



CITY OF HOLLADAY
Planning Commission

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**Staff Report**  
**April 19, 2016**  
**Item #1**

*Project Name:* **Grand Terraces**

*Application Type:* **Rezone**

*Nature of Discussion:* **Public hearing**

*Planner:* **Paul Allred**

*Applicant:* **John Pochynok, Myron Child**

*Public Notice:* **Mailed to surrounding property owners as required by law 4/8/16**

### **BACKGROUND & SUMMARY**

- The applicant is requesting rezoning of a small parcel of land .45 acres, abutting Murray Holladay Road, currently zoned R-2-10, to Holladay Village.
- The purpose of the rezone is to allow for the development of condominiums.
- The property is very narrow and deep (74 x 262) and is vacant except for the community garden. **(See attached aerial photo)**
- To the east of this land is R-2, to the north HV and RM and to the west HV.
- The land in question is one of two parcels owned by the same owner.
- The HV zone includes only the westerly parcel. The petitioner wishes to extend the HV zone line 74 feet to include both parcels.
- Ken Bell's Holladay mixed use project, which will be shortly underway, is directly across the street from this property.

### **ANALYSIS**

This request seems like a simple one – extend HV zoning less than 25 yards to the east to facilitate development of housing. However, it is usually the case that any development proposed in the periphery of the HV zone is opposed by area property owners who are concerned about the impacts of the proposed development. Such is the case with this request. The staff and city council are already receiving phone calls opposing the rezone and proposed development.

Regardless, the City is obligated to make an informed decision regarding the request. The staff offers the following questions to the PC to assist in guiding their eventual decision making:

- A. Is the proposed rezone consistent with goals, objectives and policies of the Holladay Village Master Plan and the City's General Plan?
- B. Is the subsequent proposed development generally consistent with the objectives of the Holladay Village zone?
- C. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property? If not, in what way is it not? Can the projected impacts of the proposed development be mitigated?
- D. What exactly are the negative impacts of the proposed amendment on abutting properties? On property in the vicinity? On the community as a whole?

- E. Are the impacts measureable/definable/actual, or emotional?
- F. What are the benefits that would occur to the area and community if the rezone were approved and proposed development built on the site?
- G. Are there sufficient facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection?

Staff strongly suggests a review of the following prior to the public hearing and taking any action on this request:

## **SELECTED EXCERPTS FROM HOLLADAY VILLAGE MASTER PLAN**

The Holladay Village possesses many of the qualities associated with traditional towns that enhance quality of life. Leading the list are: human scale, walkability, convenient auto access and the opportunity to use public transit. P.1

*“New development and redevelopment must promote the economic health and vitality of the Village as a pedestrian friendly destination but must not sacrifice the quality of life within the surrounding neighborhoods.”* P.2

“This Master Plan recognizes the potential within the Neighborhood Buffer area for limited density residential development and redevelopment supported by appropriate amenities for a population base that will contribute to the vitality and success of the Village”.

### **PLANNING OBJECTIVES (P.3)**

The Village planning objectives fall into four broad categories:

- Revitalize the retail environment,
- Protect the surrounding neighborhoods from the impacts of and commercial spillover from a more active, economically healthy retail area.
- Significantly upgrade infrastructure.
- Promote mixed-uses.

One of the goals of the master plan for the Village is to protect merchants and property owners from potential adverse impacts associated with development in and around the Village” p.3

### **Impact on Adjacent Residential Areas**

Limiting commercial uses to the Village zone and encouraging compatible residential uses within the adjacent Neighborhood Buffer area supports the revitalization of the Village. Adding

residential units within the Village zone will reduce the demand for increased densities in the adjacent neighborhood area.

Improving traffic flow through the center of the Village by improving the flow along current collector streets, directing traffic onto those collector streets, auxiliary parking behind buildings, landscaped islands, and wayfinding/directional signage will reduce the attraction of using adjacent residential streets as “cut-through” routes (see Neighborhood Protection below).

## **NEIGHBORHOOD PROTECTION**

The protection of established single-family residential neighborhoods adjacent to, or in close proximity to, the Village is a primary concern of the Master Plan. Creeping commercial uses and spillover traffic and parking can be devastating to a neighborhood and only serve to undermine the overall health of the Village. This plan calls for minimizing adverse impacts by funneling traffic onto collector streets and discouraging cut-through traffic.

Most importantly, the adoption and enforcement of mitigation and development standards for the new Holladay Village (HV) Zone in the zoning ordinance regarding new development in areas abutting existing residential development will be most helpful in maintaining the viability of those uses.

New developments within the neighboring single family areas should meet a high level of architectural standards for all developments. Maintaining an identity throughout the Village is integral to the economic vitality and destination appeal proposed by the Master Plan.

## **DESIGN**

Projects within the HV zone (commercial zone) should further protect the neighborhoods from the adverse impacts of commercial development by incorporating extra landscaping and building setback, noise and light mitigation measures and traffic calming that directs traffic into the Village and away from the neighborhoods.

Living architecture is an integral part of the identity of the Holladay area. Protecting and enhancing the trees, water and views within the Village is a critical part of the design standards set forth in this plan. Building heights can adversely impact precious views and the plan limits building heights in the Village to three stories in the village core and stepping down to two stories or less in the remainder of the village.

## **SELECTED EXCERPTS FROM HOLLADAY VILLAGE ZONE: 13.71**

### **13.71.010: VISION STATEMENT**

C. Another important goal of the village is the preservation and enhancement of surrounding residential neighborhoods. Those neighborhoods are expected to supply much of the patronage of commercial uses within the village; consequently, care should be taken in the development of the village to protect nearby residential uses from adverse impacts such as increased traffic, spill over parking, and noise and light pollution. Particular attention should be paid to Locust Lane-Hugo Avenue, Phyliden Drive, Clearview Street, Kentucky Avenue, Arbor Lane to ensure that traffic to and

from the village is directed onto arterial streets and cut through traffic through residential neighborhoods is minimized. (Ord. 2012-15, 9-20-2012)

#### **13.71.020: PURPOSE**

B. It is intended that the Holladay Village become a place of diverse land uses within an aesthetically attractive, easily accessible and economically healthy environment. A range and mix of commercial, service, public and residential land use is allowed. Quality designed and environmentally sensitive structures and site features will create visual interest, encourage greater pedestrian use, and enhance the economic vitality of the entire city.

D. This chapter is also intended to preserve the value and residential character of neighborhoods surrounding the Holladay Village. To that end, the impact on surrounding neighborhoods of development within the village, as well as measures to mitigate any adverse impacts will be considered in the submission and review process for any proposed project.

#### **RECOMMENDATION**

1. Open public hearing and consider public comment and evaluate it carefully.
2. **Continue the hearing** to a subsequent meeting at which time the Commission will take additional public and petitioner comment, if any.
3. Direct staff to send a second (courtesy) notice of the continued hearing.
4. In the interim, require the petitioners to put in writing a detailed explanation of why the rezone request should be granted as the request relates to the City's General Plan, the Holladay Village Master Plan and the Holladay Village Zone.
5. Additionally, require the petitioners to and to address public comment, to the extent possible, from the first meeting.

**STAFF CONTACT PERSON(S):** Paul Allred, Jon Teerlink



CITY of HOLLADAY

## NOTICE OF PUBLIC HEARING

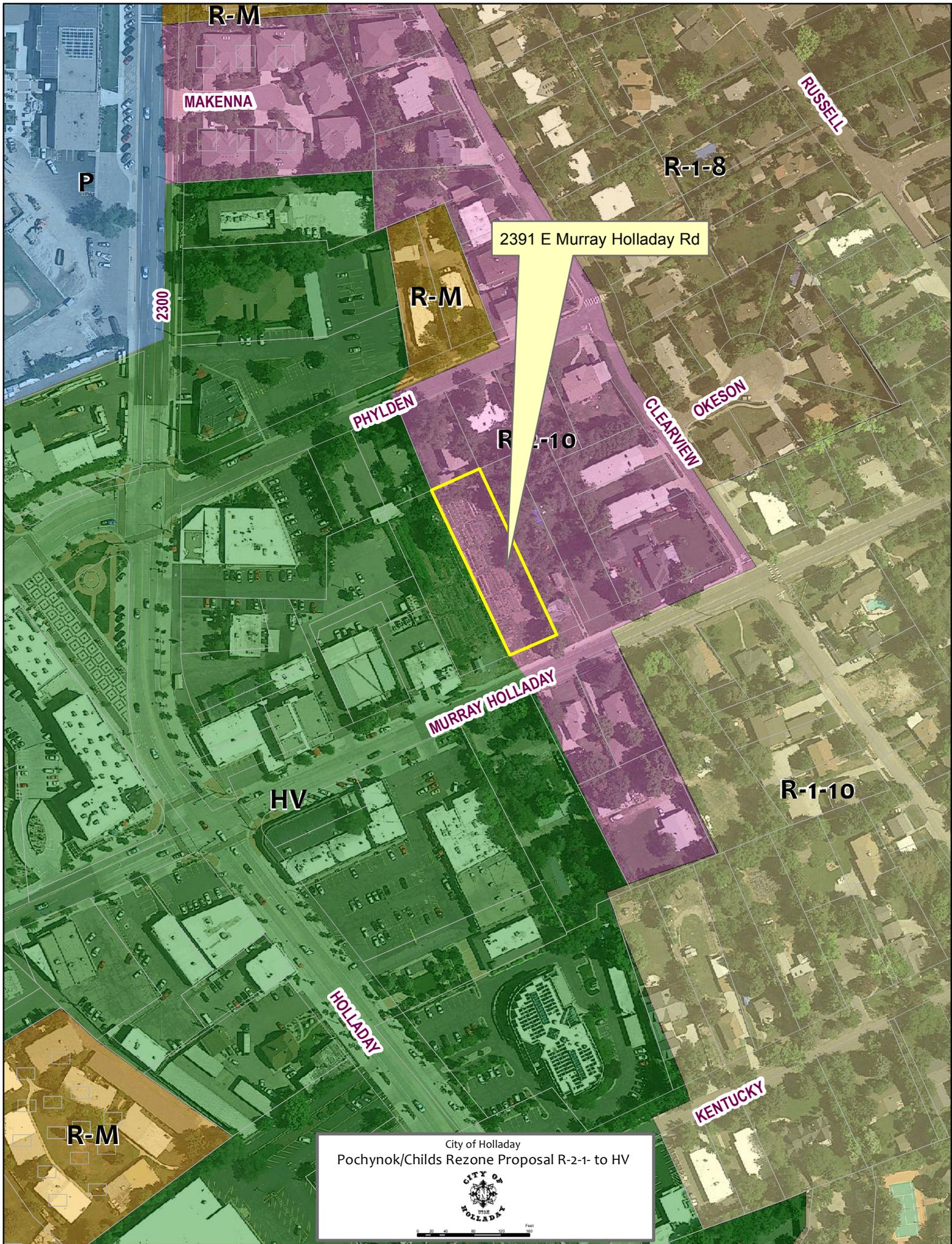
You are cordially invited to attend a public hearing to be held by the Holladay Planning Commission on **Wednesday, April 19<sup>th</sup>, 2016, as close to 7:00 pm** as possible in the Holladay City Council Chambers, 4580 S. 2300 E.

The Commission will take public comment regarding a proposal by Pochynok and Child, LLC, to change zoning for .44 acres of property located at 2391 E. Murray Holladay Road from R-2-10 (Twin-home zoning) to (HV) Holladay Village zone.

Details regarding this proposal are available for public inspection in the City's Community Development Department, during regular business hours, 4580 S. 2300 E. Additional information may be obtained by contacting Jon Teerlink or Paul Allred, in Community Development Dept. at 801-527-3890 during regular business hours. ***Please see map on other side of this sheet showing the property in question.***

Mailed today, the 8th day of April, 2016, to all property owners of record within 500 feet of this property.

**Map>>>>>>**



R-M

MAKENNA

RUSSELL

R-1-8

2391 E Murray Holladay Rd

R-M

2300

PHYLDEN

R-2-1

CLEARVIEW

OKESON

MURRAY HOLLADAY

HV

R-1-10

HOLLADAY

KENTUCKY

R-M

City of Holladay  
 Pochynok/Childs Rezone Proposal R-2-1 to HV



Feet  
 0 20 40 60 80 100



PHYLDEN

R-M

R-1

2391 E Murray Holladay Rd

R-2-10

HV

R-1-10

MURRAY HOLLADAY

City of Holladay  
Pochynok/Childs Rezone Proposal R-2-1- to HV



0 5 10 20 Feet

**NOTICE  
OF  
NEIGHBORHOOD MEETING**

Notice is hereby given of a neighborhood meeting to be held on Monday, April 11, 2016, between the hour of 6:00 PM and 7:00 PM in the Casto Room on the lower level of the Holladay City offices.

The meeting is to discuss the proposed development of an upscale condominium project called, "The Grand Terraces at Holladay".

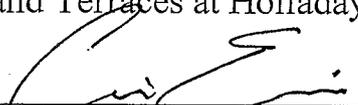
The address of the proposed development is 2369 and 2391 Murray-Holladay Road in the Holladay Village zone.

## AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS; that on April 1, 2017, Notice of Neighborhood Meeting to be held at the offices of Holladay City, Utah - between the time of 6:00 PM and 9:00 PM - was sent by U.S. Mail to all of the residents listed on the mailing list attached hereto and by this reference made a part hereof.

Dated this 1<sup>st</sup> day of April, 2016.

