



CITY of HOLLADAY

October 15 2019

RE: Planning Commission Recommendation

Proposed Amendments to the Maximum Height Allowances in the HV Zone – 13.71.1 and 13.71.3

File #19-4-09

Dear Mr. Chris Ensign:

THIS LETTER CONSTITUTES THE RECOMMENDATION AS SO MOVED ON OCTOBER 15th 2019 BY THE CITY OF HOLLADAY PLANNING COMMISSION TO THE CITY COUNCIL REGARDING THE PROPOSED AMENDMENTS TO THE HOLLADAY ORDINANCE

On October 15th 2019, the City of Holladay Planning Commission (PC) unanimously motioned to recommend to the City Council that the following be considered while hearing a proposal to amend various sections of Title 13 of the Holladay City Land Use Code.

- 1) While considering a proposal to amend Chart 13.71.1 by striking the maximum six (6) foot height allowance for elevator shafts extending above the maximum allowed roof height in the Holladay Village zone; the PC alternatively recommended amending the standard by increasing maximum height from six feet to eight feet.

Discussed findings:

- Roof-top features accomplish attractive design goals in the HV zone.
- Elevator access to roof-top features may not have been considered when a 6 foot limit was established. Access to the roof via elevator shouldn't be restricted; however the height of the shaft enclosure should not be unlimited.

- 2) While considering a proposal to amend Figure 13.71.3 by increasing the 32 foot maximum height zone to 35 feet; the PC motioned to not recommend an amendment to this standard

Discussed findings:

- Many of the properties within this height zone are either recently built, currently under construction or is otherwise approved for reconstruction.
- Does not accomplish the General Plan goal of protecting the abutting single-family residential zone from impacts.

Additionally, while considering a proposal to further amend Figure 13.71.3 increasing the 35 foot maximum height zone to 38 feet; the PC motioned alternatively to recommend amending the Figure by adding a new Maximum Height Zone. A 38 foot height zone may be considered only for those parcels, required by Ordinance 13.71.4, to provide and maintain ground floor retail, the additional height shall be restricted to at a depth of 60' from the right-of-way for these parcels.

Discussed findings:

- Additional height for retail uses provides an attractive space with a higher occupancy success rate.
- Retail success of "Ground Floor Retail Only" required parcels is in the City's best interest
- Retail spaces in the Village are generally built at depth of 60 feet. Additional height should only be accommodated at this depth. The area beyond 60 feet should buffer abutting uses from impact

The next step in this application process is described in your application packet. If you do not have access to this packet Please contact this department. City recorder, Stephanie Carlson will contact you with a date and time you will be scheduled to appear before the City Council for final hearing and decision meetings..

If you should have any questions regarding this letter, please call me at 527-3890, and I will be happy to assist you.

Sincerely,


Jonathan Teerlink
City Planner

