes Secretary  
14  
15 Minutes approved:

DRAFT