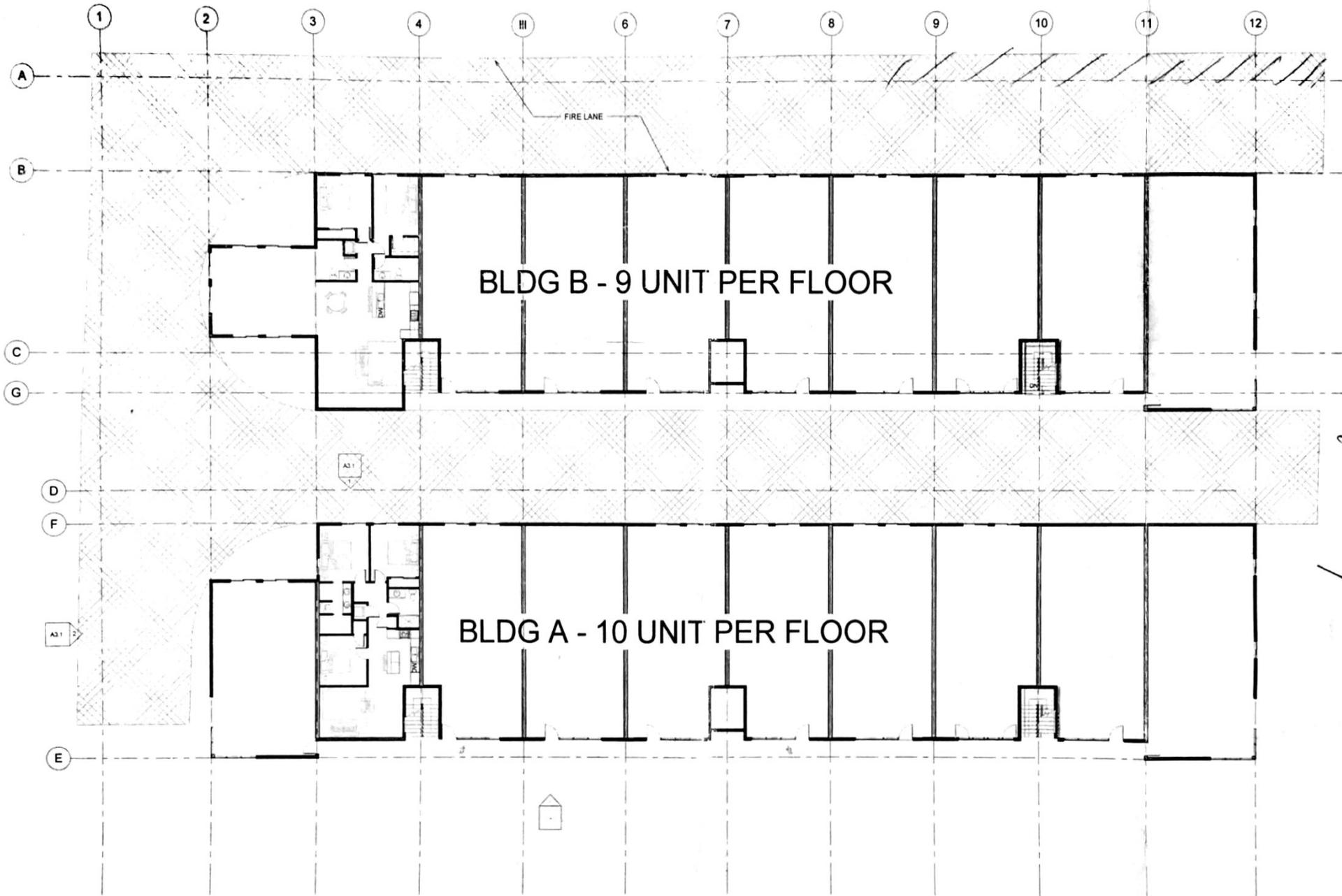
Grand Terraces at Holladay, LLC



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Chris Ensign, manager

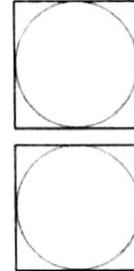




1 FIRST FLOOR - SMALL  
3/32" = 1'-0"



**Mendenhall  
Architecture  
& Design, Inc**  
4725 OLIVE HOLLADAY BLVD  
HOLLADAY, UT 84117  
801 277 2655



THE SEVERAL DRAWINGS AND SPECIFICATIONS ARE AVAILABLE FOR REVIEW AND COMMENT BY ALL REGISTERED ARCHITECTS AND ENGINEERS IN THE STATE OF UTAH AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MENDENHALL ARCHITECTURE & DESIGN, INC.

project:  
**MURRAY HOLLADAY  
CONDO'S**  
MURRAY HOLLADAY ROAD  
HOLLADAY, UT 84117

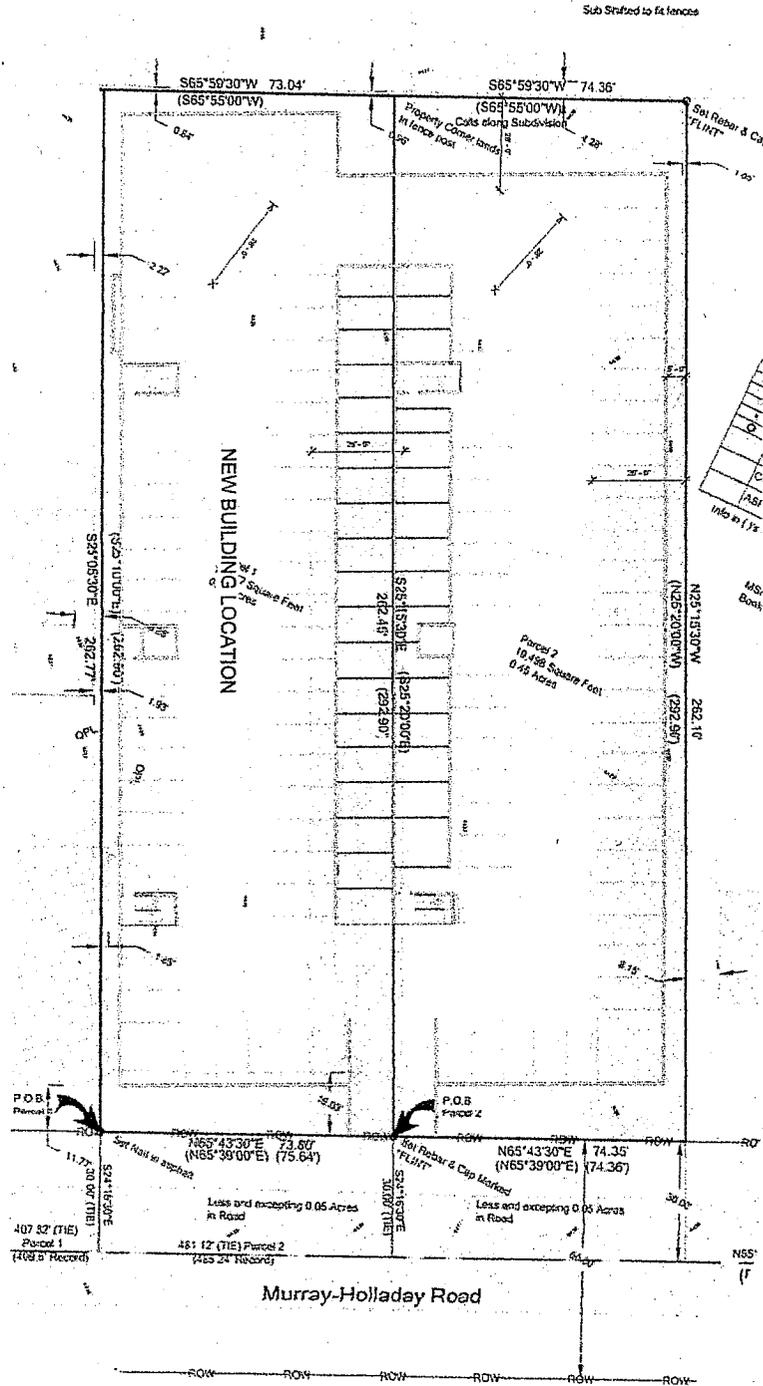
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|----------------|----------------|
| Project number | Project Number |
| Date           | Issue Date     |
| Drawn by       | Author         |
| Checked by     | Checker        |

FLOOR PLAN: BLDG A & B  
**A2.2**

*Murray Holladay*

① SITE PLAN  
1/16" = 1'-0"



## Grand Terraces Neighborhood Meeting Notes 4/11/16 Casto Room

The meeting room was full with approximately 40 people in attendance and signed in. There was a mix of support, lack of support no matter what the project presented and measured support depending on the issues affecting the neighborhood. The support came from residents closest to the project who welcomed it as an improvement to the neighborhood. Their comments were focused on it being a much better addition to the neighborhood than the existing community garden and a rejuvenation of the neighborhood appearance and new life. We were also offered the opportunity to extend our project onto the property that shares the northern boundary of our proposed project. That offer was from the owner of those parcels. The lack of support or opposition to the project could be characterized as a rejection of anything that would be built on the site. The complaints included interruption of bike paths and pedestrian movement, safety of school children, additional traffic from residents and their guests going in and out of the underground parking garage, lack of adequate parking for residents and guests and increased congestion in the Holladay Village area due to the additional residents. It was clear that the core issue of these complaints was a desire to keep things status quo in Holladay Village and a rejection of any additional residential or commercial development regardless of its design and intended function. The people making those complaints were also not aware of the Ken Bell project and some made accusations that the City and developers (us included) had purposely kept that project and ours quiet in an attempt to deceive the citizenry. There were no answers or solutions that could or would have satisfied the people raising those types of issues at the meeting. We agreed to consider their perspectives related to the substantive issues raised and also asked them to consider ours and determine which issues they could offer some flexibility on.

The issues of most concern summarized at the end of the meeting were:

1. Density
2. Traffic Impact
3. Scale and Height
4. Parking and Guest Parking
5. Light Pollution
6. Commercial Creep
7. Insuring Owner Occupied Units

We advised the attendees that we would consider the list of concerns and decide whether or not to conduct another neighborhood meeting and then contact them by the end of the following day how we would proceed. They were advised that the Planning Commission meeting is scheduled for the 19th. The density recommended by a few attendees was somewhere in the mid 20s for a number of units with only two stories per building instead of our proposed three. A few of the professional, financial and managerial attendees recognized that this may be an effective means of killing the project financially. It is undetermined whether they were revealing an intentional strategy. The traffic impacts were centered on safety of children, ease of access from existing residents, ingress and egress from the underground parking on Murray Holladay road and interruption of existing pedestrian and bicycle movements. Scale and height issues raised were coupled with a request for more views of the proposed buildings and how they look in relation to existing buildings in the area as well as their affect on view corridors. Lighting design was closely related to the scale and height issues with concerns raised about the affect of many additional lights on the new buildings shining in the windows of the existing homes. Parking and Guest Parking was an issue that was perceived as our project providing inadequate parking which would result in residents and their guest parking in front of existing resident's homes and yards. Commercial creep up Murray Holladay road was a general issue more focused on disagreement with the Holladay Village and Holladay General Plan. We encouraged them to read the City documents available online to get a perspective of the thinking of the City and the criteria we are attempting to comply with. We also advised them that the units will be sold as owner occupied and that will be some restrictions in the covenants of the project. It was pointed out by an attendee that all of these issues including owner occupied units were subject to change and as one wife of an attorney pointed out that agreements are made to be broken. This notion hopefully was not lost on the attendees and that it says this is not a static environment or City that they live in. It is in constant change and flux to meet the needs of the fluid population dynamics and demographics and our project is a response to those changes.



CITY OF HOLLADAY  
Planning Commission

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Staff Report
June 17, 2014
Item #6

Project Name: **Phillips Property**

Application Type: **Rezone**

Nature of Discussion: **Public Hearing, discussion, possible action**

Planner: **Jon Teerlink**

Applicant: **John Phillips**

Public Notice: Mailed to all property owners within 500 feet-4/8/16

BACKGROUND & SUMMARY

The applicant currently has two parcels of land under contract to purchase. The largest parcel is .59 acres, fronts onto 4500 South street and is zoned R-2-10. There is an existing single family home on the property.

The smaller rear parcel is .16 acres, has no frontage on a public street and is zoned R-1-10. This smaller parcel is the subject of this request.

The applicant would like to have the second parcel zoned the same as the larger one so that when combined, the new development could take advantage of the full density allowed there. Also, an identified fault line bisects the property and creates a significant "no build" area across the property.

Attached to this staff report is a letter from the applicant, further explaining his request.

ANALYSIS

Abutting and adjacent properties:

Development patterns in the vicinity are a mix of single family and multi-family projects having direct access onto 4500 South. Some additional density in this area would not negatively impact those properties.

General Plan District:

The General Plan District for this property is Transitional Residential. This district is intended to accommodate two family attached units. This project would meet that criteria.

RECOMMENDATION

Staff recommends holding the public hearing and based upon the Commission's discussion, recommending approval of the request.

CONTACT PERSON: Jon Teerlink

EXHIBITS

- Zone Map
- Hearing Notice
- Applicant narrative



CITY of HOLLADAY

NOTICE OF PUBLIC HEARING

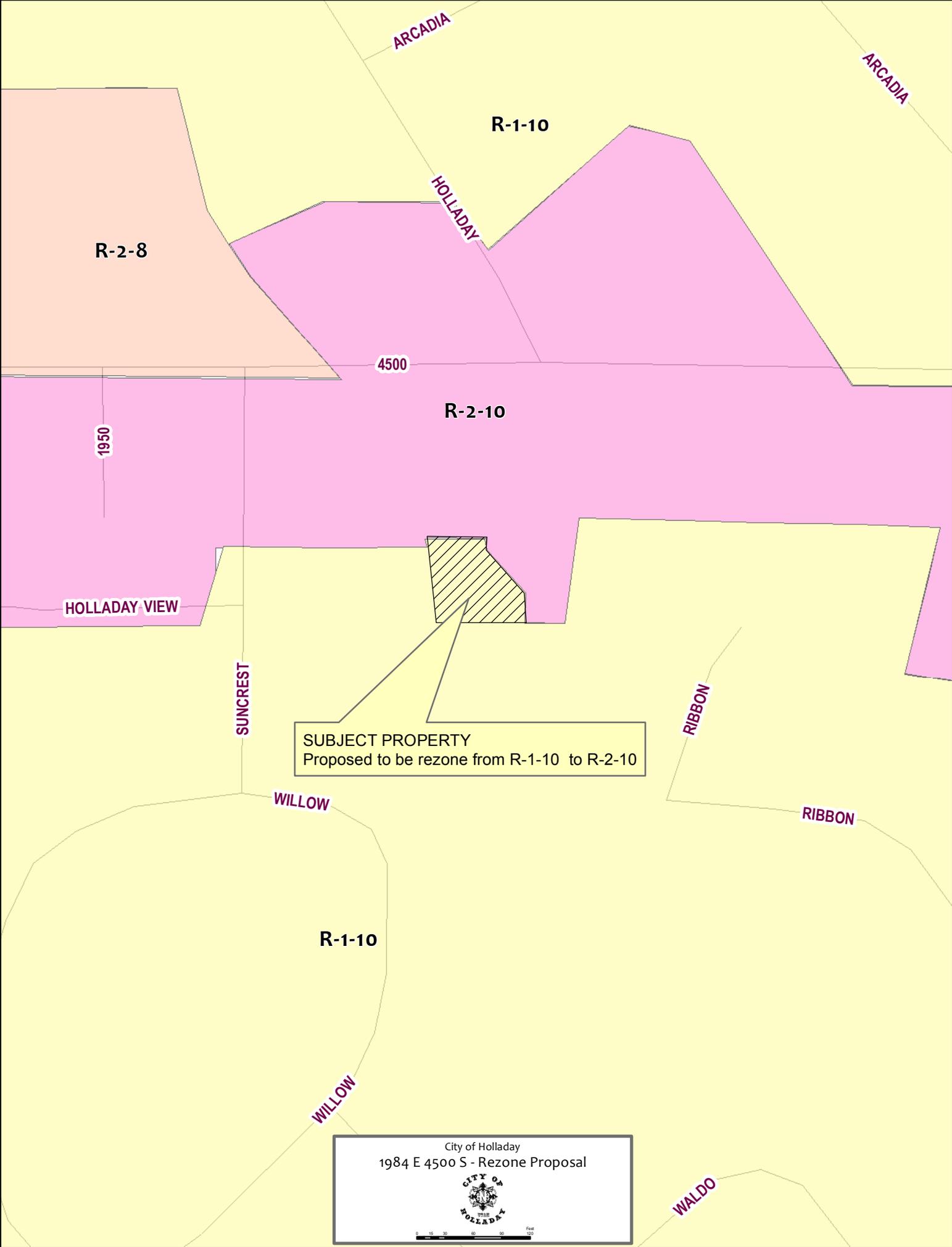
You are cordially invited to attend a public hearing to be held by the Holladay Planning Commission on **Tuesday, April 19th, 2016, as close to 7:00 pm** as possible in the Holladay City Council Chambers, 4580 S. 2300 E.

