



CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

November 16th 2021

City Council Chambers – 4580 S 2300 E

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in *public hearings* portions of the meeting can be accomplished in either of the following ways:

- In-person attendance: at Holladay City Hall – space is limited to pre-arranged socially distanced seating
 - Emailed comments: must be received by 5:00 pm on 11/15/2021 to the Community and Economic Development Department; jteerlink@cityofholladay.com OR ldavenport@cityofholladay.com
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AGENDA

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

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

PUBLIC HEARING / ACTION

1. **Continued - “Freeman” Residential Subdivision – 2175 East Panorama Way (R-1-8 Zone)**
Review and consideration of a request by Owner Colleen Freeman, for Conceptual and Preliminary plan application for a lot split of .488 acres of land located in the R-1-8 zone (One home per 8,000 sq ft) as per Holladay Ordinance 13.10 *File #21-2-09*

ACTION

2. **Continued - “Holladay Gateway” – Concept Residential PUD Site Plan – approx. 2300 E 4500 S (R-2-10 Zone)**
Review and consideration of a proposal by Applicant Jake Christensen, for a conceptual, residential subdivision plan for 1.95 acres of property proposed. Development proposes a 13-lot, single-family home development. Review as per provisions in Holladay Code 13.08 and 13.78. *File #21-1-14*
3. **Approval of Meeting Minutes – 10/05**

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: *Stephanie N. Carlson MMC, City Recorder
City of Holladay

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

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

Rules of the City of Holladay Planning Commission for Public Hearings

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing.

1. **Introduction.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **Staff Presentation.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **Sponsor Presentation.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **Public Comment.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once. Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **Applicant Summation/Response.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **Closing the Hearing.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **Consideration of Item.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.



FILE# 21-1-10

"FREEMAN" RESIDENTIAL SUBDIVISION

ADDRESS:

2175 E Panorama Way

LEGAL DESCRIPTION: 22-03-176-026-0000

BEG S 60°40' W 15 FT FR SE COR LOT 17, ORCHARD GARDENS; S 60°40' W 151.46 FT; N 29°20' W 140.29 FT; N 60° 40' E 151.46 FT; S 29°20' E 140.29 FT TO BEG.

APPLICANT/REPRESENTATIVE:

Colleen Freeman

PROPERTY OWNER:

Colleen Freeman

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed - 06/23/221

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.08.10C
13.10.050A thru B
13.10.080

EXHIBITS:

Staff Report
Aerial imagery
Zone maps
Subdivision plat

STAFF:

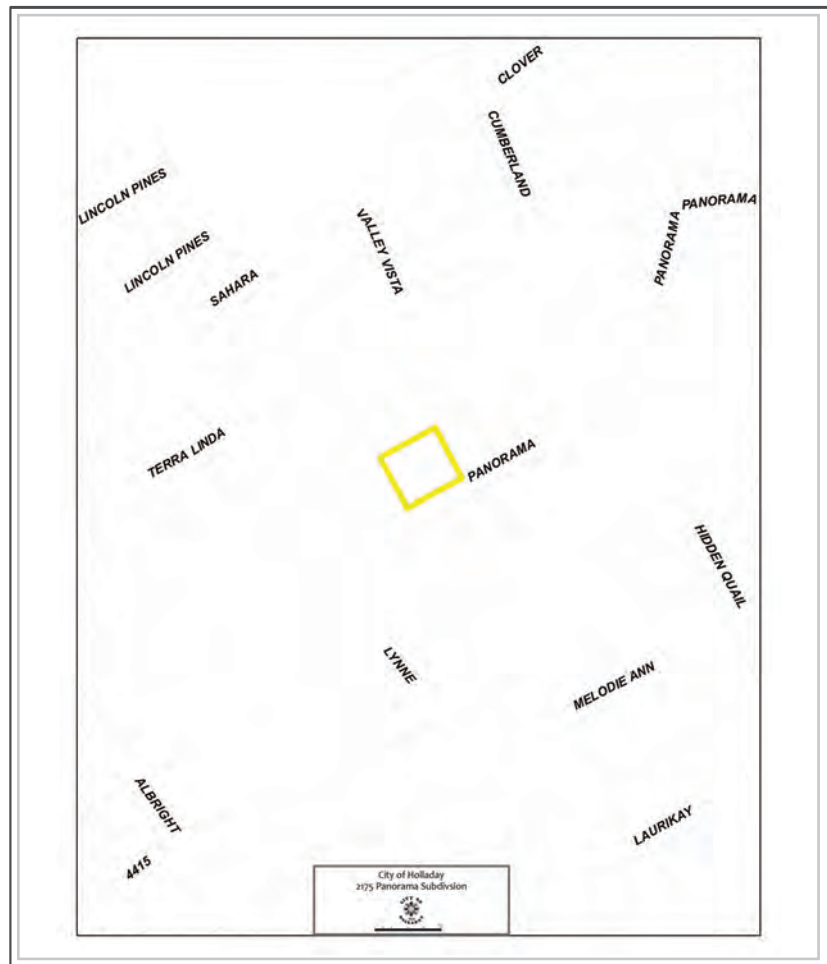
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **RESIDENTIAL SUBDIVISION – CONCEPT & PRELIMINARY PLAN REVIEW**
Project: “Freeman” Subdivision
Address: 2175 East Panorama
Applicant: Colleen Freeman
File No: 21-1-10
Notice: Mailed – 07/23/2021
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.050A	CONCEPTUAL SUBMISSION REQUIREMENTS
	13.10.050B	PRELIMINARY SUBMISSION REQUIREMENTS
	13.10.080	SUBDIVISION APPROVAL STANDARDS

REQUIRED PLANNING COMMISSION ACTION: Administrative

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

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500’ of the subject parcels.

SUMMARY

**Postponed from August 3rd meeting

Property owner, Colleen Freeman the applicant has been working with the TRC on a plan to split her existing .488 acre (21,248 sq ft) according to current lot creation regulations of the R-1-8 zone. The subdivision will facilitate the creation of a new single-family home lot sized at 8,749 sq ft fronting onto Panorama, a public street.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The Holladay TRC has verified the proposal meets minimum lot size standards of the R-1-8 zone:

- Min 8,000 square feet
- Min 65-foot lot width, measured at the property line
- Utility connection letters; water, gas, sewer and power. – *Currently awaiting gas, sewer and power submittals*
- Fire department access from Panorama Way a public street

RECOMMENDATION

The TRC recommends that the commission hold the required public hearing and consider comments presented. All required concept elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City’s submission requirements. As no development is proposed at this time (only entitlements), preliminary construction submittals have been waived as unnecessary – these details will be submitted upon application for a single-family home. The TRC also recommends the commission approve the **CONCEPTUAL SUBDIVISION PLAN**. If the commission is comfortable with the idea of staff verifying pending utility connection letters, the motion may include **PRELIMINARY approval with FINAL PLAT** approval delegated to staff.

FINDINGS:

1. Are in accordance with the intent, standards, and criteria specified in the Holladay City general plan, title 13 of the Holladay zoning and subdivision regulation codes;
2. The new lot is accessed directly from Panorama Way - a public street. No private lane is proposed.
3. All trunk utilities area readily available, pending submittals of official connection letters from each provider



NOTICE OF A PUBLIC HEARING

Subdivision – “Freeman”

Date: TUESDAY, NOVEMBER 16th 2021
Time: As close to 6:30 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

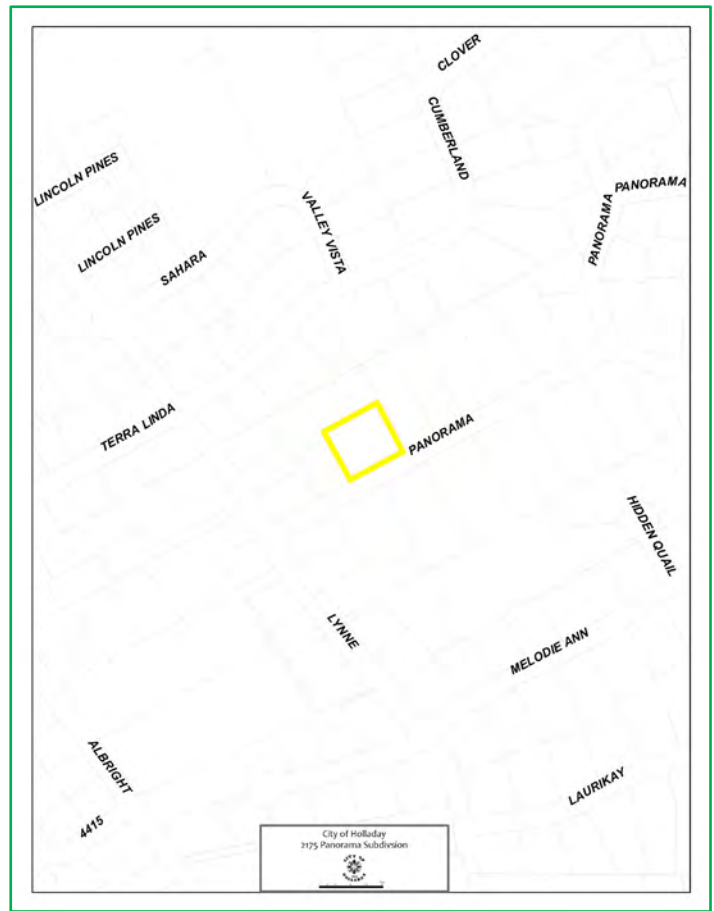
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a conceptual and Preliminary plan proposed by the property owner, Colleen Freeman, to subdivide .488 acres of land located at 2175 East Panorama Way in the R-1-8 zone (One home per 8,000 sq ft). The proposals will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

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

Please submit comments via email by 5:00 pm November 15th Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission.

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

ATTENTION: This notice was mailed on 07/22/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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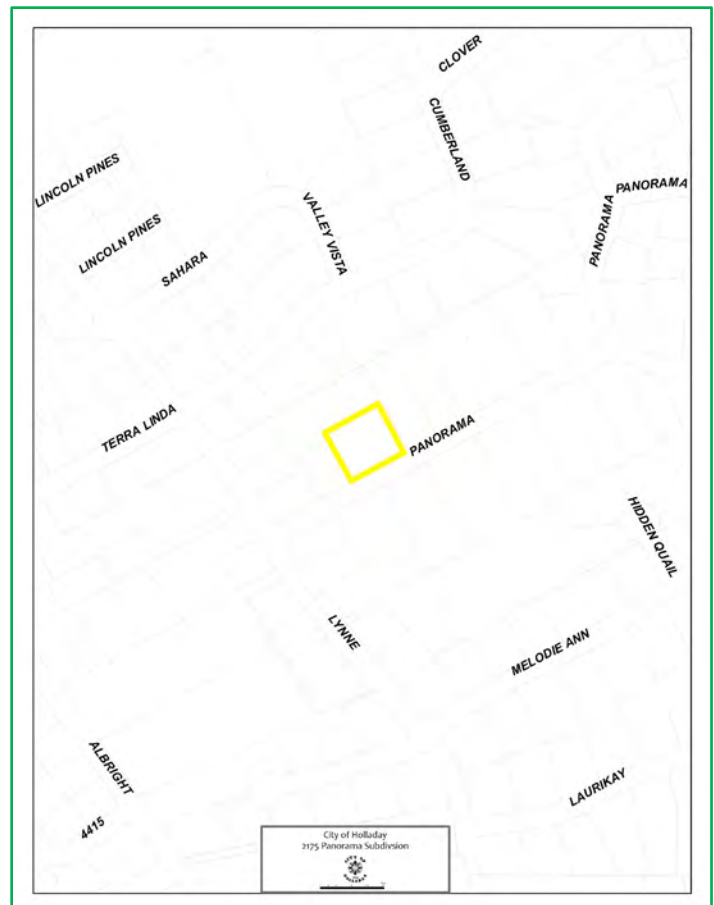
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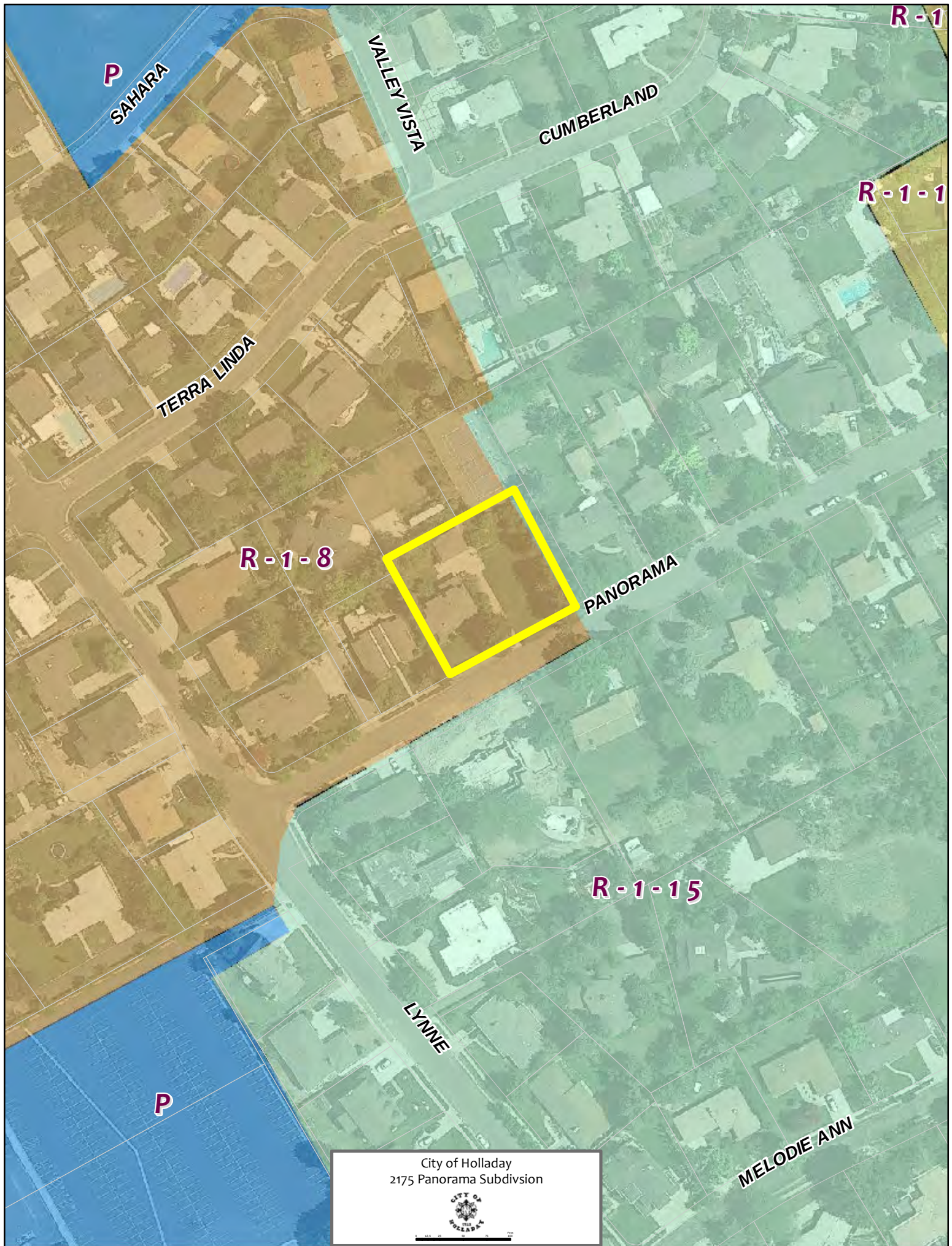
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City of Holladay
2175 Panorama Subdivision