The Commission will take public comment regarding a proposal by John Phillips, to change zoning for approximately .16 acres of land located at 1984 E. 4500 South from R-1-10 (single family zoning) to the R-2-10 (Twin-home zoning).

Details regarding this proposal are available for public inspection in the City's Community Development Department, during regular business hours, 4580 S. 2300 E. Additional information may be obtained by contacting Jon Teerlink or Paul Allred, in Community Development Dept. at 801-527-3890 during regular business hours. ***Please see map on other side of this sheet showing the property in question.***

Mailed today, the 8th day of April, 2016, to all property owners of record within 500 feet of this property.

Map>>>>>>

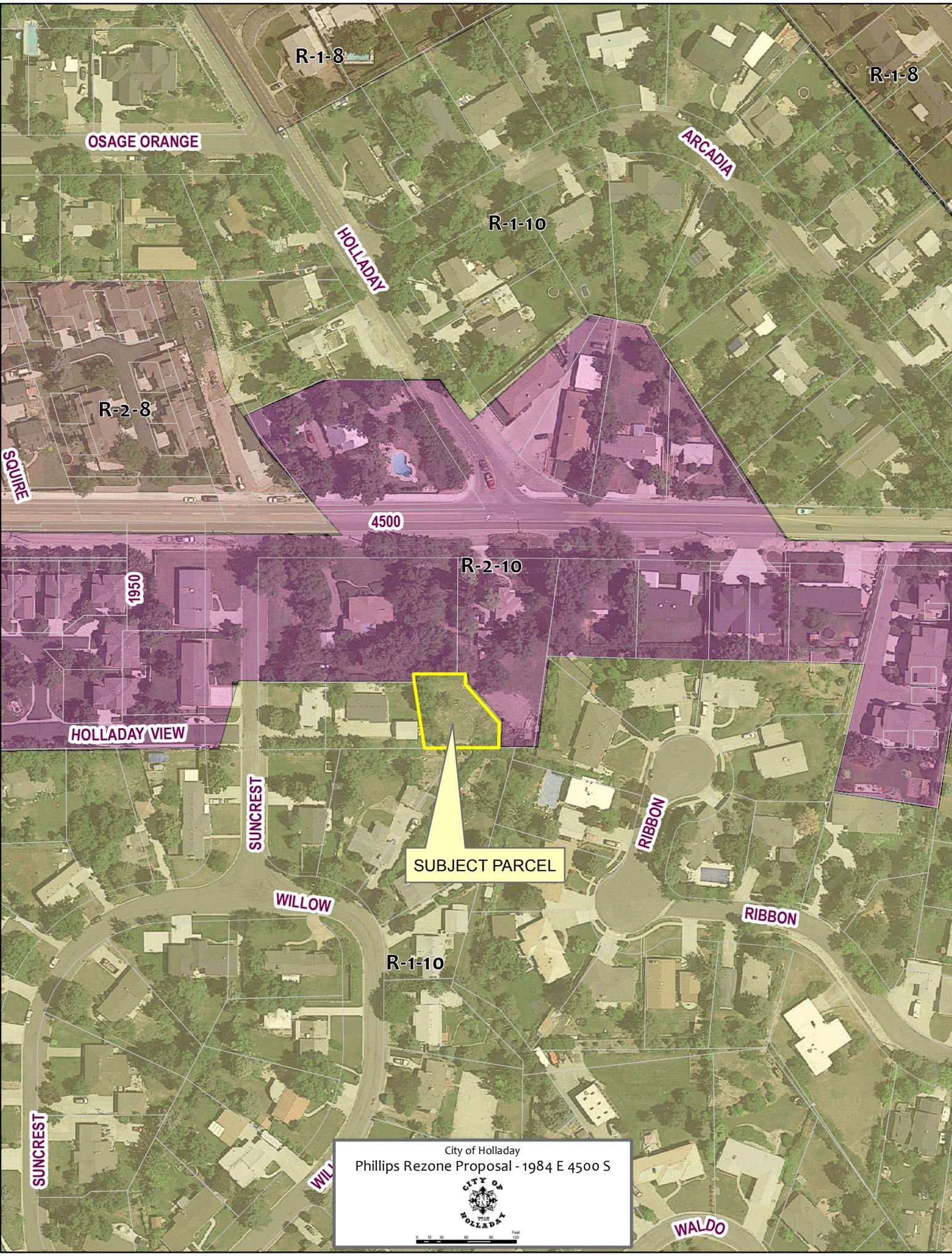


SUBJECT PROPERTY
Proposed to be rezone from R-1-10 to R-2-10

City of Holladay
1984 E 4500 S - Rezone Proposal



0 15 30 60 90 120 Feet



R-1-8

R-1-8

OSAGE ORANGE

ARCADIA

HOLLADAY

R-1-10

R-2-8

SQUIRE

4500

R-2-10

1950

HOLLADAY VIEW

SUBJECT PARCEL

SUNCREST

RIBBON

WILLOW

RIBBON

R-1-10

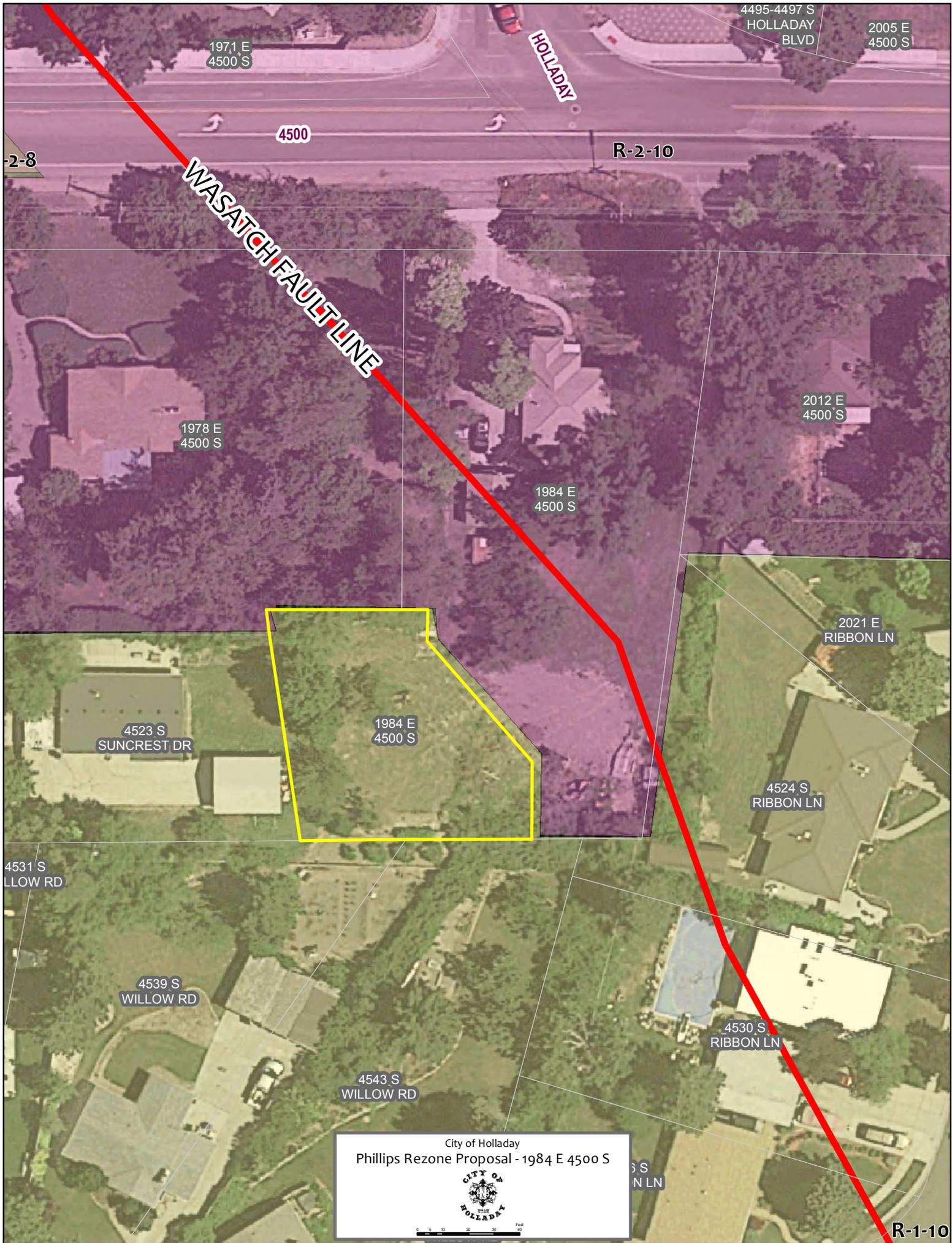
SUNCREST

WILLOW

WALDO

City of Holladay
 Phillips Rezone Proposal - 1984 E 4500 S

0 15 30 45 60 75 90 Feet



4495-4497 S
HOLLADAY
BLVD
2005 E
4500 S

1971 E
4500 S

HOLLADAY

4500

R-2-10

-2-8

WASATCH FAULT LINE

1978 E
4500 S

2012 E
4500 S

1984 E
4500 S

2021 E
RIBBON LN

4523 S
SUNCREST DR

1984 E
4500 S

4524 S
RIBBON LN

4531 S
WILLOW RD

4539 S
WILLOW RD

4530 S
RIBBON LN

4543 S
WILLOW RD

City of Holladay
Phillips Rezone Proposal - 1984 E 4500 S



0 5 10 20 30 40 Feet

R-1-10

Re-zone Request
1984 East 4500 South, Holladay



Phillips Homes is under contract to purchase property located at 1984 E. 4500 S. in Holladay which consists of an older home (70+ years) and two separate parcels of land, totaling approximately .75 acres.

- **Parcel #1** is the larger of the two parcels at .59 acres. This parcel fronts onto 4500 South and is currently zoned R-2-10.
- **Parcel #2** is the smaller parcel at .16 acre and is “land-locked” at the rear of the property. This smaller parcel is the subject of the re-zone request. Parcel #2 is currently zoned R-1-10 and we are requesting a re-zone of that parcel to be consistent with the balance of the property at R-2-10.

The purpose of the requested re-zone is to facilitate the re-development of the property with a cohesive development plan allowing for consistent product design.

Looking South at Front of Property across 4500 South



The neighborhood currently consists mostly of a mix of older residential homes and attached units. There is very limited curb, gutter or sidewalk along the South side of 4500 South in that area. The City zoning maps designate the area as “Transitional Residential” and our intentions are to develop either twin homes or small-lot SFD product, depending on future analysis of the site and development potential.

Re-zone Request
1984 East 4500 South, Holladay



Looking South at Rear of Property



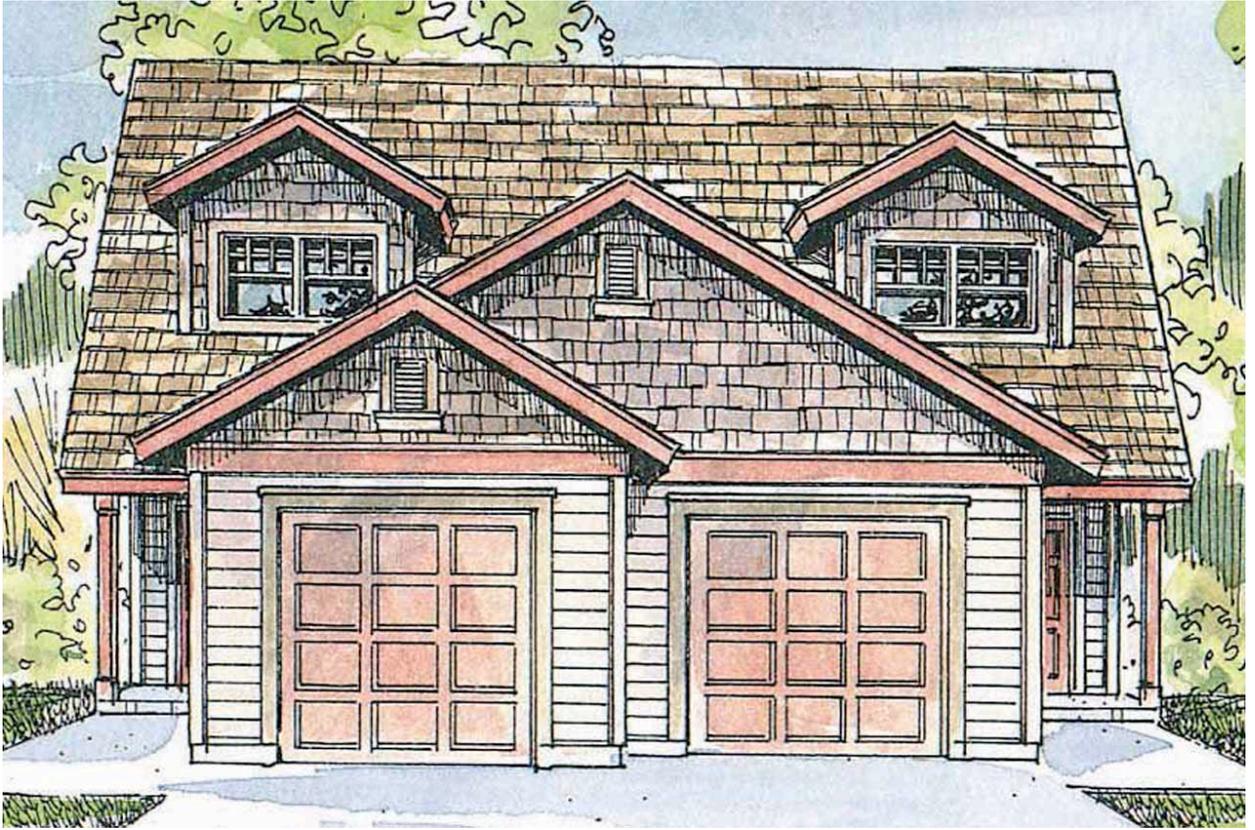
EARTHQUAKE FAULT. One factor which limits the development potential for the site is a designated fault trace which was identified through a geotechnical report completed in August 2007 by Applied Geotechnical Engineering Consultants, Inc. (AGEC). Mountainland Development Services, LLC inspected the excavation of the fault area on behalf of the City and subsequently specified a no-build area which runs diagonally across the property, approximately 40-45' wide. This no-build area requires that habitable structures not be placed within that area. Clustering and careful placement of homes will be required for proper site development which is an additional reason for the requested re-zone.

CONCEPTUAL LAYOUT AND PRODUCT. Phillips Homes builds for-sale housing and does not intend to build rental housing. We are currently working on potential product designs to meet the constraints of the property. Considerations include wide and shallow product and detached garages built upon the fault area – but all habitable structures outside of that area. The renderings below are conceptual only. A preliminary boundary survey is attached and conceptual lot layouts will be submitted prior to the Planning Commission meeting.

Re-zone Request
1984 East 4500 South, Holladay



Detached Garage Concept – keeps habitable structures away from fault area; access from private drive w/ east/west orientation.



NOTICE OF NEIGHBORHOOD MEETING

Dear Holladay Resident:

A Neighborhood meeting is scheduled to discuss a re-zoning application by Phillips Homes for property located at 1984 East 4500 South, Holladay, as follows:

Date of Meeting: April 18, 2016

Time: 7:00 p.m.

Location: City of Holladay Offices, 4580 S. 2300 E., Holladay, UT 84117

Other: In general, the front portion of the property is currently zoned R-2-10 and a small parcel at the rear of the property is zoned R-1-10. The application seeks to make the zoning on the entirety of the property consistent at R-2-10. Access and frontage for the property is from 4500 South. See attached maps for additional details.

For questions, please contact John Phillips at 801-755-8200.

Thank you.



Request: **CONDITIONAL USE – DENTAL OFFICE IN THE RM ZONE**
 Project: Dr. Brett Stephens DDS
 Address: 2225 E Murray Holladay Rd Holladay, UT 84121
 Applicant: Dr. Brett Stephens with Barbara Fortuna as Agent
 File No: 73-2-06-01
 Notice: Mailed April 8th 2016
 Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.100	USE TABLE PER ZONE
	13.08.040	CONDITIONAL USE PERMITS STANDARDS
	13.80	OFF STREET PARKING STANDARDS

EXECUTIVE SUMMARY

Property owner Columbia Development is expecting to accept a new tenant, Dr. Brett Stephens DDS, at their building at 2225 E Murray Holladay Rd. Dr. Stephens will be occupying 1250 square feet of an existing 20,026 square foot building in the RM zone. Dr. Stephens will be relocating from a nearby location.

TECHNICAL REVIEW COMMITTEE REVIEW

Columbia Development is the current owner of the office building at 2225 E Murray Holladay Rd. The building was built in 1973 with a net leasable space of 20,026 square feet. Currently the building provides 113 stalls of on and below grade parking. Dr. Stephens has 2.5 employees which will require 8.5 (9) parking stalls. “6 spaces for each doctor's office plus 1 space per employee”. Please also review the applicant’s narrative.

TECHNICAL REVIEW COMMITTEE RECOMMENDATIONS

Staff recommends that the Planning Commission conduct a Public Hearing; evaluate public comment, if any; deliberate the merits of this application. The TRC can recommend the planning commission approve the request for a Dental Office Use in the RM zone at 2225 E Murray Holladay Rd with the following;

Findings:

- 1) This land use is allowed by the provisions of the City’s R-M zone for a medical-dental office as a conditional use;
- 2) The proposed project has been reviewed by the TRC and meets City requirements for Conditional Use Permit approval;
- 3) Emergency services can be provided per the UFA; and
- 4) This use will be conducted within an existing office building and poses no additional impact on surrounding properties

Requirements:

- 1) On street parking is discouraged on both Murray Holladay Rd and Locust Lane;
- 2) The applicant must obtain and comply with appropriate City business licensing rules and use regulations;
- 3) The use is limited to Dental services as defined; and
- 4) This Conditional Use Permit may be reviewed by the Planning Commission upon any non-compliance with City ordinances or complaint.



CITY of HOLLADAY

NOTICE OF PUBLIC HEARING

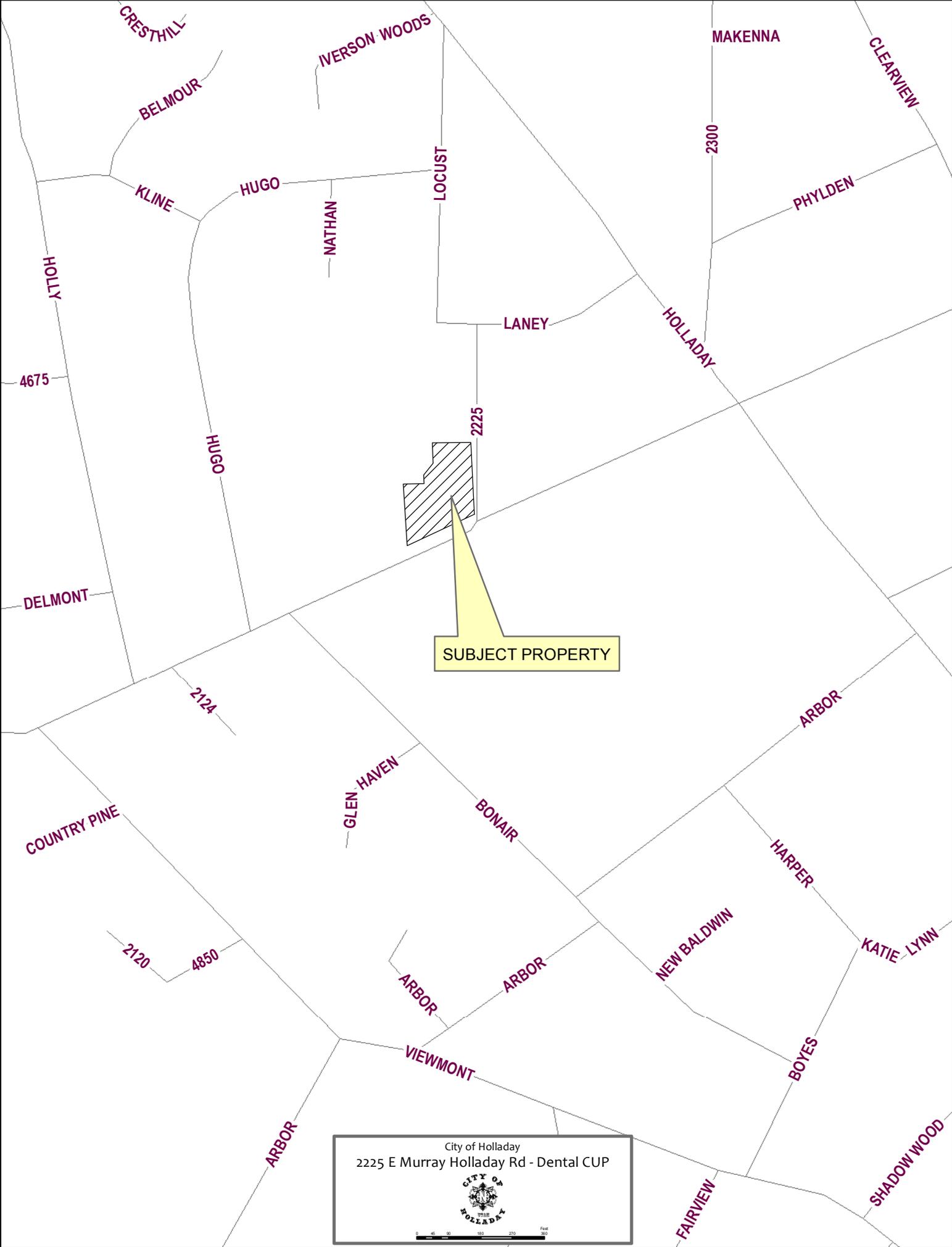
You are cordially invited to attend a public hearing to be held by the Holladay Planning Commission on **Tuesday April 19th 2016, as close to 8:10 pm** as possible in the Holladay City Council Chambers, 4580 S. 2300 E.

The Commission will take public comment regarding a proposal by Columbia Development who own the office building at 2225 E Murray Holladay Rd, a property in the R-M zone. Their tenant, Brett Stephans DDS, is requesting a conditional use permit to operate a new dental office from this address. This type of business is a conditional type of land use approvable by the City of Holladay Planning Commission.

Details regarding this proposal are available for public inspection in the City's Community Development Department, during regular business hours, 4580 S. 2300 E. Additional information may be obtained by contacting Jon Teerlink or Paul Allred, in Community Development Dept. at 801-527-3890 during regular business hours. Please see map on other side of this sheet showing the property in question.

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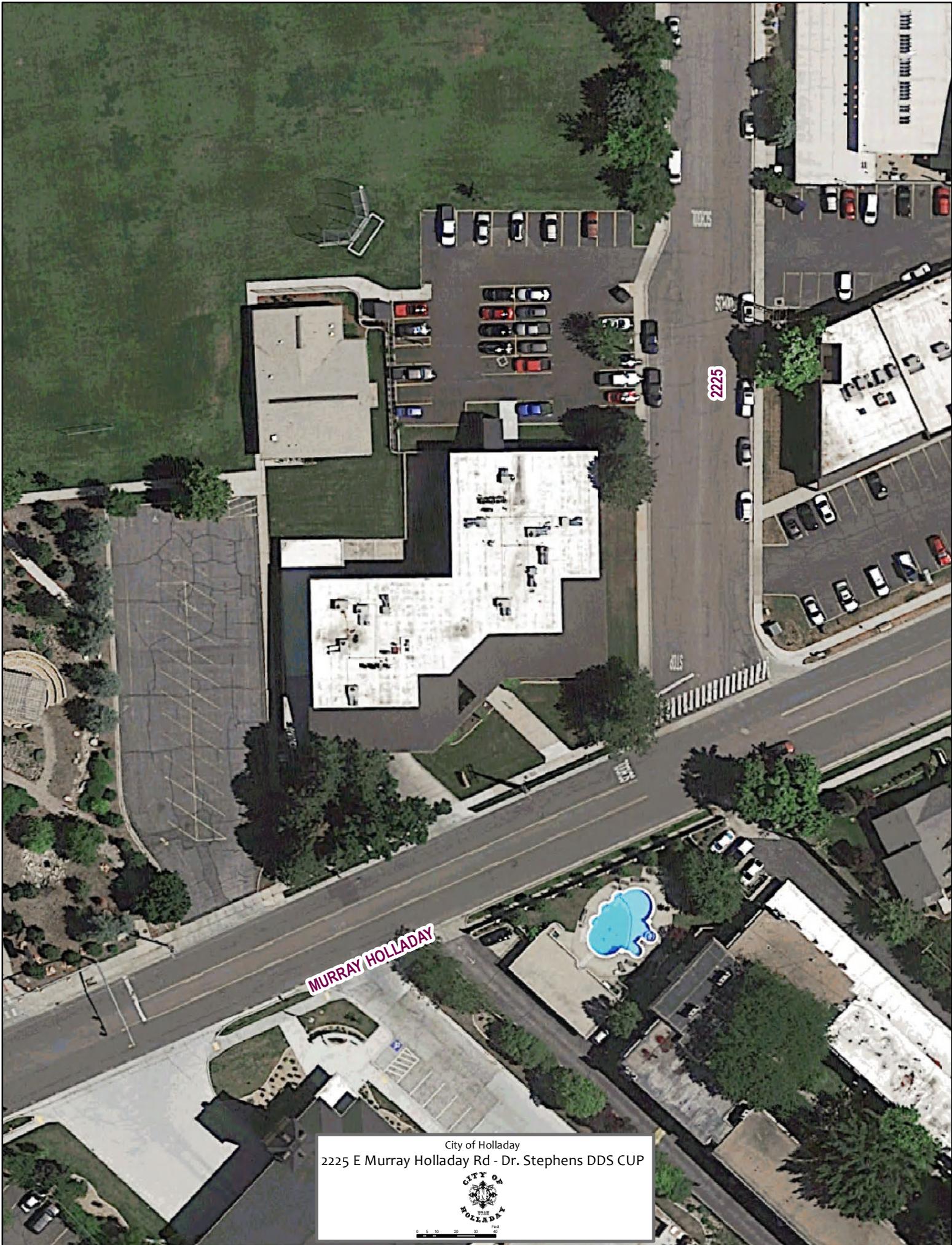


SUBJECT PROPERTY

City of Holladay
2225 E Murray Holladay Rd - Dental CUP



0 45 90 135 180 225 Feet



MURRAY HOLLADAY

2225

City of Holladay
2225 E Murray Holladay Rd - Dr. Stephens DDS CUP



0 5 10 20 Feet

COLUMBIA
DEVELOPMENT
CORPORATION

March 30, 2016

City of Holladay
Attn: Mr. Jonathan Teerlink, Planner II
4580 South 2300 East
Holladay, UT 84117

Re: Conditional Use for Dental in R-M

Dear Mr. Teerlink,

Columbia Development Corporation seeks approval for a Conditional Use Permit for Dental in R-M zoning for our building located at 2225 East Murray Holladay Road. The building is just outside the Holladay Village Zone, the boundary is 2225 East.

Dr. Brett A. Stephens DDS approached Columbia Development Corporation regarding a dental office in our building. Dr. Stephens has been in practice since 1996 at his current location of 4667 South Holladay Boulevard. He took over the practice of Dr. John Omer who treated patients in the same office for over 40 years. Dr. Stephens was informed by his landlord, Ken Melby, the building will demolished in the next 1-2 years. Dr. Stephens would like to stay in the area and continue his practice. Columbia Development Corp. would welcome Dr. Stephens to our building.

Building Information

Constructed in 1973

Building Size: 23,443 SF

Useable Square Feet: 20,026 SF

Tenants: Business & General Office (Drafting, Engineers, Lawyers, Etc.)

Number of Parking Stalls: 113

If approved, Dr. Stephens will occupy 1250 SF

Your consideration and that of Holladay City Planning and Zoning Committee is greatly appreciated.

Sincerely,



Barbara B. Fortuna
Administrator, Columbia Development Corporation



Request: **CONDITIONAL USE – ACCESSORY BUILDING FOOTPRINT SIZE**
 Project: Reichman Detached Garage
 Address: 2191 E Pheasant Way, Holladay, UT 84121
 Applicant: Mark Reichman M.D., with Brad Howard as Agent
 File No: 16-2-02
 Notice: Mailed April 8th 2016
 Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.14.030.D	ACCESSORY BLDS TO HAVE A MAXIMUM FOOTPRINT
	13.14.030.E	ACCESSORY BLD MAY EXCEED MAX SQ FT VIA CONDITIONAL USE PERMIT
	13.14.090	25% MAXIMUM COVERAGE OF REAR YARDS
	13.14.101	ACCESSORY BLD MAX FOOTPRINT & MIN. SETBACK
	13.08.040	CONDITIONAL USE PERMITS STANDARDS

EXCECUTIVE SUMMARY

The applicant, Mark Reichman, proposes to build a detached accessory garage on his property located at 2191 E Pheasant Way. The property measures 1.14 acres (49,658.4 sq. ft.) which as per 13.14.030D allows construction of detached accessory buildings at a total permitted size of 1,150 square feet, at a maximum height of 20 feet. The applicant seeks a conditional use permit as per 13.14.030E. to exceed this permitted footprint size by 2,145 square feet for a total accessory building footprint size of 3,295 square feet for the purpose of adding a garage and carport to the existing pool house.

“E. Any accessory building or buildings incidental to a permitted use where the total footprint square footage exceeds the square footage as allowed in chart 13.14.101 of this chapter shall be approved by the planning commission as a conditional use.”

Barring flexibility to allowed footprints, all other codes applicable to accessory buildings including setback, height and graduated height apply.