PANORAMA

LYNNE

City of Holladay
2175 Panorama Subdivision



07/29/2021

City of Holladay Planning Commission:

My name is Collen Freeman. My current home is located on 2175 Panorama Way in Holladay. I have 1/2 acre of ground. I simply want to divide the 1/2 acre into two parcels. I am looking to obtain "Entitlement" to be able to develop the two lots sometime in the future, but want to start the process as part of my estate planning. I do not intend to go forward and build in the near future. In addition, I will be giving a recreational easement to the James as part of their tennis court is on my property. For that recreational easement, I will be granted full use of the whole tennis court. The exact dimensions of that easement will be recorded at the county.

I think this process is pretty simple. If I need to say more, please let me know.

Sincerely,

Collen Freeman
2175 Panorama Way

Notice of Neighborhood Meeting

August 11, 2021

Applicant: Colleen C Freeman
Address: 2175 Panorama Way, Holladay, Utah
Telephone: 801-278-4590

Dear Neighbors,

A neighborhood meeting will be held on Wednesday, September 1 at 7:00 PM at the small Holladay Pavilion located in back of the building at the North, 4580 South 2300 East, Holladay, Utah to discuss a proposed splitting of the current half acre of land that I now live on. I am obtaining a "Entitlement" (A Home Subdivision) to be able to build a home some time in the distant future. I am doing this as part of my Estate Planning and have NO plans to build.

The project is located at 2175 Panorama Way, Holladay, Utah. The new lot size will exceed Holladay's lot size requirements. My existing home will remain in the same place. The NEW lot will be accessed on Panorama Way.

Please join me to discuss the application to obtain the "Entitlement" (A home Subdivision) to eventually be able to build a home in the future. Please share your thoughts and feelings.

Please note that this is NOT a City of Holladay Planning commission or City Council meeting. This is a pre-meeting prior to presenting a pending application to the City of Holladay.

Thank you.



Colleen C Freeman

Neighborhood Meeting

September 1, 2021 - 7:00 P.M.

Holladay Pavilion behind City of
Holladay Building

Roster of Attendees

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Karen Johnson	2170 E. Panorama Way	801-718-4816
Mark Johnson	2170 E Panorama Way	801-608-4900

PARCEL_ID	PROP_TYPE	OWNER_NAME	OWNER_ADDRESS	OWNER_CITY
22-03-106-018-0000	111	SHIMODA, DANIEL & SUSAN; JT	4239 S VALLEY VISTA DR	HOLLADAY UT
22-03-106-019-0000	111	LISONBEE, GAYLE & RONALD K; TRS	2177 E TERRA LINDA DR	HOLLADAY UT
22-03-106-028-0000	111	RUTH S LYON REV TR LYON, RAYLENE; TR	4216 S CUMBERLAND RD	HOLLADAY UT
22-03-106-029-0000	111	WOODBURY, THOMAS & LISA; JT	4226 S CUMBERLAND RD	HOLLADAY UT
22-03-109-001-0000	111	BOURNE, ROBERT B	4281 S LYNNE LN	HOLLADAY UT
22-03-109-002-0000	111	LYMAN, SHIRLEY S; TR	2116 E SAHARA DR	HOLLADAY UT
22-03-109-003-0000	111	ALBAUGH, LESLIE J SMITH, LESLIE J	2122 E SAHARA DR	HOLLADAY UT
22-03-109-004-0000	111	WALKER, RICHARD J	2128 E SAHARA DR	HOLLADAY UT
22-03-109-005-0000	111	ELTON, JEFFREY C	2134 E SAHARA DR	HOLLADAY UT
22-03-109-006-0000	111	KUNZ, F ISAAC & MELISSA M; JT	2140 E SAHARA DR	HOLLADAY UT
22-03-109-007-0000	111	HO, TONY HANG CHUNG	983 NORTHRIDGE DR	BOUNTIFUL UT
22-03-109-008-0000	111	LOWE, TRENTON L; JT LOWE, EMILY; JT	4295 S LYNNE LN	HOLLADAY UT
22-03-109-009-0000	111	MILLENNIUM FALCON HOLDINGS, LLC	1055 E 2100 S	SALT LAKE CITY UT
22-03-109-012-0000	111	WALTERS, GARY; TR (GW F TRUST)	2143 E TERRA LINDA DR	HOLLADAY UT
22-03-109-013-0000	111	BROOKS, BRITNI A COLLINS, BRIAN	2149 E TERRA LINDA DR	HOLLADAY UT
22-03-109-014-0000	111	R4J INVESTMENTS, LLC	5493 S COTTONWOOD CLUB DR	HOLLADAY UT
22-03-109-015-0000	111	DUNN, SUSAN BLACK	2167 E TERRA LINDA DR	HOLLADAY UT
22-03-109-016-0000	111	MEVS, MICHAEL; JT MEVS, ARIANNA; JT	2137 E TERRA LINDA DR	HOLLADAY UT
22-03-153-016-0000	111	HEINER, YVONNE & VAL; JT	1183 E CENTER ST	BOUNTIFUL UT
22-03-153-017-0000	111	CONNORS, MATTHEW; JT CONNORS, CRYSTAL C;	2119 E TERRA LINDA DR	HOLLADAY UT
22-03-158-006-0000	111	LEWIS, LAURA	2116 E TERRA LINDA DR	HOLLADAY UT
22-03-158-007-0000	111	MAYER, MEGAN B; JT ET AL	2118 E TERRA LINDA DR	HOLLADAY UT
22-03-158-008-0000	111	WAHL, STEPHAN T	4310 S LYNNE LN	HOLLADAY UT
22-03-158-016-0000	111	GREGORY, HORATIO D & CHARLENE B; JT	4397 S ALBRIGHT DR	HOLLADAY UT
22-03-158-016-0000	111	GREGORY, HORATIO D & CHARLENE B; JT	4397 S ALBRIGHT DR	HOLLADAY UT
22-03-158-020-0000	111	NELSON, GREGORY G & JANNETTE J; JT	4326 S LYNNE LN	HOLLADAY UT
22-03-158-021-0000	111	YANG, JUN & WU, XIAOTONG; JT	4330 S LYNNE LN	HOLLADAY UT
22-03-158-030-0000	951	CORP OF PB OF CH JC OF LDS	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT
22-03-158-034-0000	111	MIDDLETON, JON A & COLLEEN R (JT)	4350 S LYNNE LN	HOLLADAY UT
22-03-158-036-0000	111	LIEGERT, PETER & RITA R; JT	4360 S LYNNE LN	HOLLADAY UT
22-03-158-038-0000	111	HOWELL, PATRICIA B	4340 S LYNNE LN	HOLLADAY UT
22-03-158-039-0000	111	ETHINGTON, DEANN A; TR (K&DE FAM TRUST)	4334 S LYNNE LN	HOLLADAY UT
22-03-158-040-0000	951	CORP OF PB OF CH JC OF LDS	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT
22-03-158-060-0000	111	BROWN, JOSEPH E & DEBRA; JT	4318 S LYNNE LN	HOLLADAY UT
22-03-158-061-0000	111	HILLE, JOHN III & TARA; JT	4320 S LYNNE LN	HOLLADAY UT
22-03-158-062-0000	111	ROWLEY, DONALD W & MICHELE B; JT	2121 E GREEN ORCHARD LN	HOLLADAY UT
22-03-158-062-0000	111	ROWLEY, DONALD W & MICHELE B; JT		
22-03-176-001-0000	111	WILLEY, WALKER M; ET AL		
22-03-176-002-0000	111	SMITH, ROYAL H & JENNIFER W; JT	4311 S LYNNE LN	HOLLADAY UT
			2136 E TERRA LINDA DR	HOLLADAY UT

22-03-176-003-0000	111	TANNER, PAMELA; TR TANNER, PAMELA S; TR	2142 E TERRA LINDA DR	HOLLADAY UT
22-03-176-004-0000	111	NELSON, DAVID C & MELISA W; JT	2150 E TERRA LINDA DR	HOLLADAY UT
22-03-176-005-0000	111	HAUSKNECHT FAM TR HAUSKNECHT, STEPHEN E;	2158 E TERRA LINDA DR	HOLLADAY UT
22-03-176-006-0000	111	MARK & KRISTA NUMBERS LIV TR ET AL	4255 S CUMBERLAND RD	HOLLADAY UT
22-03-176-007-0000	111	DEWAAL, ADAM B & JENNIFER; JT	4253 S CUMBERLAND RD	HOLLADAY UT
22-03-176-008-0000	111	SNOW, JOHN R & GERALDINE J; TRS	4249 S CUMBERLAND RD	HOLLADAY UT
22-03-176-009-0000	111	THOMPSON, A GARY & DIANE; TRS	4245 S CUMBERLAND RD	HOLLADAY UT
22-03-176-010-0000	111	JACKSON, PATRICIA B; TR	4237 S CUMBERLAND RD	HOLLADAY UT
22-03-176-011-0000	111	MANTYLA, COLLEEN C; TR (CCM TR)	1345 DUTCH HIGHLAND DR	MIDWAY UT
22-03-176-012-0000	111	GIBBONS, DEBRA L	4327 S LYNNE LN	HOLLADAY UT
22-03-176-013-0000	111	WATSON, WILLIAM; JT WATSON, ROSANNE; JT	2155 E PANORAMA WY	HOLLADAY UT
22-03-176-014-0000	111	JAMES, GEORGIA K	2165 E PANORAMA WY	HOLLADAY UT
22-03-176-015-0000	111	ALLEN, RUTHANN	2169 E PANORAMA WY	HOLLADAY UT
22-03-176-018-0000	111	MAY, NICHOLAS W & ESTHER; JT	2191 E PANORAMA WY	HOLLADAY UT
22-03-176-019-0000	111	KOUNALIS, MARIA M	2201 E PANORAMA WY	HOLLADAY UT
22-03-176-020-0000	111	ROBINSON, MICHAEL B & PARISI, DIANE L; T	2209 E PANORAMA WY	HOLLADAY UT
22-03-176-021-0000	103	PETERSON, PAUL E & MARCIA W; JT	2219 E PANORAMA WY	HOLLADAY UT
22-03-176-022-0000	111	BOOTH, JUSTIN JACQUES; TR ET AL	2225 E PANORAMA WY	HOLLADAY UT
22-03-176-023-0000	111	NEFF, ELAINE C; TR (G&EN TR)	4250 S PANORAMA DR	HOLLADAY UT
22-03-176-024-0000	111	NELSON, RUTH M & GLEN B; TRS	4260 S PANORAMA DR	HOLLADAY UT
22-03-176-026-0000	111	FREEMAN, COLLEEN C; TR	2175 E PANORAMA WY	HOLLADAY UT
22-03-176-027-0000	957	JAMES, GEORGIA K	2165 E PANORAMA WY	HOLLADAY UT
22-03-176-029-0000	957	JAMES, GEORGIA K	2165 E PANORAMA WY	HOLLADAY UT
22-03-176-030-0000	901	ANDRUS, EDWIN K	2471 S 1500 E	HOLLADAY UT
22-03-177-001-0000	951	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY UT
22-03-177-002-0000	111	SCHULTZ, ANNA & WILLIAM; JT	2160 E PANORAMA WY	SALT LAKE CITY UT
22-03-177-003-0000	111	GILLESPIE, BART & M ROSANNE; JT	4333 S LYNNE LN	HOLLADAY UT
22-03-177-005-0000	111	MIDGLEY, DUANE V. & INA F.	4351 S LYNNE LN	HOLLADAY UT
22-03-177-006-0000	111	WALKER, MICHAEL J	4363 S LYNNE LN	HOLLADAY UT
22-03-177-007-0000	111	JOHNSON, C MARK JR. & KAREN L; JT	2170 E PANORAMA WY	HOLLADAY UT
22-03-177-008-0000	111	INDIGO HOLDINGS, LLC	2186 E PANORAMA WY	HOLLADAY UT
22-03-177-009-0000	111	KNUDSON, RICHARD C & BONNIE L; TRS	2200 E PANORAMA WY	HOLLADAY UT
22-03-177-010-0000	111	CONLON, FRED A	2208 E PANORAMA WY	HOLLADAY UT
22-03-177-011-0000	111	LOUKAS, NICK & JENNIFER M; JT	2216 E PANORAMA WY	HOLLADAY UT
22-03-177-012-0000	111	PERRY SHARMA CAPITAL, LLC	2224 E PANORAMA WY	HOLLADAY UT
22-03-177-013-0000	111	BURTON, BRANDON & BONNIE J; JT	2232 E PANORAMA WY	HOLLADAY UT
22-03-177-014-0000	111	MADSEN, WALLACE W & KASEY T; JT	2242 E PANORAMA WY	HOLLADAY UT
22-03-177-021-0000	111	ELIASON, MAX D; TR ET AL	4349 S LYNNE LN	HOLLADAY UT
22-03-177-021-0000	111	ELIASON, MAX D; TR ET AL	4349 S LYNNE LN	HOLLADAY UT
22-03-177-022-0000	111	CONLON, FRED A	4345 S LYNNE LN	HOLLADAY UT