TECHNICAL REVIEW COMMITTEE REVIEW

This proposal was reviewed by the TRC on April 5th 2016. The TRC has found that the property is improved with a single family home and a detached pool house measuring 960 square feet. Specific items of this request reviewed by the TRC which are of interest to the commission are as follows;

- 1) See the attached site plan for lot coverage break downs
- 2) The rear yard of this property measures approximately 27,000 square feet, 25% of which is approximately 6,750 square feet. The proposed pool house/garage/carport size of a 3,295 square foot footprint would meet ordinance 13.14.090, requiring no more than 25% coverage of a rear yard.
- 3) The proposed height is 17 feet, 3’ under the maximum height of 20 feet from existing grades.
- 4) The proposed setback is approximate 15’ or that of the setback of the home.

TRC RECOMMENDATIONS

The TRC finds that the conditional use application for a pool house/garage/carport at 2191 E Pheasant Way to be complete as per the submission requirements listed in Holladay Ordinance 13.03. The TRC recommends the commission to consider the applicant’s presentation as well as any public comments regarding this request.

To mitigate the potential detrimental effects of a conditional use, guidance is given as per 13.08.040G. A conditional use permit shall be approved if reasonable conditions are either proposed by the applicant, and or can be imposed on the applicant by the planning commission,

Staff can recommend that the planning commission approve a conditional use permit to allow an accessory building at 2191 E Pheasant way as per the following findings and with the following conditions:

Suggested findings that support the proposed conditional use;

- 1) When applying 13.08.040E “Conditional Use Approvals”, this project meets all remaining zoning standards.
- 2) The buildings height will not have a negative impact on surrounding properties,
- 3) The building’s use as a garage will not be detrimental to the health, safety or and welfare of Holladay residents within the vicinity or injurious to property or improvements in the vicinity and is necessary and desirable for this particular location and will contribute to the well-being of the neighborhood.
- 4) The use as proposed does not conflict with the intent of the General Plan.

Suggested conditions that the proposed accessory building may exceed the maximum footprint allowed by code providing that the building;

- 1) Elevations be approved with a maximum height 17 feet from existing grades
- 2) Elevations match or are compatible with the existing façade of the pool house. In this case; stucco with faux stone veneer with each bay defined by stone columns
- 3) Setback shall be parallel to and 14’ feet from the north property line.
- 4) Storm water retention plan be submitted and approved by the city engineer
- 5) Exterior lighting shall be a full hood cut-off style fixture, mounted and directed in a manner so as to not create a nuisance to neighboring properties and on a photo cell.
- 6) Be used as pool house and garage/storage only.



CITY OF HOLLADAY

NOTICE OF PUBLIC HEARING **AT THE PLANNING COMMISSION MEETING**

You are invited to attend a Public Hearing of the City of Holladay Planning Commission to hear a request to consider a conditional use permit for an accessory building at 2191 E Pheasant Way. The applicant, Mark Reichman, is requesting approval of an accessory garage in his back yard that is approximately 2,145 square feet larger than normally allowed. If approved:

-) The zoning would not change.
-) The use of the building would be for a garage and covered patio
-) The building would not be taller 20' or closer to the property line than 10'.

This matter is scheduled to be discussed on Tuesday, April 19th 2016, no earlier than 7:40 PM and then potentially voted on. The meeting will be held in the Holladay City Hall, 4580 South 2300 East, in the City Council Chambers on the main floor.

A map is included on the reverse showing the location of the proposal.

If you have any questions, please call Paul Allred or Jonathan Teerlink at 801-527-3890 during regular business hours.

Map>>>>>>>>>

WALKER

WALKER ESTATES

COTTONWOOD

WALKER WOODS

PHEASANT

COTTONWOOD

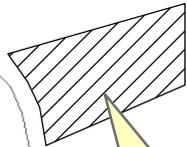
PHEASANT

WILDWOOD

PHEASANT

COTTONWOOD

SUBJECT PROPERTY



2100

APPLEWOOD

2075

SHANGRI

BRENTWOOD

LA TOUR

FARDOWN

FARDOWN

OAKHILL

RENOIR

LINDEN

LINDEN

2300

City of Holladay
2191 E Pheasant Way



2173 E
PHEASANT WY

2181 E
PHEASANT WY

2191 E
PHEASANT WY

2199 E
PHEASANT WY

2205 E
PHEASANT WY

2188 E
PHEASANT WY

2194 E
PHEASANT WY

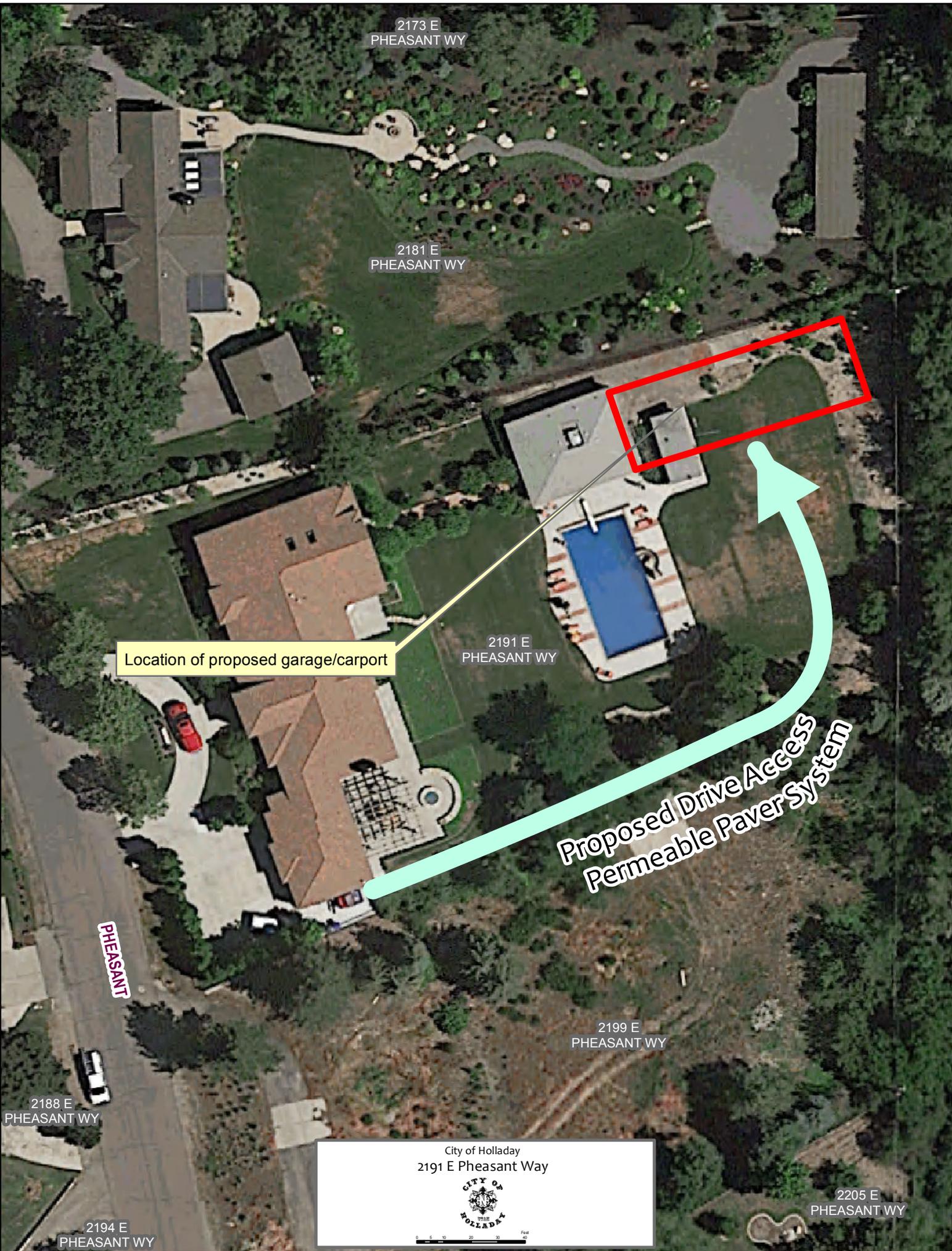
Location of proposed garage/carport

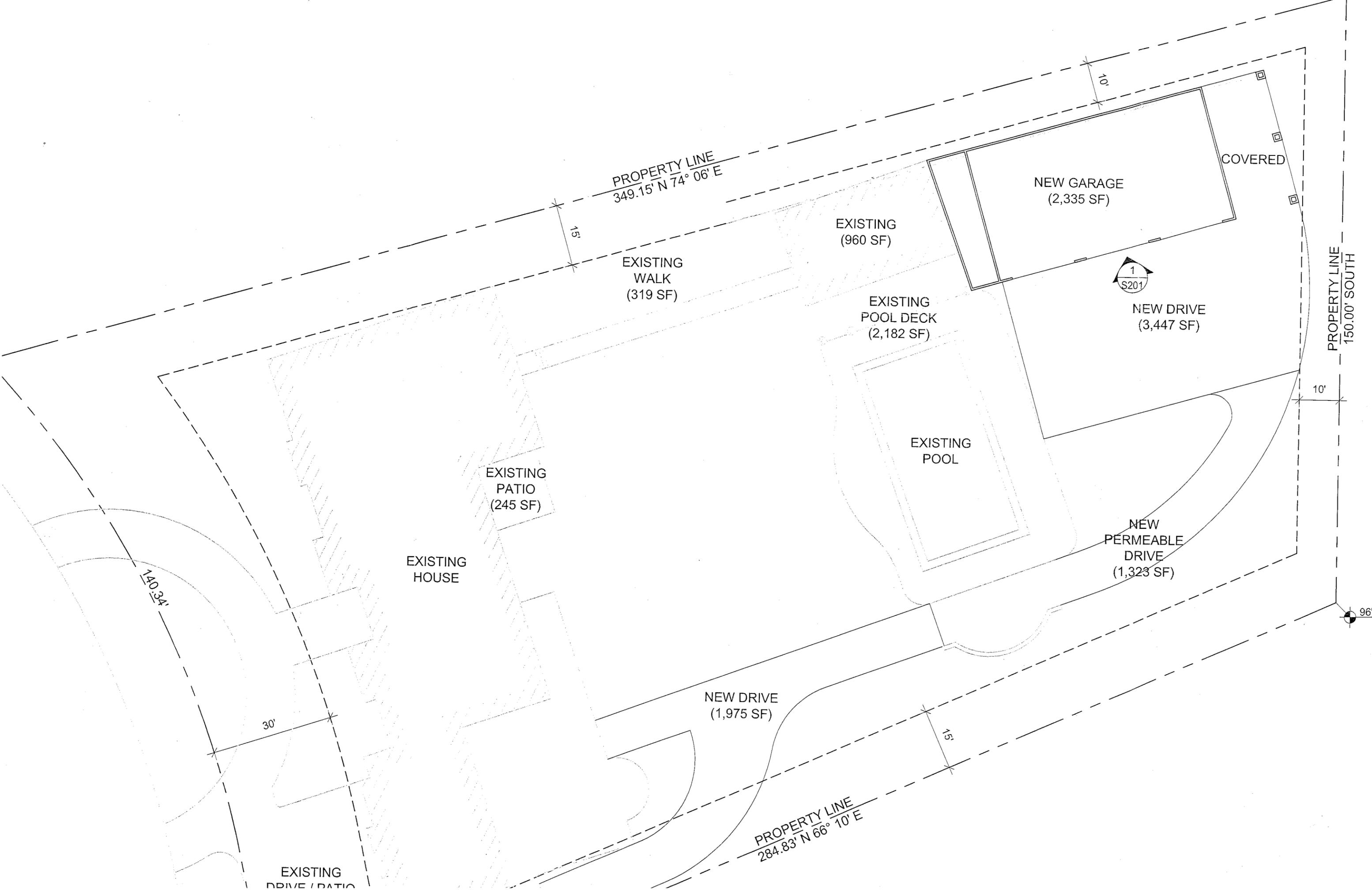
Proposed Drive Access
Permeable Paver System

City of Holladay
2191 E Pheasant Way



0 5 10 20 30 Feet





13.14.110 ACCESSORY BUILDINGS

	LOT SIZE IN SQUARE FEET	TOTAL FOOTPRINT (PERMITTED USE)	NO CLOSER THAN (FEET)
	47,601 TO 54,200	1,150	10
EXISTING	49,753	960	
PROPOSED		2,335	
TOTAL		3,295	
TOTAL OVER		2,145	

13.14.080 LOT COVERAGE

	LOT SIZE IN SQUARE FEET	PERCENT COVERAGE OF ALL STRUCTURES	PERCENT IMPERVIOUS COVERAGE
	40,001 TO 50,000	0.23%	0.28%
ALLOWED		11,443	13,931
EXISTING	49,753	7,106	8,340
PROPOSED IMPERVIOUS		2,335	5,422
PROPOSED PERVIOUS			1,323
TOTAL		9,441	13,762
TOTAL OVER		-2,002	-169



RECEIVED
MAR 28 2016



Project **Miscellaneous Ordinance Amendments – Discussion**
Applicant: Staff via City Council and Planning Commission request
Planner: Paul Allred, Jonathan Teerlink

EXECUTIVE SUMMARY

These items have been placed on this agenda as opportunity to review and discuss the intent and future goals of the following text amendments. The staff will provide background elements on each.

- I. *Tree Ordinance Amendment*
- II. *Dining Club, 300' separation in the Holladay Village Zone*
- III. *Neighborhood Meeting Requirements in the Holladay Village Zone*
- IV. *Fencing Regulations Along Public Streets*
- V. *Architectural Controls in the RM and R-2*

TRC RECOMMENDATIONS

Staff requests the Planning Commission to hold a discussion on each of the above sections of the Holladay Ordinance and provide staff with a list of substantive goals in to adequately prepare draft text changes to be executed efficiently over the next few months.

1
2
3 **DRAFT**
4

5
6 **MINUTES OF THE CITY OF HOLLADAY**
7 **PLANNING COMMISSION MEETING**

Field Code Changed

8 **Tuesday, February 16, 2016**
9 **6:30 p.m.**
10 **Holladay Municipal Center**
11 **4580 South 2300 East**

12 **ATTENDANCE:**

13 **Planning Commission Members:**

13 **City Staff:**

14
15 Matt Snow, Chair
16 Jan Bradshaw
17 Spence Bowthorpe
18 Jim Carter
19 John Garver
20 Chris Jensen (excused at 9:00 p.m.)
21 Marianne Ricks

Paul Allred, Community Development Director
Jonathan Teerlink, City Planner
Tosh Kano, City Traffic Engineer
Shay Smith, City Engineer

22
23 **PRE-MEETING/WORK SESSION**

24 Chair Matt Snow called the meeting to order at 6:30 p.m.

25
26 The Commission discussed each of the agenda items. Community Development Director, Paul
27 Allred, introduced the Nettie's Lane Condominiums item and stated that the request is to convert it
28 from a condominium project to a PUD. The property ~~was is currently~~ developed at six units per
29 acre. The ~~applicants yare asking went with for~~ the lowest density necessary to obtain their
30 objective; in the R-2-10 Multi Family Zone. The project cannot be converted to a PUD in the
31 present zone, R-1-15, because it cannot be changed without modifying the zoning. He noted that
32 the zoning is inaccurate, misleading, and incorrect since R-1-15 should not exist where there are
33 six homes on 6,000 square-foot lots. The project was approved in 2001 ~~and when~~ that area was not
34 part of the City ~~in 2000~~. The portion north of 4500 South came into the City in 2003. Mr. Allred
35 explained that the owners simply want to own their lots and buildings. Once the zone change is
36 complete, the applicants will seek a Conditional Use Permit for the PUD. Staff's strong
37 recommendation was to go to the R-2-10 zoning.

38
39 The IC Rezone Proposal was next discussed. Mr. Allred described the location. Commissioner
40 Ricks commented that every time she has driven by the parking lot there have been several cars
41 there. She questioned whether they can afford to lose parking and construct another commercial
42 building on the property. Parking requirements were discussed, which are four stalls per 1,000
43 square feet of office space in the proposed office building. Mr. Allred stated that the applicant is
44 proposing to remove one building.
45

1 **CONVENE REGULAR MEETING**

2 **1. Welcome and Chair Opening Statement.**

3 Vice Chair Carter called the Regular Meeting to order at 7:06 p.m.

4
5 Those present were welcomed and the role of the Planning Commission was described.

6
7 (19:45:35) Chair Snow welcomed Scouts present in the audience who were working on their
8 Citizenship in the Community Merit Badges.

9
10 **ACTION ITEMS**

11 **2. Nettie's Lane Condominiums – Rezone Proposal, Located at 2165 East 4500 South.**

12 (19:08:15) Community Development Director, Paul Allred, presented the staff report and stated
13 that the proposed rezone is for the Nettie's Lane Condominiums. It is a six-unit, single-family
14 detached condominium project located immediately north of Highland Drive on a private road.
15 The applicants would like to change from a condominium project to a Planned Unit Development
16 (PUD) for the purposes outlined in their narrative. In order to do so, they are willing to rezone the
17 site. Currently, the zoning requires ~~allows~~ one-third acre lots, however, the existing lots are 6,000
18 to 7,000 square feet in size including the green space. The density that exists is twice what the
19 zoning allows. Staff recommended public input be taken on the request. The intent of the zone
20 change would be to more accurately reflect the land use that currently exists there.

21
22 In terms of the General Plan, the front of the property touches 4500 South, which is in the
23 Transitional Residential area. Because the property has already been developed, it makes sense to
24 have the zoning reflect the land use that exists. If the zoning is approved by the City Council after
25 a recommendation from the Planning Commission, the applicants will come back to the Planning
26 Commission for another hearing for a Conditional Use Permit to simply change the property from
27 a condominium to a PUD. This was expected to be fairly non-controversial and will not change
28 the nature of the site. Staff recommended the Commission forward a positive recommendation on
29 the request to the City Council.

30
31 (19:13:30) The applicant, Bob Davis, gave his address as 2177 East Nettie's Place and reported
32 that he serves as the secretary of the HOA. Accompanying him were two residents and the HOA
33 President. He reported that all of the residents are semi-retired or retired. No children live in the
34 project.

35
36 Chair Snow opened the public hearing. There were no public comments. The public hearing was
37 closed.

38
39 Commissioner Carter observed that the project functions as a PUD and is a condominium in name
40 only. Mr. Allred reported that the project was not approved by the City of Holladay but rather
41 under Salt Lake County ordinances. The property was part of the unincorporated area in 2001 and
42 became part of the City in 2003. Mr. Allred thought it made sense now to change the zoning to
43 reflect what is actually there.

44
45 (19:16:00) *Commissioner Carter moved to recommend a zone change for the property located at*
46 *2165 East 4500 South from R-1-15 to R-2-10 based on the following:*

City of Holladay Planning Commission Meeting – 2/16/2016

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Findings:

1. *No change to the size, nature, appearance, number of homes, private road, landscaping, common area, etc. is desired or requested.*
2. *The change in zoning is for the purpose of changing ownership opportunities for the property owners; not to alter the essential nature or scope of the existing development or disrupt the surrounding land uses by resulting in higher density at this particular location.*
3. *The current zoning is misleading and does not reflect the current reality of the development already in place – the requested zoning will.*
4. *The change from R-1-15 to R-2 at this location is appropriate given that the zoning in the immediate vicinity is a mixture of R-1-15, RM, other existing R-2-10 to the east and west, and R-2-8.*
5. *The predominant zoning pattern along 4500 South from Highland Drive to 2300 East is medium density; not (R-1-15).*
6. *The General Plan calls for this as a transitional residential area and Low Density Residential (LDR). In this regard the rezone does not appear to be in conflict with the General Plan.*

Commissioner Bradshaw seconded the motion. Vote on motion: Chris Jensen-Aye, Jan Bradshaw-Aye, John Garver-Aye, Spence Bowthorpe-Aye, Marianne Ricks-Aye, Jim Carter-Aye, Chair Matt Snow-Aye. The motion passed unanimously.

3. IC Development – Rezone Proposal, Located at 4685 South Highland Drive.

(19:17:13) City Planner, Jonathan Teerlink, presented the staff report and stated that the applicant is Matthew Steiner who represents IC Development who owns property on the corner of 4625 South Highland Drive. They propose to redevelop two parcels there, which are currently developed with a professional office building and a duplex. The western portion of the lot is currently a parking lot that is somewhat underutilized. The applicant is proposing to rezone this portion of the property from RM to C-2. There are two commercial zones in Holladay, the C-1 and C-2 zones. The C-2 zone is more intense and allows more uses than C-1. The applicant has proposed to rearrange the parking stalls in favor of a smaller 2,000 square-foot building pad. Staff’s biggest concern was whether the application fits within the Highland Drive Master Plan, which is a General Plan for Highland Drive and the Corridor all the way from the northern portion of the City to the south. This particular property falls within Segment A, which has fairly new established uses. Segment B is the portion of Highland Drive south of Murray Holladay all the way down to the freeway.

Mr. Teerlink reported that in the Highland Drive Master Plan, Segment A calls for existing zoning or changes to current zoning patterns that should only be considered if new zoning will enhance

1 the existing uses and strengthen the entire City in a holistic view. Additionally, the Highland
2 Drive Master Plan encourages new zoning that fosters the grouping of compatible businesses to
3 enhance economic synergy in current commercial areas. The proposal, which is next to Primo's,
4 which has the same use, would continue the C-2 zoning. From staff's perspective, 4625 would be
5 a physical limiter of the zoning. Staff recommended the Planning Commission take public
6 comment on the rezone proposal and hear from the applicant. In terms of the Highland Drive
7 Master Plan, staff was comfortable with the Planning Commission recommending approval to the
8 City Council.

9
10 Chair Snow referred to the zoning map and identified a piece of property behind Primo's
11 Restaurant. It was clarified that it would not change and would remain a small piece of RM in that
12 location.

13
14 The applicant, Matthew Steiner, gave his address as 4571 Holladay Boulevard, and referred to the
15 exhibits provided to the Commission showing different elements of the application. He explained
16 that part of the plan incorporates the lot that contains the duplex next to the existing office
17 building and tearing down the duplex and making parking there for the office building. They
18 intend to redesign the parking out front and add the small building. Mr. Steiner indicated that they
19 are working with the owner of the building to take down the duplex. Adding parking to the north
20 of the building makes the building better in terms of it being more tenantable and functional. By
21 moving the parking along the north side of the building, the intent is to put C-2 zoning out front
22 similar to what is drawn. It would also consolidate entrances. The most westerly office building
23 driveway and the two duplex driveways would be eliminated. If the rezone is granted, the front
24 portion that is rezoned would be a separate lot. The duplex portion would be incorporated into the
25 office building lot so they would do a lot line adjustment. There would still be two lots but the
26 front would be one lot and the back portion would be another. The lot containing the duplex
27 would be incorporated. Mr. Steiner indicated that most likely the proposed retail will include a
28 drive-thru. The tenants they expect to attract will likely do 30 to 60% of their business through the
29 drive-thru. As a result, they consider that to be a key component of the project.

30
31 Mr. Teerlink clarified that the zoning of the duplex lot is R-1-10 and differs from the building lot.
32 Both the parking lot and the office building will be on the same parcel. There will not be a use
33 there without a primary use, which would have to be a residence. In response to a question raised,
34 Mr. Steiner indicated that they have not yet closed on the duplex but are under contract. In
35 response to a question raised by Chair Snow, Mr. Teerlink clarified that drive-thrus are a permitted
36 use in the C-2 zone.

37
38 (21:27:09) Chair Snow opened the public hearing. There were no public comments. The public
39 hearing was closed.

40
41 Commissioner Carter asked if the use proposed for the newly rezoned C-2 parcel would need to be
42 self-contained. Mr. Steiner explained that their plan in terms of parking will be cross-access
43 parking between the office building and the front. As the plans are drawn, there would be a net
44 five gain in parking stalls with the parking ratio being just over four per 1,000 square feet on a
45 blended use. Commissioner Jensen expressed concern and did not want to add to it and
46 recommended the building stand on its own. Mr. Steiner stated that it will depend on how the

1 building is utilized. Commissioner Jensen wanted to make sure that each building can stand on its
2 own. Mr. Steiner indicated that their drawings do not include additional parking on the back of
3 the lot. He was not sure how many additional stalls there will be. After looking at the Code, he
4 thought the front parcel would easily stand on its own without a blended use and without a cross-
5 access easement. The office building also would stand on its own. He did not expect the building
6 to self-park on the parcel they are proposing to leave as RM without a cross-access or blended use.
7 He thought that potentially with the neighboring property there might be a way to achieve more
8 parking for the building. He indicated that there is a large parking lot in the back that is not
9 utilized by the day spa or the restaurant.

10
11 Mr. Teerlink stated that there are parking requirements, however, in 2010 the City adopted shared
12 parking agreement requirements. The problem is that they have mostly infill development and as
13 uses change, if there are uses in buildings that are opposite each other with day and night uses,
14 they could easily share parking. That, however, would have to be reviewed and approved by the
15 Community Development Director. Chair Snow asked for clarification on whether the applicant
16 would be able to pull a permit to construct a building that will take an existing building out of
17 conformance with the parking requirements. Mr. Allred confirmed that that is the case and
18 explained that the applicant will have to come to the Planning Commission for a site plan review
19 where they will have to propose how to meet the minimum parking for each building or enter into
20 a shared parking arrangement.

21
22 Mr. Teerlink explained that the C-1 zone allows drive-thrus as conditional uses but all retail use of
23 commercial and office uses when they are developed, go through a site plan process that comes
24 before the Planning Commission.

25
26 Commissioner Bradshaw asked Mr. Steiner if his purchase of the property is conditioned on the
27 rezoning. Mr. Steiner responded that they would likely not move forward without it. He indicated
28 that the office building stands alone in terms of parking without additional stalls. Mr. Teerlink
29 stated that with the proposed change there would be either a trade off or a small gain in the
30 number of parking stalls.

31
32 (19:38:04) Commissioner Carter asked if a C-2 zone is appropriate for this piece of property.
33 Based on the context of the uses and where the property is located, he suspected that was the case.
34 The question remained as to whether the uses the applicants have in mind can be parked
35 successfully. He shared Chair Snow's concern about drive-thrus in general but saw that as a
36 matter to address in the Code in terms of what uses are and are not allowed in the City. Given
37 that, he was generally supportive of the rezone request.

38
39 In response to a question raised, Mr. Teerlink stated that if the property were to remain as-is, the
40 duplex would be razed and parking placed there. He noted that a parking lot is not a primary use
41 in the R-1 Zone. If it were added to the lot with the office building and they were all one parcel,
42 having the parking lot divide the building between zones would not necessarily be a problem. The
43 example Mr. Teerlink gave was the Primo's property to the south where all of their parking is in
44 RM but their use is in C-2.

45

1 Mr. Allred stated that the applicant had not asked for the rear property to be rezoned. The danger
2 of rezoning the property all the way to the back is that a more intense use could be proposed there.
3 Shared parking was determined to be an option available to the applicant. Also, for new uses, off-
4 site parking can be arranged for if it is within 300 feet.

5
6 (19:42:20) *Commissioner Carter moved to recommend approval of the zoning request from RM*
7 *to C-2 for property located at 4685 South Highland Drive, as requested, noting that the*
8 *remaining conversations about what goes there and how the adjacent uses might relate to each*
9 *other and shared parking still need to be addressed. The motion was subject to the following:*

10
11 **Findings:**

- 12
13 1. *Commercial uses, both C-2 and RM, either touch or are immediately adjacent to the*
14 *proposed C-2 zone.*
- 15
16 2. *Highland Drive at this location is appropriate for additional commercial use given*
17 *current and projected traffic patterns and surrounding land uses in both Holladay and*
18 *across the street in Salt Lake County.*
- 19
20 3. *A new commercial use at the intersection of these two streets provides for efficient*
21 *ingress/egress and better turn movements than the C-2 use immediately to the south.*
- 22
23 4. *The .46 acres in question is producing little in the way of services, goods, or needs for*
24 *the community.*
- 25
26 5. *The rezone at this location represents an infusion of investment into Holladay and*
27 *provides a location for Holladay and Salt Lake County residents to support our tax base*
28 *instead of continuing to leak sales tax outside the City.*
- 29
30 6. *A commercial site at this location will have minimal impact on surrounding residential*
31 *property given the proposed shallow depth along Highland Drive.*
- 32
33 7. *A commercial use at this location will result in a site plan that provides efficient and*
34 *symbiotic parking arrangements.*
- 35
36 8. *The rezone, if approved, will result in a natural extension of retail use up to the*
37 *intersection of 4675 South and Highland Drive where ~~the~~ 4675 effectively creates a*
38 *transition from C-2 to RM.*
- 39
40 9. *The rezoning of this property is not in conflict with the General Plan.*

41
42 *Commissioner Garver seconded the motion. Vote on motion: Chris Jensen-Aye, Jan*
43 *Bradshaw-Aye, John Garver-Aye, Spence Bowthorpe-Aye, Marianne Ricks-Aye, Jim Carter-*
44 *Aye, Chair Matt Snow-Aye. The motion passed unanimously.*

45
46 **4. Wasatch Waldorf Charter School – Conceptual/Preliminary Review, 4685 South**

1 **Murray Holladay Road – Continued Item.**

2 (19:44:30) Because the above item was shown on the agenda as commencing at 8:00 p.m.,
3 Mr. Allred suggested other issues be addressed first. The Commission next addressed other items
4 on the agenda and then resumed the discussion.

5
6 (19:59:15) Chair Snow commented that schools are unique in terms of land use. They are allowed
7 in any zone so the issue involves the site plan regardless of whether it works with the current
8 zoning. Mr. Teerlink reported that state and federal law only allows municipalities at the local
9 jurisdiction level to regulate land uses. Some uses that are protected include schools,
10 manufactured homes, group homes, elderly care, and assisted living centers. Schools and charter
11 schools fall into this category and the state usually takes control of them. The state allows the
12 local jurisdiction to be involved as long as they do it in a manner that is restricted to traffic and
13 health and safety issues. They allow the City to impose zoning regulations as far as overall height
14 and setbacks. On January 19, the conceptual site plan was reviewed and public comment was
15 taken. In the meantime, the applicant worked diligently to prepare a comprehensive re-review of
16 the project based on public comment, the Technical Review Meeting, and staff and Planning
17 Commission comments ranging from traffic to the protection of Big Cottonwood Creek to zoning
18 and fire protection. He stated that the list provided by the applicants is extensive.