22-03-177-023-0000	957	CONLON, FRED A	5410 S 900 E	MURRAY UT
22-03-177-023-0000	957	CONLON, FRED A	4345 S LYNNE LN	HOLLADAY UT
22-03-177-028-0000	111	JONES, DANIEL A & JENNIFER L; JT	2211 E MELODIE ANN WY	HOLLADAY UT
22-03-177-029-0000	111	DUANE HENRY CHAPMAN LIV TR ET AL	2221 E MELODIE ANN WY	HOLLADAY UT
22-03-177-030-0000	111	DAVIS, TODD; JT DAVIS, ALEXANDRA; JT	2233 E MELODIE ANN WY	HOLLADAY UT
22-03-177-037-0000	111	ROENNEBECK, DENNIS W & ELAINE H; JT	4320 S HIDDEN QUAIL CIR	HOLLADAY UT
22-03-177-039-0000	111	VOORHEES, KATHLEEN E & HUGH D; TRS (KEV	4328 S HIDDEN QUAIL CIR	HOLLADAY UT
22-03-177-041-0000	999	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY UT
22-03-177-042-0000	111	SHAMY, RHONDA J & KEVIN C; TRS	4343 S LYNNE LN	HOLLADAY UT

FREEMAN SUBDIVISION

Date: November 2021

Brief Description of the project.

The current property, located at 2175 East Panorama Way, Holladay, Utah is $\frac{1}{2}$ acre. It is proposed that the property be sub-divided into two parcels. The new lot size will exceed Holladay's lot size requirements. The object is to obtain an "Entitlement" (A Home Subdivision) so that at some future point in time a home can be built on the east parcel. The existing home on the west side will stay intact. The new lot will be accessed on Panorama Way.

MT. OLYMPUS IMPROVEMENT DISTRICT

CHAIRMAN
AMI ANDERSON NEFF

3932 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84107-1895
PHONE (801) 262-2904
FAX (801) 265-0551

GENERAL MANAGER
KERRY S. EPPICH

TRUSTEES
GILSE DEMKE
C. KIM BLAIR

COUNSEL
KIRTON & MCCONKIE

11/2/2020

Ms. Teresa Gray, Director
Bureau of Water Quality
788 East Woodoak Lane
Murray, Utah 84107

PROJECT
ADDRESS
DEVELOPER
REF. #
DISTRICT #

FREEMAN
2179 E PANORAMA WAY
COLLEEN FREEMAN
HOLLADAY CITY
504458

Dear Ms. Gray:

This will advise that MT. OLYMPUS IMPROVEMENT DISTRICT agrees to provide sanitary sewer service to this property subject to the following: **Conformity by the developer with the Rules and Regulations and Technical Specifications for Mt. Olympus Improvement District and Salt Lake County Laws and Ordinances.**

All Pretreatment requirements of the District must be met.

Payment of all applicable fees to the District, (when the capacity fee is paid an account is opened and the property goes into billing at four months for residential properties and at six months for commercial and all other properties).

Development of site so as to provide proper slope of sanitary sewer mains and laterals, in addition to the minimum required cover. It is the developers responsibility to field verify all elevations. (Developer must contact the District prior to any outside sewer work being done).

Connection by the developer of sanitary sewer mains to existing mains as recommended by our Engineer.

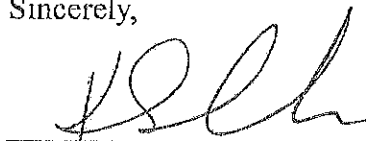
Duplexes and Twin Homes require two lateral lines.

Granting of easements to the District for sanitary sewer mains on private property.

Because of the growth in the District and this commitment of system capacity for service, this service commitment is good for two years from the above date. Unless there is construction activity on this property after the above date, a new letter must be obtained from the District.

Enclosed herewith is a preliminary drawing of the above project showing the existing sanitary sewer extension.

Sincerely,



Kerry S. Eppich, General Manager
Mt. Olympus Improvement District



Dean D. Ayala, P.E., District Engineer

Enclosure: One copy of Preliminary Sanitary Sewer layout

cc: Colleen Freeman



12840 Pony Express Road
Draper, Utah 84020

11/4/2020

This form is to provide knowledge of future service at or near 2175 East Panorama Way, Holladay, Utah. Rocky Mountain Power will provide service in accordance to the Utah state tariff and Six-State electrical service requirements manual.

Rocky Mountain Power

Jared Mietchen
Salt Lake Service Center
Estimating Department

Dominion Energy Utah Dominion energy Wyoming Dominion energy Idaho
1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



October 9, 2020

Colleen Freeman
2175 E Panorama Way
Holladay, UT 84124

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the 2175 E Panorama Way development in Holladay when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

ROSANA COLMENARES

Rosana Colmenares
Pre-Construction Representative

Holliday Water Company

1887 E. 4500 S.
Salt Lake City, UT 84117
(801) 277-2893

October 27, 2020

Teresa Gray
Bureau Manager of Water Quality
Division of Environmental Health
788 E Woodoak Lane
Murray, UT 84107-6379
(healthwater@slco.org)

Dear Teresa Gray:

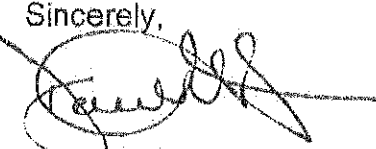
Holliday Water Company currently provides culinary water to a single family dwelling at 2175 Panorama Way. We have been notified that at some future time the property will be subdivided, with a second single family dwelling constructed at the to be assigned address of 2179 Panorama Way. Should such development be completed within the next two years, Holliday Water Company will provide culinary water.

Contractor must perform the following steps:

- Complete all paperwork at the office;
- Pay all necessary fees for water service;
- Secure a minimum of one share of Holliday Water Company culinary stock for each meter;
- Schedule time for company to inspect service termination of any existing connections that will no longer be in use; and
- Schedule time for company to install new meter.

Outside of uncontrollable circumstances, the water pressure will be maintained at a much higher pressure than that required by Salt Lake County.

Sincerely,



Darren Shepherd, Manager

cc: City of Holladay/Robert Hobbs (rhobbs@cityofholladay.com)

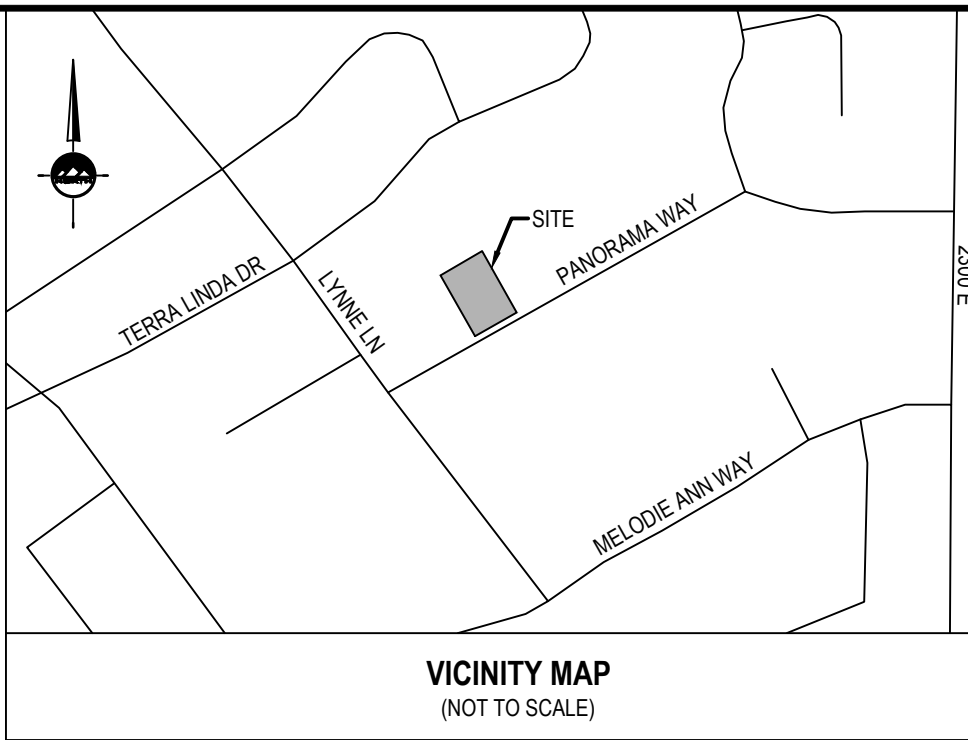
FREEMAN SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-8

TABULATION TABLE

GROSS PROJECT AREA	21,248 sq. ft or 0.488 acres
NET AREA EXCLUDING ACCESS ROADS, PUBLIC STREET DEDICATION	N/A
NUMBER OF LOTS ALLOWED	2
MAXIMUM DENSITY CALCULATION	0.244



VICINITY MAP
(NOT TO SCALE)

STREET MONUMENT
INTERSECTION OF
LINCOLN LANE AND 2300 EAST
(FOUND 2.5" BRASS CAP)

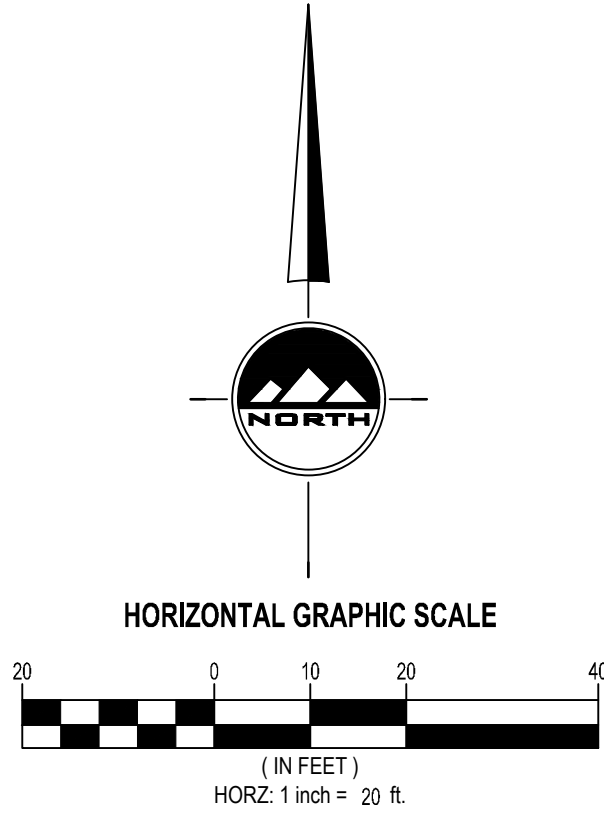
1353.14'
BASIS OF BEARINGS: S 0°01'00" W
2642.91' (N 2642.81' W)

1288.87'

STREET MONUMENT
INTERSECTION OF
4500 SOUTH AND 2300 EAST
(FOUND 2.5" BRASS CAP)

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT



- NOTES:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT'S OWN EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PU&DE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PU&DE.
 - PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
 - NO CITY MAINTENANCE ON PRIVATE STREETS.