19
20 Mr. Teerlink summarized a few of the points from the review conducted by the Technical Review
21 Committee, which consisted of traffic control, planning and zoning, engineering, fire safety, and
22 emergency access. With regard to traffic control, the applicants came back with an extensive
23 Traffic Control Plan addressing parking, traffic circulation, and getting cars off Murray Holladay
24 Road during pick up and drop off times. The City's Public Works Engineer, Tosh Kano, reviewed
25 the study along with a third party review conducted by Dr. Joe Perrin from A-Trans Engineering.
26 Both looked favorably on the study as something that is implementable without harming the level
27 of service on Murray Holladay Road and the intersections at 1300 East and Highland Drive.
28 Specific standards are included in the study that were required by Dr. Perrin and Mr. Kano. They
29 also added approximately 40 additional parking stalls to the site. Doing so shifted the entire
30 building to the northeast corner the lot. That also pertained to staff's concern of how close the
31 road and school are to Big Cottonwood Creek. Regulations were in place to allow control over
32 how close construction practices are for proposed buildings, roads, etc. to waterways. Currently,
33 the applicants are proposing that the loop road be no closer to the stream than a current home is
34 now. That was considered a significant improvement over what was proposed previously.

35
36 (20:04:05) Mr. Teerlink reported that City Engineer, Shay Smith, reviewed the proposal and was
37 in favor of it based on his concern that it was too close to the stream. It was noted that there is
38 already stream destabilization and guard rail improvements will be needed. There was concern
39 that too many trees were to be removed along the bank. Pulling the building away from the stream
40 has saved a majority of the trees along the creek bank and moves the road away from a potential
41 hazard at the top of the bank. With respect to planning and zoning issues, the state allows the
42 project to be reviewed in comparison to the zone in which it is located. Currently it is in the R-1
43 zone. The request meets all of the requirements of an R-1. The only requirement it does not meet
44 is overall lot coverage. The next comparable zone is the Public (P) zone where schools and
45 churches are allowed uses. The coverages in those zones are 50% and the proposal is well below

1 that. With regard to parking, there has been discussion of a cross-access parking agreement with
2 the office property to the west to allow for off-peak parking during events.
3

4 Fencing issues were discussed. Mr. Teerlink stated that some of the very specific language in
5 State Code prohibits a municipality from requiring any type of fencing, landscaping, or
6 architectural features, however, because the use is in close proximity to Big Cottonwood Creek,
7 staff thought it was imperative to include some type of fencing or protective barrier of the stream
8 bank. The applicant has proposed a fencing plan that extends along the east side of the bank but it
9 will most likely end at their property. The intent was to have a majority of the County park space
10 be leased and fenced for the playground area.
11

12 Mr. Teerlink reported that the TRC has pursued measures to minimize the impact on Holladay
13 residents, the creek, and Murray Holladay Road to the extent allowed by state law. He noted that
14 the applicants also pursued full agricultural and geotechnical reviews of the site. No significant
15 issues were found by using the site as a school ground. With the accommodations made including
16 the traffic study and the accommodations for parking and traffic circulation, staff was confident
17 that the request falls under the purview of State law and can be defensible. It was noted that the
18 ~~City has had a very cordial relationship with the~~ applicant ~~who~~ has voluntarily included additional
19 amenities that may help in areas the City cannot control legally. Mr. Allred indicated that the
20 applicant has offered to make a request to rezone the property to "P" zone once construction is
21 underway.
22

23 (20:11:53) Mike Wright from Waldorf Land Holding gave his address as 801 North 500 West,
24 Suite 300, in Bountiful. He reported that they have worked extensively with a third-party traffic
25 engineer and staff to modify their traffic plan. Staff's recommendations were incorporated into
26 their traffic plan as well. With respect to stream protection, they worked with City Engineer, Shay
27 Smith, and staff to move the building further to the northeast away from the creek to preserve the
28 trees and protect the stream. A Horticulturist was engaged to study the trees and the findings were
29 taken into consideration and included in their Tree Plan. Seismic and earthquake issues were
30 addressed. Mr. Wright stated that previously they performed a geotechnical study on site and the
31 soils report was very favorable. Per State Code they fall within an E occupancy, which is a stricter
32 standard in terms of seismic conditions. As a result, their building was designed to a higher
33 standard. With regard to fencing, they tried to obtain a lease with the County who owns the
34 property to the south. Due to a fallout, the County held off on providing the lease for the time
35 being although the property remains as open space. The applicants will continue to work with the
36 County to come up with a fencing plan that keeps students safe and protects the stream. With
37 regard to parking, additional stalls were added to bring the total number to 72. Of those, 27 would
38 not be accessible during pick up and drop off times. That leaves 45 stalls for the 30 staff members
39 with an additional 15 parking stalls on site. A Reciprocal Easement was recorded with the office
40 building to the west, which allows the school to use those stalls as overflow for evening events.
41

42 Mr. Wright commented on fire access and stated that they have worked with staff to widen the
43 road where necessitated by the fire hydrants and to accommodate emergency vehicle access. They
44 will also post "no parking" signs to maintain constant flow for fire access. Per staff's
45 recommendation they also added two additional fire hydrants for a total of three. Lighting issues
46 were discussed. Mr. Wright stated that the school will continue to follow their photometric plan,

1 which measures light around the building. It shows that there is no light leaving the site. With
2 regard to sound, they can take steps to reduce noise during recess. In addition, the school does not
3 intend to use a PA system for announcements or an electronic bell system outdoors.
4

5 (20:18:04) Chair Snow opened the public hearing. Commissioner Bowthorpe's recollection was
6 that the public hearing was conducted at a previous meeting and there was no need for a public
7 hearing tonight. Mr. Allred indicated that the item was listed on the agenda as a "continued item".
8 A public hearing could be conducted at the discretion of the Commission. An additional notice
9 was not sent but staff had been in contact with some residents to make them aware of tonight's
10 meeting.
11

12 ***Commissioner Carter moved to reopen the public hearing. Commissioner Bowthorpe seconded***
13 ***the motion. The motion passed with the unanimous consent of the Commission.***
14

15 (20:20:35) Gwyneth McNeil reported that she serves on the Tree Board and that a great deal of
16 time has been spent working to gain community support for the school. She referred to a 2014
17 study that showed a dramatic increase in interest in Waldorf Schools. She was very happy for this
18 educational option to be available in the community. She reported that her son is the Project
19 Manager for Stout Construction on this project and he will work directly to break ground as soon
20 as possible and complete the school by this fall. She thanked the Commission for their efforts.
21

22 (20:23:42) Roger Evans gave his address as 1684 Bunker Hill Road and asked if the Traffic Study
23 is available on the City's website. Mr. Teerlink stated that it has or will be posted for the public to
24 view. Mr. Evans asked how much traffic the study took into account in terms of the number of
25 cars for pick up and drop off. It was noted that even with carpooling there will be over 200 cars
26 involved. Mr. Teerlink recalled that there were 320 cars for both schedules. Mr. Evans asked how
27 the site will facilitate that number of vehicles. Commissioner Jensen stated that since the last
28 meeting the applicants have submitted a new traffic queuing pattern to get cars off of Murray
29 Holladay Road that is greatly enhanced from what was previously submitted.
30

31 (20:27:44) Heather McIntyre, a Sandy resident, identified herself as a future teacher at the school
32 as well as a parent of future Waldorf students. She thanked the Commission for considering the
33 request and keeping an open mind when reviewing the plan. She noted that this will be the first
34 Waldorf School in Utah and it is greatly sought after.
35

36 (20:28:35) Harold Bateman, a more than 40-year resident, gave his address as 1694 Bunker Hill
37 Road. He did not understand why the City would allow a school to be built in a flood basin and
38 reported that he has seen the park completely full of water. He expressed support for the
39 comments made by Mr. Evans and stated that the park will be greatly missed.
40

41 (20:29:28) Dr. Melissa Jenkins gave her address as 4807 Yorktown Drive and identified herself as
42 a parent and resident who lives directly behind the proposed school. She drew a diagram of the
43 site and access to the school and the river. Originally, there was discussion about fencing from the
44 property to limit access. She was considering sending her children to the school because they like
45 the ideology behind it. Access issues were discussed. Dr. Jenkins stressed that they are concerned
46 as a community about access to the stream. She requested that there be some kind of gated access

1 to ensure that there is control over how children access the property. She was also concerned with
2 foot traffic since the back of their neighborhoods will be opened up. Mr. Teerlink stated that the
3 County has indicated that they do not want any structures there, which he assumed also means
4 fencing.
5

6 (20:36:09) Boyd Bishop gave his address as 4010 South Yorktown Drive, across from Dr. Jenkins.
7 His understanding was that the City has no jurisdiction over the fencing but they need to ensure
8 that risk and safety are optimum. He believed that not having a fence at the south end of the
9 Waldorf property gives total access to the stream and puts safety at risk.
10

11 (20:36:55) John Harley gave his address as 1677 Bunker Hill Road. He considered traffic to be
12 the most significant issue. While the issue has centered around Murray Holladay Road, a good
13 portion of those leaving the school will travel west to 1300 East and turn south. Kings Row Drive
14 runs from Murray Holladay Road through the Crown Colony Subdivision and exits onto 1300
15 East. That is already a fairly difficult road to get onto and the additional traffic will make it even
16 more difficult. He asked if there were plans to put a traffic light there. He stated that in addition
17 to Murray Holladay Road, 1300 East will be impacted at that intersection. He urged the City to
18 address the issue in some manner.
19

20 (20:38:30) Bryan Jensen gave his address as 3119 Crimson King Cove in West Valley City. He
21 reported that he grew up in Murray and worked in the City of Holladay for a number of years. As
22 a parent and future teacher at the school, he was in favor of what the landowners have been doing
23 to address the concerns identified. He agreed that a fence is a good option but stated that it is not
24 the only way to protect the stream and students. He has worked as a camp director for a youth
25 camp with over 5,000 youth every summer, with a river going through the camp. They were able
26 to maintain the safety of the children by maintaining trails and the distance from the stream
27 without having physical boundaries there.
28

29 (20:40:18) Dr. Arie Farajy identified himself as a Waldorf parent and was present representing the
30 Wasatch Waldorf Charter School. He spoke on behalf of the school and stated that there is a lot of
31 enthusiasm nationally about it. He reported that Waldorf education has traditionally been a very
32 private type of education that is generally geared toward the upper middle or upper classes. The
33 Commission is in a position to bring not only a Waldorf school but a public charter school to the
34 State of Utah. The school will not be a detriment to the community and will be a benefit and asset
35 that will help define the City of Holladay.
36

37 (20:41:33) Ryan Frisch gave his address as 4807 Yorktown Drive and seconded the comments
38 made by Dr. Jenkins. His primary concern is a fence especially on the south side of the building
39 near the County property. The main reason is the safety of the children and potential damage to
40 the river bank.
41

42 (20:42:14) Cliff White gave his address as 4811 South 1395 East and considered the traffic study
43 to be of utmost importance. He also thought a traffic light would be needed at the corner where
44 traffic will cross Murray Holladay Road. He wanted to hear from Mr. Kano in terms of what will
45 be done to address traffic concerns. Mr. White stated that a crosswalk will also be necessary
46 because there had been talk of using parking facilities across the street. He was concerned that the

1 traffic will create safety hazards and cars will back up. He thought that having 300 cars on the site
2 would be problematic and that not enough thought had been given to the situation. Mr. White
3 clarified that no one is opposed to the school but rather that what is proposed on the site was
4 overbuilt. He agreed with the previous comment about traffic coming around on Kings Row.
5

6 (20:45:48) Jeff Merchant gave his address as 4245 Holladay Boulevard and stated that many have
7 spoken in support of the school who are not from Holladay. He stated that there are also people in
8 the City who are fully supportive of it. He reminded the ~~Commissioner~~ that while there may be
9 some traffic issues, they will only occur before and after school. Mr. Merchant currently opts to
10 send his children to a private school to give them the quality of education they want. He
11 suggested the City be cognizant of the policy decision that needs to be made to bring a charter
12 school to the area. He hoped that a pragmatic approach would be taken to understand that the
13 traffic issues will only occur for a short time. He did not expect the school to be a significant
14 problem.
15

16 Elizabeth Bishop echoed the comments made by Dr. Jenkins.

17 There were no further public comments. The public hearing was closed.
18
19

20 City Traffic Engineer, Tosh Kano, stated that he was concerned about the traffic at the last public
21 hearing. The applicants hired a traffic engineering firm to do extensive study for the school. As
22 part of the study, they performed a computer simulation to show the ingress and egress off of
23 Murray Holladay Road with a two bell process. Doing so will ease the congestion. The applicants
24 also separated ingress and egress traffic on the property. When cars enter the school there will be
25 traffic cones separating in and out traffic. Those coming in will have a chance to queue all the
26 way around the building. At any given time 83 to 86 vehicles will be able to queue on the
27 property. According to the traffic study, cars will be able to get in and out within 12 to 13 minutes
28 with two bells. Mr. Kano was also concerned about people dropping off students using Murray
29 Holladay Road. By having a larger queue and being able to efficiently move in and out of the
30 school grounds, wait times will be minimized. Signs will also be posted on both sides of Murray
31 Holladay Road specifying that there is to be no parking or standing. In addition, school staff will
32 be placed at the entrance point to discourage parking or stopping on Murray Holladay Road. With
33 those conclusions, he was pleased with the study and recommended approval.
34

35 Mr. Kano stated that he also asked the school to prohibit left turns out of the site during pick up
36 and drop off times. When a vehicle makes a right turn to go east on Murray Holladay Road they
37 can go to 4275 South to go back to the west or make a U-turn to go back to 1300 East. He was
38 comfortable that a very good job was done on the traffic study and it eased his concerns. He
39 promised to continue to monitor the school as it progresses throughout the year.
40

41 Commissioner Ricks asked if the section of Murray Holladay Road in front of the school will be
42 considered a school zone during pick up and drop off times. Mr. Kano confirmed that it would
43 and speeds limits will be 20 mph. That was taken into consideration with the effects of the traffic.
44 It was estimated that 12 to 13 minutes will elapse for each of the two bells.
45

1 (20:56:00) Commissioner Jensen commented on the traffic study which specifies that charter
2 schools generate more traffic than traditional schools because there is less walking and typically
3 no buses. A comparison was made to the Greenwood Charter School on US 89 with 373 students.
4 He did not consider that to be a true comparison to the proposed school. In that case, there are
5 fewer students but backup situations still occurred. Commissioner Jensen agreed that there will be
6 traffic issues. He noted that Ryan Hales, a well-respected Traffic Engineer, generated the study.
7 He recommended the study be updated based on the 540 students to verify that it matches the
8 statistics presented on the school, the number of cars that can be queued, and the number of stalls
9 proposed to be on site. He agreed with Mr. Kano that there should be no left turns. He thought
10 there were potential issues remaining to be resolved and recommended the study be updated to
11 match the current statistics. He did not believe the issues had been fully addressed and suggested
12 they be clarified further. He liked the idea of a school coming in but stated that public safety has
13 to be taken into consideration.
14

15 At 9:00 p.m. Commissioner Jensen was excused from the remainder of the meeting.
16

17 (20:59:41) Mr. Kano informed the Commission that the report was not only reviewed by him but
18 by a third individual, Dr. Perrin, a renowned Traffic Engineer, who gave the study his blessing.
19 With regard to the two other schools referenced, Mr. Kano clarified that they do not have the
20 queuing like is proposed for the Waldorf School. In this instance there will be 600 to 700 feet of
21 queuing on the school grounds. They have provided school staff to control the traffic and move it
22 through more smoothly. The result will be for pick ups and drop offs to occur more quickly. It
23 was Mr. Kano's opinion that the applicants have done everything in their power to make the
24 ingress and egress safer. He was very comfortable with what is proposed and assured those
25 present that he will continue to monitor the situation after the school opens and throughout the
26 year.
27

28 In response to a question raised, Mr. Kano stated that no additional crosswalks are proposed across
29 Murray Holladay Road. He clarified that he does not want anyone to cross Murray Holladay Road
30 and does not want to create a hazard by installing a crosswalk.
31

32 Mr. Wright reported that there will be a dual bell schedule and they will be able to queue 70 to 80
33 cars on the site at any given time. The intent is to move traffic through quickly. It was noted that
34 there will be 20 minutes between bells. Mornings are different and with the queuing on site they
35 can get everyone off of Murray Holladay Road and avoid a backup there. The proposed school
36 consist of Kindergarten through Grade 8. The first bell will ring at 8:30 a.m. School will dismiss
37 between 3:15 p.m. and 3:30 p.m.
38

39 With regard to fencing, Mr. Wright stated that their intent was to lease the County property but the
40 County has decided not to move forward. They have, however, indicated that the school can use
41 the property, which is open space similar to the park. Their goal is to protect children and they
42 will be well supervised. Mr. Wright pointed out that once the traffic study is modified for the 540
43 students, it will be better than it currently is at 625 students.
44

1 Commissioner Bradshaw was impressed by how far the applicants have come since the last
2 meeting and the accommodations made for the community. She also acknowledged staff's efforts
3 in the process.
4

5 A Commission Member commented that the intent is for the school to open in August for the next
6 school year. He asked the applicants how they plan to achieve that. Mr. Wright stated that
7 Greenwood was built in five months and this school will be the same size. There was concern
8 raised about the potential for construction work to take place for extended periods and disturb the
9 residents. Mr. Wright clarified that construction will only occur during regular working hours.
10

11 A question was raised about the sustainable design that has been implemented. Mr. Wright stated
12 that LED lighting will be used for energy conservation. They have also made provisions for solar
13 power in the future. Operational items will be looked at as well such as gardens and composting.
14

15 Commissioner Ricks asked if there are plans to put trees on the street side of Murray Holladay
16 Road. Mr. Wright stated that the landscape plan shows trees along Murray Holladay Road. A
17 full-time Gardening teacher will be hired to work with students so that any area that is suitable for
18 planting will be cared for by someone whose sole focus is creating a sustainable ecology on the
19 site.
20

21 (21:18:19) Commissioner Carter reported that Falcon Traffic Engineering was hired by the
22 proponents to conduct a traffic study that included the number of cars at various times of the day,
23 turning movements, and the impact on intersections. They then submitted their report. The City
24 Engineer reviewed the report and as an extra safety measure, arranged for a third review by
25 Dr. Perrin. It was believed that the impacts will be manageable for the specified periods of the
26 day. Mr. Allred indicated that there were concerns raised at the last meeting about a FEMA study
27 that showed that the school is not in the flood plain. The State reviewed the geotechnical plan and
28 signed off on it. Additional clarification was given on the crosswalk issues.
29

30 Mr. Allred asked if the plans show whether there is going to be a speed controlled school zone
31 with flashing lights. Mr. Wright stated that it is not shown but there will be a school zone in front
32 of the school. The speed limit, however, will not necessarily be reduced. Mr. Allred considered
33 that to be a problem. Mr. Kano stated that Olympus Junior High has a school zone sign on the
34 school boundary but it doesn't specify a speed limit of 20 mph. It is intended to warn motorists
35 that they are driving through a school area and to be cautious.
36

37 (21:29:36) *Commissioner Carter moved to approve the conceptual/preliminary site plan and*
38 *stream exception for the Wasatch Waldorf Charter School at 1458 East Murray Holladay Road*
39 *subject to the following:*
40

41 ***Findings:***
42

- 43 ***1. The TRC believes that to the extent the City can apply its regulations to this proposed***
44 ***use, it has. Furthermore, the TRC has vigorously pursued measures to minimize***
45 ***impacts on Holladay residents, the creek, and Murray Holladay Road.***
46

- 1 2. *The City cannot impose certain standards on the site as we are prohibited by State law to*
2 *do so, but we are impressed that overall the applicant has been professional, cordial, and*
3 *cooperative with residents and City officials. Because of that, there have been voluntary*
4 *amendments made to the plan by the applicant that make it much better than the original*
5 *one.*
- 6
7 3. *It should be noted that the building is not very tall (30' to the architectural peaks), is*
8 *located as far to the east on the site as practical in order to protect the stream bank and*
9 *the trees, provides ample day time parking, with the revised site plan, and has arranged*
10 *for off-site parking immediately to the west.*
- 11
12 4. *The public has been amply involved and active on this issue and some residents have met*
13 *with staff to convey concerns and make suggestions.*
- 14
15 5. *While it appears at this point that the school may not be able to fence the County*
16 *property to the rear of the site, students will have access to the area to play and*
17 *experience nature. The students will be closely monitored by school faculty and staff for*
18 *their safety and hopefully to minimize impacts they may have on abutting residential*
19 *property to the west.*
- 20
21 6. *There will clearly be some impact on surrounding property, but there will be little or no*
22 *activity on the property during the summer months.*
- 23
24 7. *The State of Utah has reviewed the Geotechnical Report and approved the proposed*
25 *Foundation Plan for this project.*

26
27 **Conditions:**

- 28
29 1. *The site plan may not be materially altered without further review by the Planning*
30 *Commission and accompanied by another public hearing.*
- 31
32 2. *The Traffic Control Plan as proposed on the site plan AND MORE IMPORTANTLY*
33 *THE RECOMMENDATIONS OF THE PUBLIC WORKS DIRECTOR AND CITY*
34 *TRAFFIC CONSULTANT must be strictly adhered to to assure the safety of both*
35 *pedestrians and the traveling public at this location as related to the operation of the*
36 *school. This includes:*
 - 37
38 i. *No left turn movements during peak periods of drop off and pickup.*
 - 39
40 ii. *No parking, standing, or drop off or pick up of students on either side of Murray*
41 *Holladay Road and painted red curbs and signs.*
 - 42
43 iii. *Faculty will be directing traffic both along the circulation road on campus and*
44 *the drop off points and at the ingress/egress opening onto Murray Holladay*
45 *Road.*

1 *If implementation of the plan does not yield the necessary safety and efficiency, the City,*
2 *as allowed by State law, and for the safety and common good of the general public and*
3 *the school, will require submittal of an amended operational plan to be considered at an*
4 *appearance before the Planning Commission to address any identified or observed*
5 *problems.*

6
7 3. *The creek area must be preserved free from damage to the embankments, trees, water,*
8 *and wildlife, and fenced as far as possible from the top of the bank to allow for County*
9 *access to maintain it along the waterway.*

10
11 4. *The area of Murray Holladay Road will be marked as a school zone.*

12
13 5. *If a lease agreement with the County cannot be reached, the site shall be completely*
14 *fenced and have a gate recessed to access the property. If a lease agreement is reached*
15 *with the County, the fence needs to extend down to the creek.*

16
17 *Commissioner Bradshaw seconded the motion. Vote on motion: Jan Bradshaw-Aye, John*
18 *Garver-Nay, Spence Bowthorpe-Aye, Marianne Ricks-Aye, Jim Carter-Aye, Chair Matt Snow-*
19 *Aye. The motion passed 5-to-1. Chris Jensen was not present for the vote.*

20
21 Commissioner Garver commented on the stream exception and stated that it was not discussed in
22 detail. If they were building anything else, a building would not be allowed to be constructed
23 within 50 feet of the stream. For that reason, he voted against the motion.

24
25 Chair Snow reported that final review was delegated to the TRC.

26
27 **OPTIONAL DISCUSSION ITEMS**

28 5. **Miscellaneous Ordinance Amendments – Staff Presentation.**

29
30 A. **Tree Ordinance Amendment.**

31
32 B. **Dining Club, 300-Foot Separation in the Holladay Village Zone.**

33
34 C. **Neighborhood Meeting Requirements in the Holladay Village Zone.**

35
36 D. **Fencing Regulations Along Public Streets.**

37
38 E. **Architectural Controls in the RM and R-2.**

39 (19:53:06) Mr. Allred stated that at the most recent meeting there was brief discussion about the
40 miscellaneous items. One Council member, in particular, was opposed to the TDR concept
41 associated with trees. He informed the Commission that the Dining Club text amendment will be
42 forthcoming along with the neighborhood meeting requirement for the Holladay Village. Mr.
43 Allred stated that there was significant discussion about architectural controls. He stressed that it
44 is imperative to add architectural control for everything that is not single family. The objective of
45 architectural control is to adopt standards and give flexibility to developers about how the

1 buildings would look. It is necessary to extend good architecture throughout the community and
2 avoid buildings that are not desirable.

3
4 With regard to fencing along public streets, Mr. Allred stated that it was discussed and Council
5 Member Peterson was very keen on that issue and wants to see the walls broken up. Mr. Allred
6 reported that he visited Pheasant Cove earlier in the day to inspect the wall, which has breaks in it.
7 He commented that they still haven't sold the lots there. Highland Court is doing very well and
8 eight of the 23 homes have been completed.

9
10 **Mr. Allred commented that it may be necessary to reschedule the April 5 Planning Commission**
11 **Meeting due to he and Mr. Teerlink being out of state attending the National APA Conference.**
12 **The consensus of the Commission was to have only one meeting in April.**

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13
14 **6. General Plan Update – Update on Current City Council Review and Findings.**

15 (19:46:25) Chair Snow commented that the General Plan is similar to a visioning statement for the
16 City. It is not law but shows the direction the City wants to go in making decisions about land
17 use. He urged the public to look at it and what is taking place with surrounding properties. If a
18 citizen does not agree with it, more public hearings will be held where public comment can be
19 heard. He stated that citizen input is crucial in order to have a voice in the vision of where the
20 City is going.

21
22 Mr. Allred reported that the City Council has gone through Chapters 1 and 2 and are about
23 halfway through Chapter 3. The Council is doing great work and having excellent policy debates.
24 He had found that the Council was initially excited about the plan but are becoming frustrated
25 with some of the boiler plate language and the layout. They are also cutting out things they
26 consider unnecessary. The result will be a document that is pared down significantly from the
27 original 107 pages they received. Mr. Allred reported that the City Council will hold a public
28 hearing at the March 3 meeting.

29
30 **OTHER BUSINESS**

31
32) **Report from Staff on Upcoming Applications.**

33 (19:57:58) Mr. Allred reported that there was a much better turnout to the Highland/VanWinkle
34 Open House than expected. More showed up for that study than for the General Plan Public
35 Hearing in July. The City's consultants were identified as Dr. Joe Perrin from A-Trans
36 Engineering and Bruce Parker from PDS. A survey was sent out to the residents as well.

37
38) **Discussion of Future Possible Amendments to Code.**

39
40 **ADJOURN**

41 (21:38:26) *Commissioner Carter moved to adjourn. Commissioner Bradshaw seconded the*
42 *motion. Vote on motion: Jan Bradshaw-Aye, John Garver-Aye, Spence Bowthorpe-Aye,*
43 *Marianne Ricks-Aye, Jim Carter-Aye, Chair Matt Snow-Aye. The motion passed unanimously.*
44 *Chris Jensen was not present for the vote.*

45
46 The Planning Commission Meeting adjourned at 9:38 p.m.

47
City of Holladay Planning Commission Meeting – 2/16/2016

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, February 16, 2016.*

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15



Teri Forbes
T Forbes Group
Minutes Secretary
Minutes approved:

DRAFT

MINUTES FOR THE CITY OF HOLLADAY PLANNING COMMISSION MEETING MARCH 15, 2016.

In attendance: Staff: Paul Allred, Planning Commissioners: Matt Snow, Spence Bowthorpe, John Garver, Marianne Ricks, Chris Jensen (Three residents were in attendance but did not sign the attendance sheet)

P.C. Work Meeting commenced at 6:38 PM --- Planning Commission issues related to the agenda were discussed over dinner.

Regular meeting was called to order at approximately 7:00pm.

The Commission decided that due to lengthening days, the PC should commence with field trips again on April 6th at approximately 5:45pm.

AGENDA ITEMS – DISCUSSION ONLY

-) **Tree Canopy Ordinance.** Must not be too restrictive- must allow for freedom of design. Protect “significant trees” if all possible. Protect trees in building setback areas that are already in place. Have “arborists” look at / evaluate tree health. Look at Truckee California Ordinance. Solar access design should be central to this issue. Working with the land and community to protect valuable tree resources.
-) **Spacing Requirements for Dining Clubs in the HV Zone-** Overall, the P.C. is generally not in agreement with premise of amendment. The PC is more concerned about the borders/ edges, proximity of Dining Clubs to residential areas. If Dining Clubs follow state rules for this type of use- we should be ok. State law provides ample safety. What are the unintended consequences? Do we want Village to be concentrated on dining, or “Mom & Pop” businesses? Are we deviating from the Holladay Village? Let the market work. Most P.C. members felt opposed to the idea. It was suggested that staff provide an aerial map that would show what this provision would mean to the Village if implemented.
-) **Neighborhood Meeting requirement for development in the HV zone.** - P.C. felt that all site development projects should be subject a neighborhood meeting between the residents and developer prior to any public hearing as in other zones of the city.
-) **Fencing regulations for property along arterials** – Defer discussion/action for the moment. Have input come back to the whole PC and staff after meetings of subcommittee of the PC.
-) **Architectural Control in commercial and multi-family developments** - Why does everyone else (cities) have better controls than we do? There was some sentiment to require more oversight through the City’s Design Review Board (DRB) or perhaps

develop a separate Architectural Review Committee! Should the city deny Certificate of Occupancy if buildings deviate from approved plan or w/o approved modification? It was suggested that perhaps the DRB ought to be expanded for better attendance and oversight of projects in the community. City must develop architectural standard, however. More enforcement-after construction commences and more review prior to permitting. It was agreed the city needs to “raise the bar” for how we look and feel. But, there is no need to re-invent the wheel. Borrow best ideas from cities. The DRB should put people thru our future review process so P.C. does not have to demand more quality from our development community. We are obligated to create and adopt defensible aesthetic standards

) **Blade signs in all commercial areas – not just the HV zone.** Generally supportive of idea. Keep to ground floor only. Allow reasonable expansion for more than 2’ projection from building face. We are looking for consistently, solid high quality permanent fixture materials wherever these signs are installed.

7:55 Adjourn