SURVEYOR'S CERTIFICATE

I, WILLIAM L. CLARK, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 5251265, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

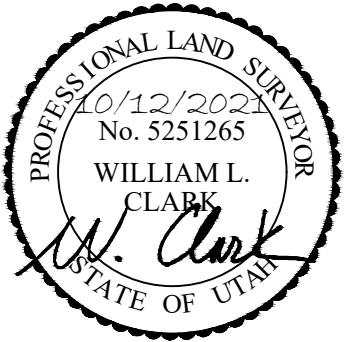
BOUNDARY DESCRIPTION

Beginning at a point South 60°40'00" West 15.00 feet from the South corner of Lot 18, Orchard Gardens Subdivision, said point also being South 00°01'00" West 1,353.14 feet and West 592.19 feet and South 60°40'00" West 483.33 feet and North 29°20'00" West 25.00 feet from the Street Monument at Lincoln Lane and 2300 East Street, and running:
thence South 60°40'00" West 151.46 feet along the North line of Panorama Way;
thence North 29°20'00" West 140.29 feet;
thence North 60°40'00" East 151.46 feet;
thence South 29°20'00" East 140.29 feet to the Point of Beginning.

Contains 21,248 square feet or 0.488 acres, 2 Lots.

10/12/2021
DATE

W. Clark
SURVEYOR NAME
P.L.S. SURVEYOR NO. 5251265



OWNER'S DEDICATION

Known all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

FREEMAN SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this _____ day of _____ A.D., 20____.

Name: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the _____ day of _____ A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

FREEMAN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-21

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

RECORD SURVEY DATA

ROS NO.: _____
S: _____

DEVELOPER
COLLEEN FREEMAN
2175 EAST PANORAMA WAY
HOLLADAY, UTAH
801-278-4590

SHEET 1 OF 1

PROJECT NUMBER : 10430
MANAGER : B. CLARK
DRAWN BY : B. HANEL
CHECKED BY : B. CLARK
DATE : 1/29/2021

HOLLADAY CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D. 20____
CITY ENGINEER

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____
CHAIRMAN, CITY OF HOLLADAY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____
DATE _____ COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY

PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST:
RECORDER CITY MANAGER



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM



FILE# 21-1-14

"HOLLADAY GATEWAY" SUBDIVISION

ADDRESS:

2300 East 4500 South, Approx.

LEGAL DESCRIPTION:

22032520240000
22032520110000,
22032520120000,
22032520130000,
22034010010000,
22034010030000 and 22034010040000

APPLICANT/REPRESENTATIVE:

Jake Christensen

PROPERTY OWNER:

45th South LLC - Atlas Ventures

ZONING:

R-2-10, One Residential Home per 6,250sqft

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed, 10/29/2021

REQUEST:

Site Plan Review- CONCEPT

APPLICABLE REGULATIONS:

13.08.010 - Site Plan 3 Step Review
13.08.020 - Planned Unit Development
13.10 - Subdivision Development Reg.
13.32 - R-2 Development Regulations

EXHIBITS:

Site Plan
Applicant Narrative

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY
Planning Commission
November 16th 2021
Item #2

Request: **RESIDENTIAL SUBDIVISION – CONCEPT PLAN**
Project: Holladay Gateway Subdivision a Planned Unit Development
Address: 2300 East 4500 South
Zone: R-2-10
Applicant: Jake Christensen
File No: 21-1-14
Notice: Mailed notice 10 days prior to the hearing as required by code
Staff: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	SUBDIVISION PLAN APPROVAL STANDARDS
	13.10.50	SUBDIVISIONS SUBMISSION REQUIREMENTS

REQUIRED PLANNING COMMISSION ACTION: Administrative

Creation of a subdivision plat requires Administrative review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions and approval must be during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500' of the subject parcels. The applicant held the required neighborhood meeting on 10/20/2021

****ADDENDUM**

Application is continued from the Planning Commission's November 6th meeting, to address the following concerns:

- Does not "compare to the concept of community a proposed of the original request for rezone"
- Two residences not a part of the new community
- Driveway concern being close enough to the intersection to prevent left turn movement at high peak commute times. - concern came to the forefront when second driveway onto 4500 south is proposed to be eliminated.

Staff has included minutes and exhibits from previous meetings

- Exhibit A: Meeting proceeding of 03/02/2021
- Exhibit B: Meeting proceeding of 04/06/2021

SUMMARY

- Having been approved for rezone of this project area by the City Council, the applicant is now submitting conceptual subdivision plan for detached single family homes, in conformance with the current zone – R-2-10
- The proposal is to reorganize and subdivide 1.95 acres of several existing parcels into 13 home lots. Four of the existing homes are intended to be rehabilitated, to remain in place.
- The development is proposed to be serviced by a private lane off 2300 east only – only one home will access 4500 south
- Conceptual landscaping plan has been submitted for review
- Applicant is currently in discussions with Salt Lake Public utilities regarding the corner well site – no decisions yet.

TECHNICAL REVIEW COMMITTEE ANALYSIS

- The TRC has reviewed the Conceptual Plan for use an area density compliance with the R-2-10 zone.
- Applicant is awaiting utility service letters ("will serve") for the new lots

RECOMMENDATION

The Planning Commission shall hold a public hearing to consider any public comment that may be forthcoming from anyone with interest in the proposed development. Ample time should be provided to allow for input prior to consideration of the application. All required *conceptual* level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be substantially complete as per the City's submission requirements.

The TRC recommends that the commission approve the **CONCEPTUAL SUBDIVISION PLAN** with the following findings:

FINDINGS:

- The requirements for conceptual subdivision have been substantially completed.
- Proposed layout of lots comply density and minimum dimensions; width (35 ft) and area (5,000 sq ft) for detached single-family development in the R-2-10 zone.
- The development complies with the General Plan

REQUIREMENTS:

- Utility service letters to be submitted to the TRC with accompanying Preliminary level construction drawings.

MOTION EXAMPLES

*“I _____ Motion to (approve / continue for further discussion) an application by **Jake Christensen** for **Holladay Gateway a 13-unit residential subdivision, located at the corner of 2300 E 4500 S in the R-2-10**, based upon the findings... subject to the following requirements ... “*



4500 SOUTH 2300 EAST - PUD			
DESCRIPTION	AREA SF	% OF TOTAL	
TOTAL AREA (ACRES)	1.95	84.813	
TOTAL BUILDING AREA	15,110	17.82%	
TOTAL IMPERVIOUS AREA	15,691	18.50%	
TOTAL LANDSCAPED AREA (OPEN SPACE)	54,012	63.68%	
TOTAL EXISTING TREE CANOPY COVERAGE	35,304	41.63%	
TOTAL DWELLING UNITS=	13	UNITS/ACRES	7

DRAWING TITLE

SITE PLAN

CLIENT

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

4500 SOUTH 2300 EAST
NORTH HOLLADAY
GATEWAY DEVELOPMENT

GENERAL



REVISIONS

REV # DESCRIPTION DATE



WEBER ENGINEERING
COLLECTIVE

CIVIL · PLANNING · SURVEYING

SALT LAKE CITY, UTAH
PHONE (313) 329-1966

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STAMP

PROJECT NO.

W-20-52

DATE

10/08/21

DRAWN BY: JACOB CHRISTENSEN

CHECKED BY:

SHEET NUMBER C-01





DRAWING TITLE

TREE CANOPY EX.

CLIENT

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

4500 SOUTH 2300 EAST
NORTH HOLLADAY
GATEWAY DEVELOPMENT

GENERAL

TREE CANOPY NOTES

TOTAL EXISTING TREE CANOPY AREA = 35,304 SQFT.

TREE CANOPY AREA TO BE REMOVED = 9,900 SQFT.

*NEW TREES WILL REPLACE A MINIMUM OF 10,000 SQFT.



Scale (1" = 30')

REVISIONS:

REV #	DESCRIPTION	DATE



WEBER ENGINEERING
COLLECTIVE

CIVIL PLANNING SURVEYING

SALT LAKE CITY, UTAH
PHONE (313) 270-9655

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STAMP

PROJECT NO.

DATE

DRAWN BY

CHECK BY

SHEET NUMBER

C-02



**EXHIBIT A
PLANNING
COMMISSION
MEETING
03/02/2021**

APPROVED

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, March 2, 2021

6:00 p.m.

Meeting Conducted via Electronic Means

ATTENDANCE:

Planning Commission Members:

Jan Bradshaw, Chair
Martin Banks
Chris Layton
Howard Layton
Alyssa Lloyd
Ann Mackin
Marianne Ricks

City Staff:

Jonathan Teerlink, Planning Manager
Robert Hobbs, Senior City Planner
Stephanie Carlson, City Recorder
Michael Hayes, City Attorney

WORK SESSION

Chair Jan Bradshaw called the meeting to order at 5:33 p.m.

The agenda items were reviewed and discussed.

Planning Manager, Jonathan Teerlink introduced the Zone Map Amendment and stated that the applicants have been waiting to apply for some time. It involves a legislative action requiring the Planning Commission to make a recommendation to the City Council who will make the final decision. There are approval standards in the zoning ordinance that guide the Planning Commission on rezone applications and the General Plan. The subject property has frontage on 2300 East and 4500 South both of which fall under the specific zone district for the Medium-Density Two-Family Residential Transitional (“MDR-T”) Zone. In 2016, when the General Plan rewrite was proposed and the City Council reviewed and approved it, a significant portion of 4500 South and 2300 East were considered transitional and specified duplexes. The applicant has relied on that and the General Plan being the guiding document for long-range decisions and proposed the R-2-8 Zone. R-2-8, R-2-10, and R-1-8 are the three zones that are recommended for the MDR-T.

Mr. Teerlink reported that a home is on each of the six properties and they all wrap around Salt Lake City Public Utilities’ well site. That area is slated by Salt Lake City Public Utilities as being a future pump station or well site for water service. He clarified that the rezone boundary will not include that corner. Mr. Teerlink suggested that the Planning Commission discussion not address site plan development elements and focus only on the rezone request. He indicated that the R-2-8 zone requires duplexes only. The yield for the area would be approximately eight twin homes or

Commissioner Chris Layton moved to adjourn the Work Session. Commissioner Lloyd seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Session adjourned at 5:58 p.m.

CONVENE ELECTRONIC MEETING – Public Welcome and Chair Opening Statement.

Chair Jan Bradshaw called the Regular Meeting to order at 6:00 p.m.

Chair Bradshaw read the Commission Statement in addition to a statement regarding the emergency conditions that exist due to the COVID-19 pandemic and the reason for holding remote meetings without an anchor location.

ACTION ITEMS

1. **Continued from 2/23/21 - “Cannon Fitness Ent.” – Home Occupation C.U.P. – 4105 South Morningstar Drive – (R-1-8). The applicant, Carol Cannon is Seeking a Conditional Use Permit Approval to Operate a Personal Fitness Training Service from her Residence as Allowed in Accordance with Holladay Ordinance §5-54-010 and 13.76.70.**

The above matter was not discussed.

PUBLIC HEARING

2. **Zone Map Amendment – R-1-10 to R-2-8 – 4425 South thru 4449 South 2300 East and 2327 East thru 2359 East 4500 South. Consideration and Recommendation of a Request by Jake Christensen to Amend the City of Holladay’s Zoning Map for 1.59 Acres of Property from a Currently Designated Zone, R-1-10 (one home per 10,000 square feet), to R-2-8 (duplex per 8,000 square feet). Application to be Considered as Per Procedures as Referenced in Holladay Ordinance §13.07.030.**

Planning Manager, Jonathan Teerlink, presented the staff report and stated that the above matter is a legislative decision involving a request to amend the zoning map. He explained that zoning maps are set by a legislative act by the City Council. Any change requires a recommendation from the Planning Commission. Guiding documents help the Planning Commission in its decision on rezone applications. One is a long-range General Plan. The General Plan notations for the area are MDR-T. That district runs east to west along 4500 South and north to south along 2300 East. The subject property falls within that long-range General Plan envisioning district.

The applicant, Jake Christensen, shared a presentation and reported that Atlas Ventures is the sponsor of the project. They are a real estate investment and development company with holdings in the western United States of Class A multi-family high-end homes, condominiums, and townhomes. Mr. Christensen introduced Quinn Millet, who formally served on the Board of Trustees at Utah State University. Mr. Millet has owned a residential appraisal company for 15 years and is the co-sponsor of the project.

Mr. Millet thanked the Planning Commission and staff for their time. There were three things he wanted to outline in relation to the subject property:

- What the property is;
- What the property is not; and
- Why the Zone Map Amendment makes sense.

Mr. Millet stated that the subject property is 1.59 acres in size and includes six parcels. An aerial map was shared with the Planning Commission and Mr. Millet outlined the surrounding zones. He addressed a previous question about the development to the west of the subject property. Non-conforming multi-family would be compatible with an R-2-8 Zone. Mr. Millet discussed the traffic in the area and stated that there are two main roads consisting of 2300 East and 4500 South. 2300 East has an average trip count of 12,500 vehicles per day while 4500 South has an average trip count of 14,500 vehicles per day. Comparisons were shared with Highland Drive and the Holladay Village. This corner has double the traffic of the Holladay Village. Mr. Millet outlined the existing conditions. He reported that each of the homes is approximately 80 years old and were built in 1939, 1940, 1942, 1948, and 1956.

Mr. Millet discussed what the subject property is not. He reported that they had spoken with several neighbors and learned about some of the concerns. He clarified that the subject property is not for rent and they anticipate a for sale twin-home product. It is not an affordable housing complex and there is an anticipated price point that is a bit higher than the Salt Lake County average. It is not an apartment complex, no additional height is being requested, and the setbacks will be more than the Code requires.

The closest subdivision to the subject property is Briarwood Circle. Mr. Millet outlined several mitigating factors of the project as it relates to Briarwood Circle. For instance, there is a mature canopy that extends along the entire property line. They are committed to maintaining the tree line to continue to provide beauty, shade, and privacy. Another mitigating factor for Briarwood Circle is the fact that there is no vehicle access directly onto Briarwood Circle. The topography was also discussed. The survey for the property found that it slopes approximately 20 feet from east to west. The visual height of any homes built on the property would be decreased.

Mr. Christensen discussed why the Zone Map Amendment makes sense. He reported that the subject property is in the 4500 South overlay, which is a recommended MDR-T and is intended to accommodate small lot single-family and two-family with slightly higher densities than the Low-Density Residential-Stable (“LDR-S”) Zone. The LDR-S Zone is consistent with the Briarwood Circle neighborhood.

Mr. Christensen added that the current zone is at the maximum density of six units. He discussed the current traffic conditions and stated that a potential site plan for the subject property will have one access from 2300 East and a private subdivision road to service the garages. Everyone will have access through the one access point on 2300 East, which has a median turn lane. The anticipated increase in traffic is estimated to be under 100 daily trips per day, which will easily be absorbed by 2300 East.

There is a corner on the south that has been earmarked for a future Salt Lake City Public Utilities water pump and the rezone boundary will not include that corner. Mr. Christensen discussed the difference between the R-2-10 Zone and the R-2-8 Zone and noted that it was not significant. However, he felt that the R-2-8 Zone is more appropriate for the subject property. He added that they are committed to creating a sense of community and to providing community amenities. They are committed to a tree buffer along 4500 South, maintaining the perimeter tree canopy to the north and east, and increasing the tree canopy from what it is currently. Additionally, they are committed to creating a perimeter pathway around the subdivision.

Chair Bradshaw asked Mr. Christensen and Mr. Millet to state their addresses for the record. Mr. Christensen gave his address as 13416 Banbury Park Lane and Mr. Millet gave his address as 1441 East Redondo Drive. Chair Bradshaw opened up the discussion to the Planning Commission.

Commissioner Banks asked what prompted the environmental survey. Mr. Christensen explained that it was a standard assessment they do as part of their due diligence. The main concern related to the economic district across the street. There are uses there that can have impacts on surrounding neighborhoods. He offered to forward the results of the study to the Planning Commission. Commissioner Banks wondered if there will be mandates in the CC&Rs requiring owner-occupied status. Mr. Millet reported that the price point made the economics of renting not viable. They were not opposed to restrictions within the CC&Rs but felt that the economics will restrict rentals.

Commissioner Mackin asked about the anticipated square footage of the homes. Mr. Christensen reported that there was only a tentative plan. The rezone needs to take place before they hire a full architectural team. Chair Bradshaw reminded the Commissioners that the site plan is not something the Planning Commission is currently looking at.

Commissioner Howard Layton wondered if a PUD was being considered as it offers more flexibility. Mr. Christensen stated that it will be easier to efficiently utilize the property and increase open space with a PUD and it will be requested in the future. The zone change needs to take place first in order to increase the density. Mr. Teerlink clarified his earlier statement made during the Work Session. He stated that there are actually three things the Planning Commission cannot amend or adjust in PUD, which are height, use, and density.

Chair Bradshaw opened the public hearing.

Randy Carpenter gave his address as 4409 South 2300 East and stated that he lives north of the proposed property. He reported that he attended the neighborhood meeting and asked the applicant to call him for a one-on-one discussion, however, the applicant did not call. Mr. Carpenter expressed concern that the phone call had not been made. He was also concerned about traffic and the fact that there will be one entrance to accommodate 16 units. Mr. Carpenter noted that there is a bus stop nearby that already backs traffic up to the intersection. He was worried about the setbacks, density, building heights, and his property value.

Brent Neff gave his address as 4227 South Lincoln Pines Court and explained that he is a residential builder in the area. He drives by the property at least twice a day and described it as an eyesore.

Mr. Neff commented that the development opportunity seems like a good idea. He recognized the concerns related to density but as a builder, he did not see how single-family could work in an area that is so busy. Mr. Neff expressed his support for the rezone.

Michael Beck gave his address as 2361 East 4500 South, which is east of the proposed development. He initially had concerns regarding the inlet and outlet of the new proposed subdivision. However, it was comforting to hear that there will be an inlet and outlet on 2300 East. Mr. Beck expressed concerns related to the impact of the additional units. He noted that the sewer system and water lines have already been impacted and additional units could create more issues. He wanted to make sure those aspects will be looked at once the development plan is finalized.

There were no further public comments. The public hearing was closed.

Mr. Christensen commented that he would follow up with Mr. Carpenter. He apologized for not doing so previously and noted that a lot of Mr. Carpenter's concerns relate to the site plan, which is not currently being discussed. He addressed some of the concerns expressed during the public comment session. Mr. Christensen stated that there will be community amenities and the tree canopy will be maintained along the property. He was not certain about the specific setbacks between Mr. Carpenter's property and the development but they will be well over 40 or 50 feet. He commented that they take the privacy of neighbors very seriously. Additionally, Mr. Christensen stated that the water pump will be handled by Salt Lake City Public Utilities. The infrastructure that the developers put in will meet the capacity of the units. He understood that the density was of concern to neighbors, but felt that development will actually improve property values rather than decrease them.

City Attorney, Michael Hayes suggested that there be a vote to close the public hearing in this instance. He also stated that the request is for a zone change, so all of the issues related to access, height, and site plans are not what the Planning Commission will vote on. Mr. Hayes felt it was important for members of the public to keep this in mind. Commissioner Banks noted that density is relevant as it relates to the zone change. Mr. Hayes agreed and commented that it is relevant to the Planning Commission recommendation. However, the specifics of the site plan are not.

Commissioner Mackin moved to close the public hearing on the Zone Map Amendment – R-1-10 to R-2-8 – 4425 South thru 4449 South 2300 East and 2327 East thru 2359 East 4500 South. Commissioner Lloyd seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Bradshaw-Aye. The motion passed unanimously.

Commissioner Chris Layton felt that the choice of rezone is appropriate and he liked the fact that it is oriented toward the intersection and away from the neighborhood. However, he was concerned about something mentioned during the public comment period about whether the public utilities are capable of serving the increased density.

Commissioner Ricks asked about the intended use of the corner that belongs to Salt Lake City Public Utilities. One of the neighbors was under the impression that the corner was going to be a park. Mr. Teerlink explained that the corner of the parcel at the corner of 2300 East and 4500 South is owned by Salt Lake City Public Utilities. An agreement was pursued by the City Council four years ago to possibly enter into a Maintenance Agreement to landscape and beautify the area. However, the City did not have the funds to do so at that time. Discussions were had about utility service letters. Mr. Teerlink explained that during the first point of application for a subdivision, they require the applicant to provide utility connection letters, where they address every provider and ask if they will provide service to the units. The letters are verified before they come to the Planning Commission.

Commissioner Ricks felt there were other zones that would allow the applicant to have some growth without jumping to 16 units. She was not inclined to make that much of a jump in density and felt the R-1-8 Zone would keep the nature of the single-family homes. Mr. Teerlink reported that there could be 8 to 10 units on the R-1-8 Zone. Commissioner Ricks read from the Land Use Map 2.3 of the General Plan. The subject area lies within the General Plan District MDR-T and the district is described as follows:

- This district is intended to accommodate small-lot single-family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated by utilizing unclaimed density where possible.

Commissioner Ricks felt that the R-1-8 Zone would be more appropriate in this instance.

Commissioner Mackin reported that she lives near the area and drives by the subject property multiple times each day. She noted that the lots are very deep and the homes are old. This is an opportunity to better use the land. She expressed support for the proposed zone. Commissioner Chris Layton wondered if she preferred the R-2-10 Zone or the R-2-8 Zone. Commissioner Mackin stated that either would be acceptable. She supported the area being rezoned to turn it into a great living space. Discussions were had about the different zones and density. Mr. Teerlink reported that the R-2-8 zone will allow for 16 units while the R-2-10 zone will allow for 12 units.

Commissioner Lloyd commented that the proximity to the town center creates a prime opportunity for a more dense, walkable community. She felt it would be an opportunity lost to keep the area as traditional single-family homes and expressed support for the density as proposed. Commissioner Howard Layton supported the zone change. He preferred an R-2-10 zone but would support the R-2-8 Zone.

Commissioner Banks was torn. He was sympathetic to the idea of having more houses and facilitating a more walkable community. Discussions were had about fences within subdivisions. Commissioner Banks commented that many of the public comments were in opposition to the idea of apartment or duplex-style homes and many preferred single-family homes that are consistent with the neighborhood. Commissioner Howard Layton noted that the discussion had to do with appropriate density. He supported the idea of an upzone but felt that 12 units were more appropriate in the area.

Chair Bradshaw supported the idea of the redevelopment. However, she felt that the R-2-8 Zone is too dense. She understood that the developer's point of view is to have more density but it is important to remember the members of the community that live nearby. Chair Bradshaw felt that R-2-10 is more appropriate and overviewed the positions made by the Commissioners.

Commissioner Ricks moved to deny the request for a Zone Map Amendment from R-1-10 to R-2-8 at 4425 South thru 4449 South 2300 East and 2327 East thru 2359 East 4500 South, based on the following findings:

- 1. The request is not consistent with the goals and objectives of the General Plan, specifically the District Map.***
- 2. The proposed amendment is not in harmony with the overall character of the existing neighborhood.***

Commissioner Banks seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Nay, Commissioner Lloyd-Nay, Commissioner Howard Layton-Nay, Commissioner Banks-Aye, Chair Bradshaw-Aye. The motion passed 4-to-3.

3. Ordinance Amendment – Holladay Crossroads Zone Landscaping Standards (13.77.050 and 060). Consideration and Recommendation of Updates to Existing Landscaping Standards to Include New Requirements for New Development and Parking Lots within the Newly Established Holladay Crossroads Zone.

Mr. Hobbs presented the Ordinance Amendment and reported that the Planning Commission previously sent a favorable recommendation to the City Council to approve the HCR Zone. The City Council looked at the landscaping portion of the HCR Zone and determined that they wanted to invite input from the Tree Committee. They met and memorialized the conversation and Mr. Hobbs incorporated the suggested changes.

The nature of the proposed changes were intended to take the landscaping section out of the HCR Zone and add it to Section 13.77. The proposed changes on pages 3, 4, and 5 relate to parking lot areas. Ultimately, the Tree Committee defaulted back to end caps every 10 spaces, planters that are the size and shape of a parking stall, and a Class 2 tree. They would not be placed in front of building entryways for access and would be included with ADA needs. Rather than including a specific list of trees to use, the Tree Committee referred back to the already adopted tree selection guide. These changes would be incorporated with new construction or substantial reconstruction or redevelopment of a property.

Commissioner Chris Layton felt that the changes were clear, concise, and easy to follow. He was very impressed with what had been done. It would help beautify the parking area without making snow removal difficult. The Planning Commission thanked Mr. Hobbs for his work.

Chair Bradshaw opened the public hearing.



PLANNING COMMISSION MEETING AGENDA

Tuesday, March 2nd 2021

In accordance with Executive Order issued by Governor Herbert Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to the infectious nature of the COVID-19 the Planning Commission of the City of Holladay will hold their regularly scheduled meeting by electronic means, with no physical location.

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay's Facebook page. Participation the *public hearings* portions of the meeting can be done in any of the following ways:

- Email your comments related to *public hearing items* to the Community and Economic Development Department during regular business hours; jteerlink@cityofholladay OR rhobbs@cityofholladay.com
 - During the meeting, go to www.zoom.us in your web browser and join the meeting:
Meeting ID is: TBA (check city website: www.cityofholladay.com prior to the meeting)
 - During the meeting, call Zoom on your telephone: 699-900-6833 or 346-248-7799 or 301-715-8592
Meeting ID is: TBA (check city website: www.cityofholladay.com prior to the meeting)
-

AGENDA

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

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

PUBLIC HEARING

- 1. Zone Map Amendment, R-1-10 to R-2-8 – 4425 S. thru 4449 S. 2300 E. & 2327 E. thru 2359 E. 4500 S.**
Consideration and recommendation of a request by Jake Christensen, to amend the City of Holladay's Zoning Map for 1.59 acres of property from a currently designated zone, R-1-10 (one home per 10,000 sq ft), to R-2-8 (duplex per 8,000 sq ft). Application to be considered as per procedures as referenced Holladay Ordinance § [13.07.030](#)
File # 21-4-05
- 2. Ordinance Amendment – Holladay Crossroads Zone Landscaping Standards (13.77.050 and .060)**
Consideration and recommendation of updates to existing landscaping standards to include new requirements for new development and parking lots within the newly established Holladay Crossroads Zone.
File #13-4-02-2

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: *

Stephanie N. Carlson MMC, City Recorder
City of Holladay

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

FILE# 21-4-05

ZONE MAP AMENDMENT - R-1-10 to R-2-8

ADDRESS:

Corner of 4500 S 2300 E

LEGAL DESCRIPTION: 6 Parcels total of 1.59 ac⁺

22032520110000
22032520120000
22032520130000
22034010010000
22034010030000
22034010040000

APPLICANT/REPRESENTATIVE:

Jake Christensen

PROPERTY OWNER:

Mark and Sherrie Slusser

ZONING:

R-1-0

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

newspaper; 02/17, mailer; 02/19

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030

EXHIBITS:

Staff report
Aerials
Zone map
District map
Applicant Narrative
Emailed public comment

STAFF:

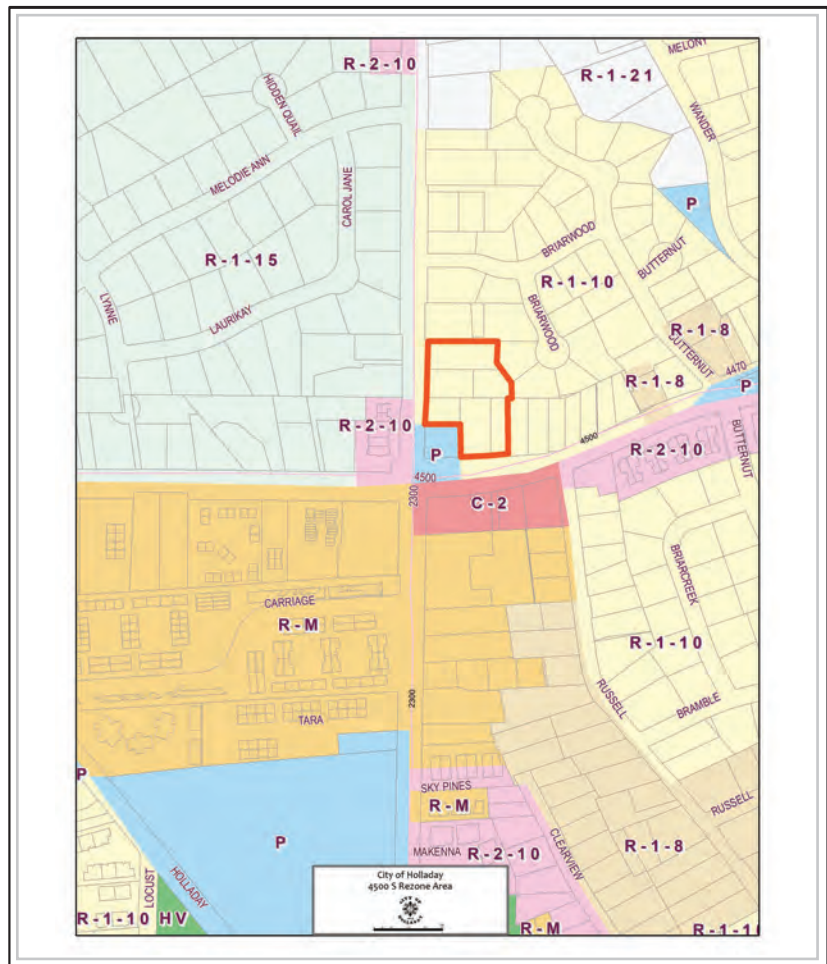
Jonathan Teerlink, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation.
Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:



2300 E 4500 S
Holladay Gateway





Holladay Village

City Hall
& City Park

Office/Multifamily

Small Economic District

Multifamily

Office

MDR-T

Public

LDR-S

1.59 Acres

Multifamily

MDR-T

MDR-T

MDR-T

LDR-S

Google Earth

100 ft

ADT Traffic Counts

Minor Arterial

Major Arterial

Holladay Gateway

20,000 13,000 13,000 13,000 12,500 14,000 13,500 3,800 27,000 17,000 550 17,500 17,000 9,400 500 4,500 77,500 27,000 9,300 22,000 4,000 4,100 4,000 70

Minor Arterial

Holladay Gateway

Major Arterial



Holladay Gateway

2300 EAST - North of Murray Holladay Road

Network Designations:

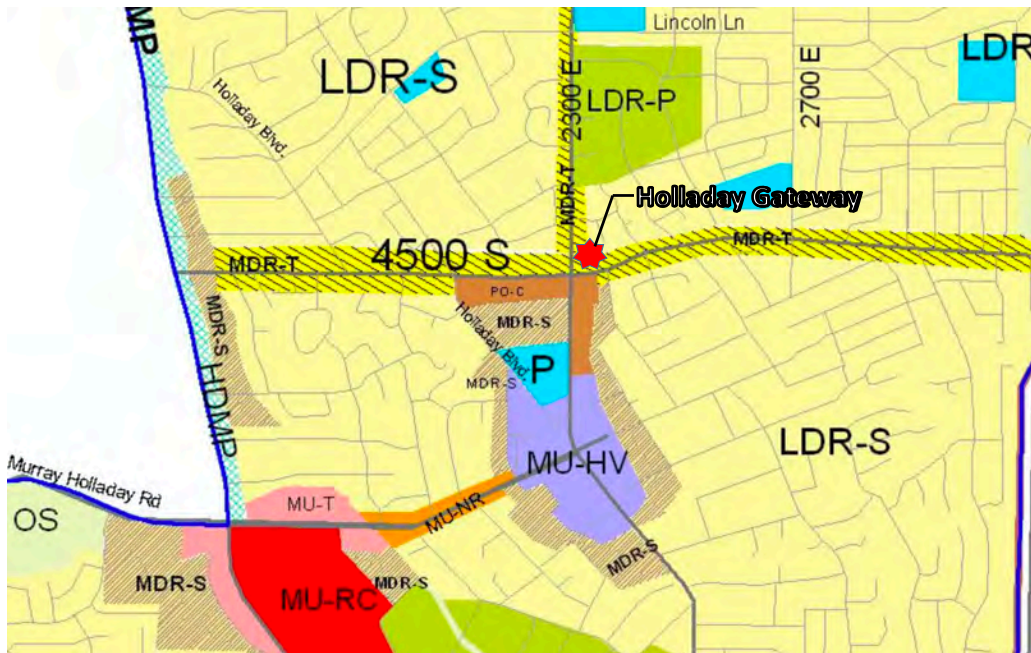
- Minor Arterial
- Priority High-Capacity Transit Corridor
- Priority UTA bus route
- Local Bike Corridor
- Regional Transportation Bike Corridor
- Regional Recreation Bike Corridor
- Community Pedestrian Priority Corridor

Future Land Use

Medium Density Residential-Two Units (MDR-T)

Suggested Zones: R-1-4, R-2-8, R-2-10

This district is intended to accommodate small-lot single family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.



Existing Conditions



Enhanced Views & Tree Garden along 4500 S

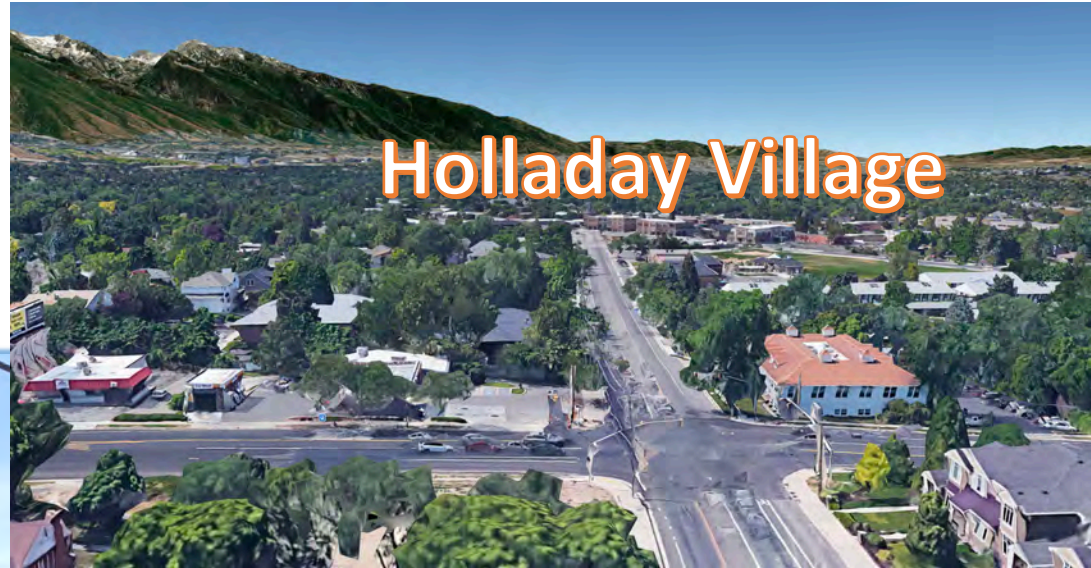


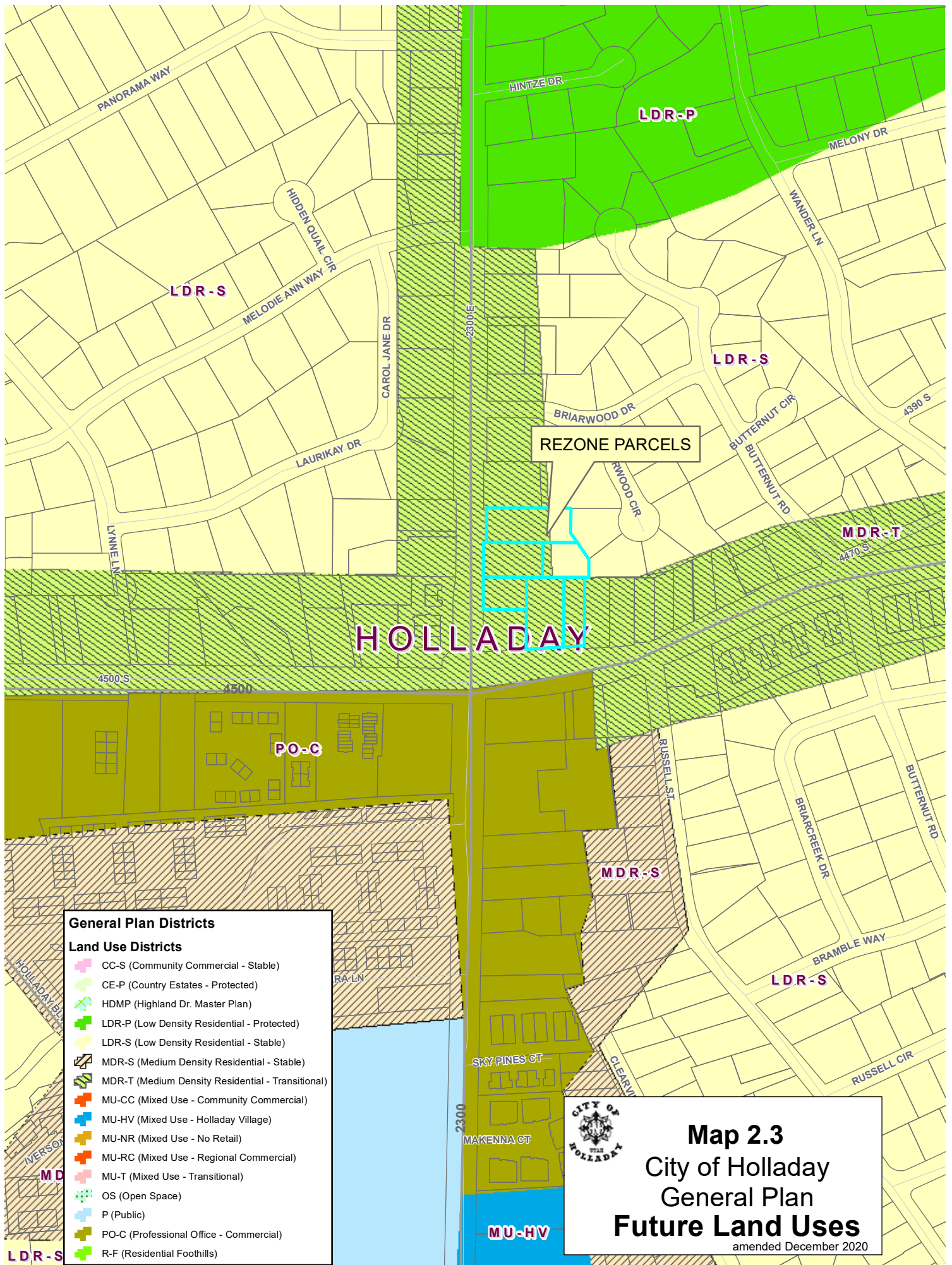
Enhanced View Corridors

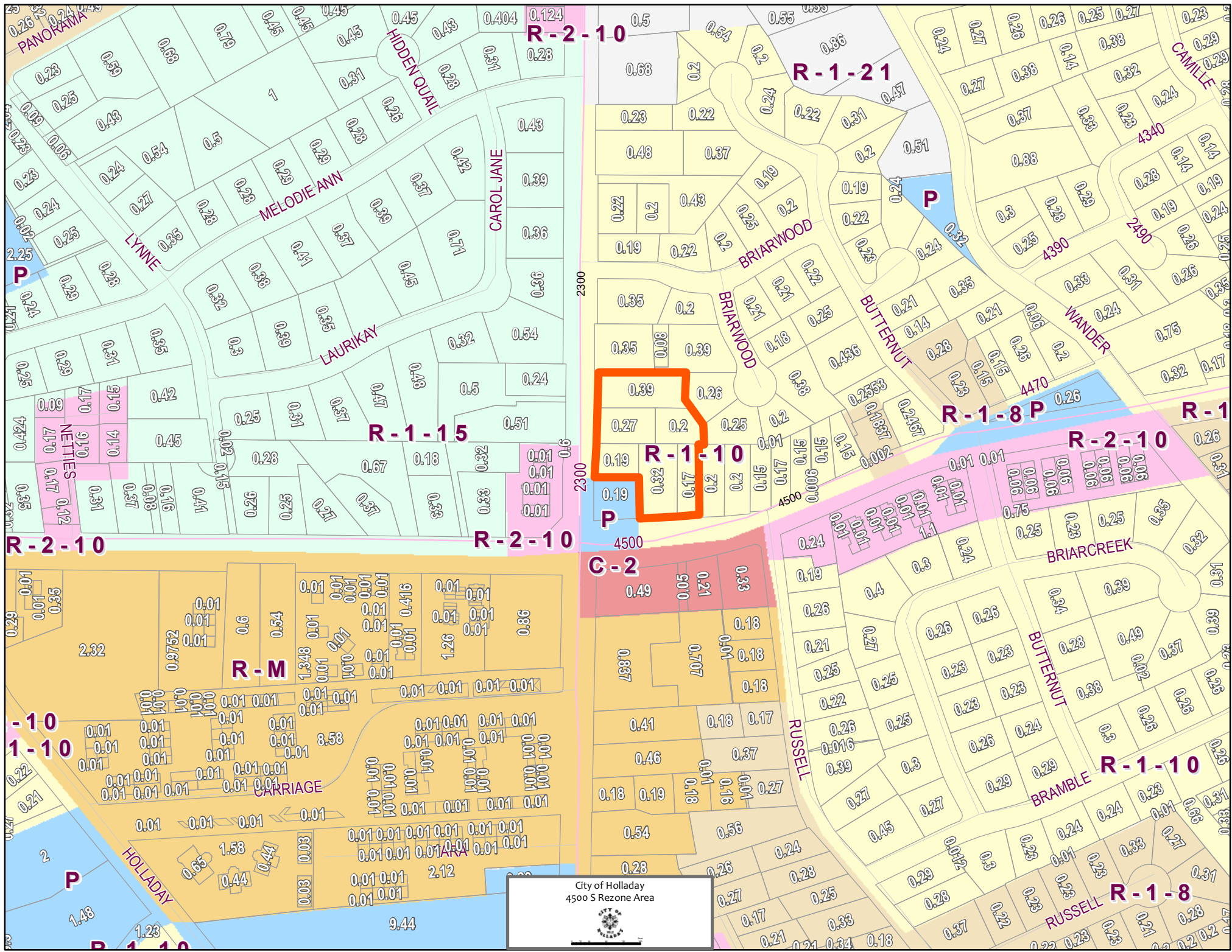
Mt. Olympus

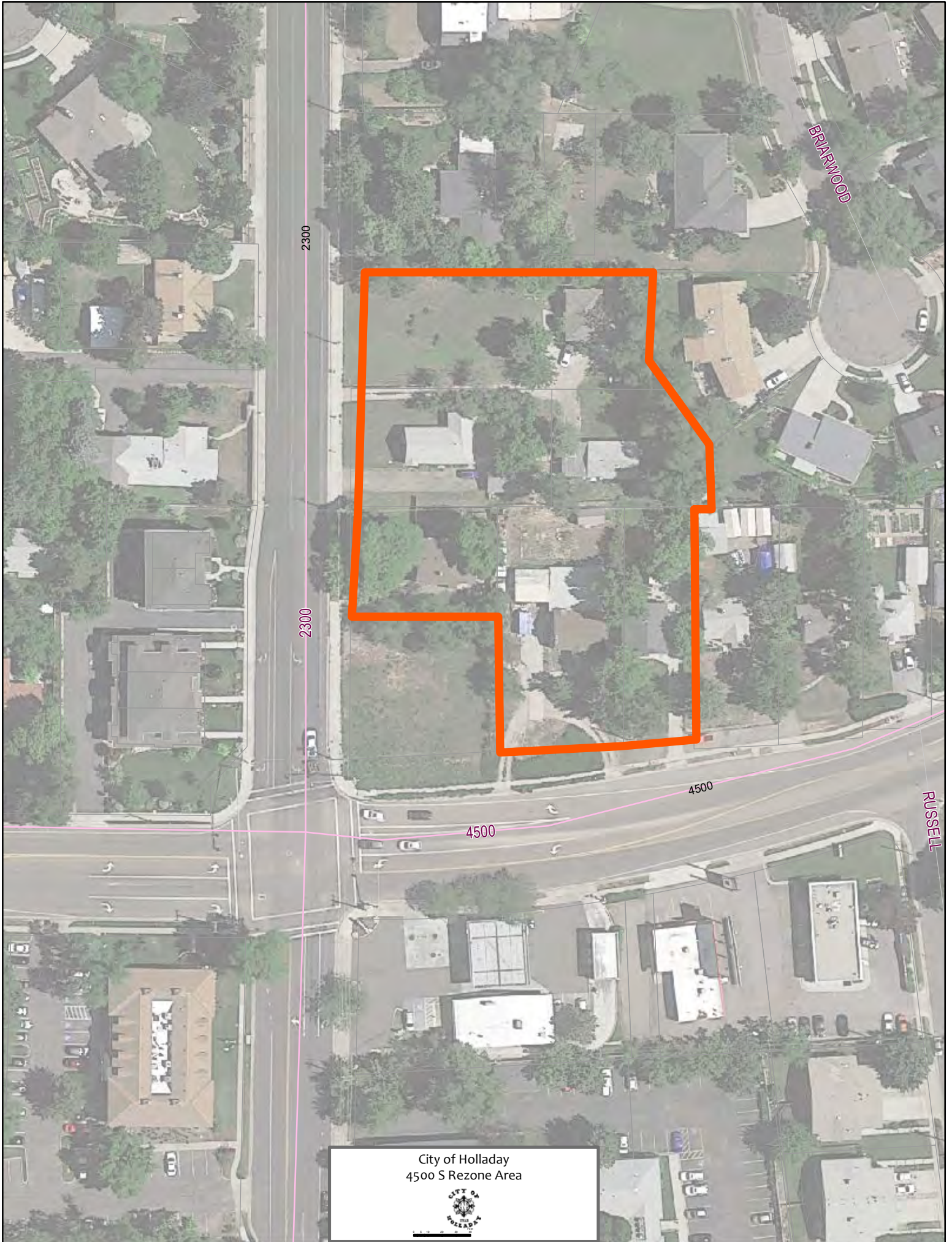


Holladay Village









City of Holladay
4500 S Rezone Area





Request: **ZONE MAP AMENDMENT FROM R-1-10 to R-2-8**
Address: 4425 S. thru 4449 S. 2300 E. & 2327 E. thru 2359 E. 4500 S.
Applicant: Jake Christensen, Agent for property owners, Sherrie and Mark Slusser
Project: Residential Rezone – City of Holladay Zone Map Amendment
File No: 21-4-05
Notice: mailed notice – 02/19/2021, Newspaper notice – 02/17/2021
N’hood Mtg: Held 02/10/2021
Planner: Jonathan Teerlink

GOVERNING ORDINANCES: 13.07.030 AMENDMENT TO THE ZONE MAP
General Plan MEDIUM DENSITY RESIDENTIAL-TWO UNITS (MDR-T)

REQUIRED PLANNING COMMISSION ACTION

Public hearing to consider comment from residents regarding the proposal

Provide a recommendation of approval or denial to the City Council of a Proposal to Amend the Zone map (Legislative)

EXECUTIVE SUMMARY

Located at the corner of 4500 south and 2300 east, 6 properties owned by Sherrie and Mark Slusser. Their combined parcels comprise of **1.59 acres (69,264 sq ft)** and surround the vacant Salt Lake Public Utilities well site. This area is currently zoned for single-family homes on 10,000 sq ft lot sizes. As all the properties front either 4500 South (UDOT State Rd) and 2300 East (City Road) the General Plan designation of MDR-T is applied to guide future zoning changes. The application to rezone this property to R-2-8 is intended to facilitate a planned unit twin-home subdivision (PUD) by creating **8 twin homes** (16 homes) a density equivalency of approximately 10 units per acre.

REZONE APPROVAL STANDARDS: (13.07.030.G.2)

In reviewing a zone map amendment, the following factors are provided as to be strongly considered:

- a. *Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan*
- b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- c. *The extent to which the proposed amendment may adversely affect abutting properties; and*
- d. *The adequacy of 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.*

GENERAL PLAN APPLICATION/ANAYLSIS

Controlling and moderating change within established residential neighborhoods is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan (GP) and is supported by the Title 13 of the Land Use Ordnances of Holladay. The GP includes recommended zones of various density patterns intended to accommodate change over time (i.e. growth) and to help match the vision and expectations of a given district/community.

As expected, local attention on current patterns of residential growth is occurring. Therefore, as the GP states, growth should be first accommodated by the utilization of current zoning and densities and then second, by rezoning. Zone changes in reaction to population growth should be carefully considered and applied to both accommodate a dire need for new housing and to ensure neighborhood compatibility, therefore preventing the destabilization of the existing neighborhoods and potential loss of established community character, to overall density or intensity.

According the Land Use Map 2.3 of General Plan this subject area lies within the General Plan District: MDR-T (Medium Density Residential-Two Units. Specifically, this district described as follows (Principle 1, pg16)

Medium Density Residential-Two Units (MDR-T)

Suggested Zones: R-1-4, R-2-8, R-2-10

*This district is intended to accommodate small-lot single family and **two-family attached unit development** with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.*

This rezone proposal is at the mid-density range of the three suggested zones. While considering the General Plan’s vision of compatibility, and “utilizing unclaimed density”, we must first establish the baseline density of the current zone and all other suggested zones within the MDR-T

	SINGLE FAMILY HOMES		TWIN HOMES (Two Family)	
	Min. Lot Size in Sq Ft. per single family detached home	Gross Density (u/acre)	Min. Lot Size in Sq Ft. per Two-Unit Duplex	Gross Density (u/acre)
69,264 sq ft				
R-1-10	10,000	4.36	n/a	n/a
R-2-10	6,250	6.97	10,000	4.36
(Proposed) R-2-8	5,000	8.71	8,000	5.44
R-1-4	4,000	10.89	n/a	n/a
Current Density	6 homes on 1.59 acres: 3.77 homes per acre or 11,576 sq ft per unit			
Proposed Density	16 homes on 1.59 acres: 10 homes per acre or 4,328 sq ft per unit			

REZONE PROPOSAL ANALYSIS

- *Property* – combined at 1.59 acres (69,260 sq ft) the gross density of the entire property exceeds the existing R-1-10 zone leaving no unclaimed available density at R-1-10
- *Access* – unlikely every duplex will be proposed to access onto 2300 east or 4500. The development will likely be service via private lane with one drive approach at each road.
- *Road Configuration and Traffic* –Average Daily Traffic (ADT) count: 12,719 for 2300 E. 14,739 for 4500 S.¹ Approval of this petition and subsequent subdivision, would lead to a net generated increase of 99 additional ADT (average 6.5 ADT per single-family household) or 6.78% increase to both of these major public roads. A deceleration lane will likely be required.
- *Density* – see chart above
- *Health and Safety* – If a rezone is approved, the proposed residential uses, will likely be services by a private, gated lane negligible impact on the health, safety or welfare of an existing single-family community.
- *Fire Protection and Access* – The applicant would be required to adhere to and provide access and fire protection measures as required by the Unified Fire Authority.
- *Other Site Issues* - Site design features such as street dedication, curb and gutter, storm drainage and water retention; landscaping and trees, etc. – are all items that will be required, but reviewed during a subdivision process, not during the rezone consideration.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission to allow the applicant time to present arguments for their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, staff recommends that this item may be continued to a later date for further discussion and final decision. However, if a recommendation to the City Council can be derived from tonight's discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

Recommendation of staff is in favor of the application as the proposed zone is one of those residential zones suggested by the General Plan's future land use district, MDR-T, established as a long-range envisioning and planning document generated by the City Council.

Staff urges the Commission again to moderate the discussion of the present application around the following points:

- Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan*
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- The extent to which the proposed amendment may adversely affect abutting properties; and*
- The adequacy of 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.*

Additional discussion points:

- Do the similar densities of “Stegner Place” and the retail and office uses located across the street make up the “community character” of this location?
- As mentioned above, the property owner has exhausted the concept of “utilizing unclaimed densities” for 6 homes on 6 lots in the R-1-10 zone, However, have all other options to increase the property size been pursued –i.e. as suggested by the General Plan?

¹ <https://www.udot.utah.gov/connect/business/traffic-data/traffic-statistics/>

4500 South LLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84106
Office: (801) 990-2802

December 7, 2020

Holladay City Planning Department
4580 South 2300 East
Holladay, UT 84117

Re: Brief narrative supporting the zone map amendment

This assemblage is located within both the MDR-T 4500 South overlay zone, and the MDR-T 2300 East overlay zone. The proposed rezone to MDR-T is a recommended zone by the general plan and future land use map. This application proposes changing the zone from R-1-10 to R-2-8 for the following reasons:

- **Intensity of traffic.** This corner experiences the traffic of both 4500 South and 2300 East. UDOT publishes average daily trips on this street, and the combined total is approximately 26,500 cars passing by this property every day. As such, single family homes with private driveways that enter near the heavily trafficked intersection is not an ideal use.
- **Transitional quality of this location.** The corner of 4500 South and 2300 East is a highly visible and busy corner for the city and a gateway for cars and pedestrians coming and going from the Holladay Village/City Hall area. The general plan and future land use map have identified the need for transitional development in this area that buffers the single-family neighborhoods from the high-intensity uses adjacent to the property. The uses directly across the street from this property include a small economic area, multifamily developments and professional offices.
- **Revitalization of the Northern Gateway to Holladay Village.** This intersection is the northern gateway to the Holladay Village, and this assemblage is less than a 5-minute walk to the shopping and dining areas. Revitalization of old housing stock on this corner with beautiful landscaping and impressive, new, and architecturally interesting housing will improve the experience of residents and visitors coming to the area.

Letter in Support of Zone Change

Feb. 24, 2021

To Holladay City Officials:

Mark and I are the owners of the six properties on the northeast corner of 4500 South and 2300 East that are listed in the upcoming public hearing. We are not developers, but have lived here in Holladay for much of our married life. Over the past forty years, we have purchased each property, one by one, hoping that one day this corner would be built into something new and beautiful. We love the area and have been happy to see the Holladay village center emerge as a lovely place with shops and restaurants that we have enjoyed visiting from time to time.

We have been in regular contact with the development team, and we feel confident that whatever ends up being developed here will continue to provide good housing and a wonderful place for the new residents to raise their families for generations to come. We appreciate the work that you do every day for the city and wish you well. Please consider this letter, and other positive input from Holladay residents, and allow this zone change and new development to move forward.

Sincerely,

Mark and Sherrie Slusser
P.O. Box 91151
Salt Lake City, UT 84109


MICHAEL IVINS
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION # 706002
 COMM. EXP. 05-05-2023

Neighborhood Meeting Minutes

2300 East 4500 South
Taqueria 27 Meeting Room
February 1, 2021

Michael Beck

2361 East 4500 South

Michael expressed support for this amendment change, and felt that Holladay city had already zoned these properties to R-2-8 as of 2010 in the general plan. Expressed Interest in potentially selling his properties. Inquired about the development and potentially connecting into the new subdivision.

Randy Carpenter

4409 South 2300 East

Randy wanted to know what was happening at this site, and stated he was opposed to a high-density apartment complex or high-rise next to his property. He has lived in Holladay for a long time, but is selling his property in three years and expressed interest in sell to this subdivision if the price was right.

Jordan and Taryn Hoopes

4415 South, Briarwood Circle

Jordan and Taryn were generally supportive of new development. They had questions relating to what type of use would be on this property as they live nearby. They understood the need for new construction and were supportive of new houses as long as the plans were well thought out and evaluated. They felt that this they zone change may be appropriate for this property.

Chris and Erin Toomer

4405 South, Briarwood Circle

Moved to Holladay because it was more quiet and not as busy or under construction as other cities. Felt that Holladay needs more restaurants and somewhat supportive of new development; but felt that there are a lot of properties being redeveloped or under construction nearby his property and was concerned if there would be a large increase in density and construction activity.

Lyle and Karen Hardy

2388 East 4500 South

This couple owns the property across the street to the south, (the demolished property on 4500 south). They were curious about what new type of use was going to be built here. They expressed curiosity if this development could potentially help them get into a higher-density

zoning district, like the small economic zone that their property is adjacent to in order to increase their property values.

Woman in a Condo to the Southeast of the property

One woman in the subdivision to the southwest was curious about the process of development and the relationship between developers, city planning commission, and city council. She was curious what about how new development was initiated and the general process of what types of real estate can be built and how development moves through the city planning process.

Couple on Butternut

One couple that lives on Butternut was apprehensive of new development that is higher-density than the existing use, and inquired about access, and about subdivision parking. They understood that the property was being poorly maintained, but felt that was the property owner's responsibility. They asked if the renters in the houses had been notified that they may need to vacate the property. They were generally unsupportive of new, more dense development and had several questions as to what was allowed on this property and if this was similar to other developments that they had opposed in the past.

Unidentified Neighborhood Resident 1

One woman who lives to the west of the property was very unsupportive of "this apartment sh**", and expressed that developers of the multifamily complex built in 2007 located across the street at 4486 South 2300 East had lied to her about what they planned to do, and that the "bas**** city council" members at that time had approved it. She asked to know how parking would be mitigated, if we were going to lie about the grading and build higher than the zone allows. And expressed the concern that construction activity is "more than a nuisance".

Unidentified Neighborhood Resident 2

One man wanted to know if this was going to be an apartment complex, when he learned that this zoning would allow for twin homes (not apartments), he said that he was fine with that and stated that he would fight any apartment complex in this neighborhood, but was ok with twin homes and left after only a few minutes.

811

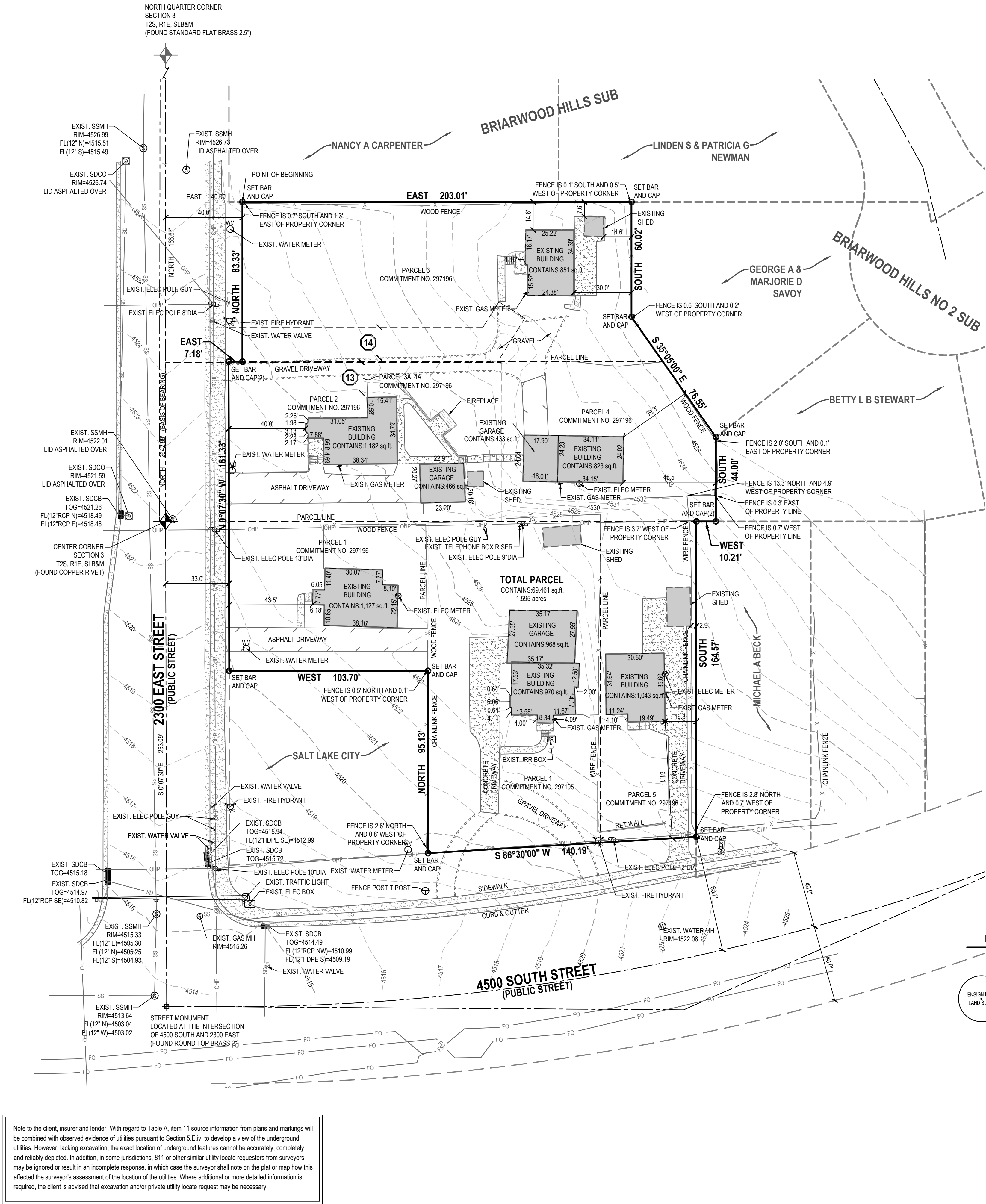
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

CENTER CORNER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4521.41'



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title and Topography Survey for use by the client. The Basis of Bearing is North 2542.88 feet between the Center corner and the North quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

COMMITMENT DESCRIPTIONS No. 297196

Parcel 1: [22-03-401-001]
Beginning at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 78 feet; thence East 136.8 feet; thence North 78 feet; thence West 136.8 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 2: [22-03-252-012]
Commencing at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 175 feet; thence South 83.33 feet; thence West 175 feet to the beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 3: [22-03-252-011]
Commencing 83.33 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 243 feet; thence South 60.02 feet; thence South 35°05' East to a point due East from the point of beginning; thence West 255 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 3A:
A right of way over the following described property:
Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 83.33 feet; thence East 40.0 feet; thence South 83.33 feet; thence West 40.0 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 4: [22-03-252-013]
Commencing 175 feet East from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 83.33 feet; thence East 80 feet, more or less to a point on the Westerly line of Lot 201, Briarwood Hills No. 2 Subdivision; thence South 35°05' East 50 feet, more or less to the most southerly corner of said Lot 201; thence South 44 feet to the Southwest Corner of Lot 202 of said Briarwood Hills No. 2 Subdivision; thence West 112 feet to the point of beginning.

Parcel 4A:
A right of way over the following described property:
Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 83.33 feet; thence East 175 feet; thence South 175 feet; thence South 16 feet to the point of commencement.

Parcel 5: [22-03-401-004]
Beginning 276.8 feet East from the Northwest Corner of the Southeast Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 164.6 feet; thence South 86°30' West 50.1 feet; thence North 167.65 feet; thence East 50.0 feet to the place of beginning.

COMMITMENT DESCRIPTION No. 297195

Beginning at a point 226.8 feet East of the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, as located in the middle of 23rd East Street, and running thence South 167.63 feet; thence South 86°30' West 50.1 feet; thence North 173.1 feet; thence East 90.1 feet to the point of beginning.

Less and Excepting therefrom any portion lying within the bounds of 4500 South Street.

AS SURVEYED DESCRIPTIONS

Beginning at a point on the East line of 2300 East Street said point being North 166.67 along the Quarter section line and East 40.00 feet from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence East 203.01 feet along the southerly boundary of Briarwood Hills subdivision; thence along the westerly boundary of Briarwood Hills No. 2 subdivision the following three (3) courses:

South 60.02 feet;
thence South 35°05'00" East 76.55 feet;
thence South 44.00 feet;
thence West 10.21 feet;
thence South 164.57 feet to the north line of 4500 South Street;
thence South 86°30'00" West 140.19 feet along the north line of 4500 South Street;
thence North 95.13 feet;
thence West 103.70 feet to the east line of 2300 East Street;
thence along the east line of 2300 East Street the following three (3) courses;
North 0°07'30" West 161.33 feet;
thence East 7.18 feet;
thence North 83.33 feet to the point of beginning.

Contains 69,461 square feet. 1.595 acres.

To: (i)4500 South, LLC, a Utah limited liability company; (ii)Lender with contractual obligations under a loan agreement with the Propose Insured identified at Schedule A, Item 2(a); (iii)Meridian Title Company; and (iv)Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, and 19 of Table A hereof.

The field work was completed on November 11, 2020.

Date of Plat or Map: November 18, 2020.

11/24/20

Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to title reports supplied by Meridian Title Company of Salt Lake City, Utah under Commitment No. 297196, dated effective November 2, 2020; and Commitment No. 297195, dated effective October 23, 2020.

LEGEND

SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE
SET ENSIGN REBAR AND CAP	SIGN	BUILDING PRIMARY	FENCE
SET RIVET	UTILITY MANHOLE	BUILDING SECONDARY	EDGE OF ASPHALT
WATER METER	UTILITY POLE	BUILDABLE AREA WITHIN SETBACKS	SANITARY SEWER
WATER MANHOLE	GAS METER	PUBLIC DRAINAGE EASEMENT	STORM DRAIN LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	WATER LINE
ELECTRIC METER	E ELECTRIC POWER LINE	CENTERLINE	SECONDARY WATER LINE
IRRIGATION VALVE	T TELEPHONE LINE	PROPERTY LINE	IRRIGATION LINE
SANITARY SEWER MANHOLE		ADJACENT PROPERTY LINE	
STORM DRAIN CLEAN OUT			

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

Schedule B-2 Exceptions

- Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
- Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
- Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.
- Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.

Schedule B-2 Exceptions - Commitment No. 297196

- Taxes for the year 2020 are now a lien not yet due and payable in the amount of \$1,778.76. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-401-001. (Parcel 1)
- Taxes for the year 2020 have been paid in the amount of \$1,978.58. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-012. (Parcel 2)
- Taxes for the year 2020 have been paid in the amount of \$2,125.99. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-011. (Parcel 3)
- Taxes for the year 2020 have been paid in the amount of \$1,571.73. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-013. (Parcel 4)

- All monuments used and set are shown on survey.
Parcel 1: 4449 South 2300 East, Holladay, Utah 84117.
Parcel 2: 4433 South 2300 East, Holladay, Utah 84117.
Parcel 3: 4425 South 2300 East, Holladay, Utah 84117.
Parcel 4: 4433 South 2300 East (Rear), Holladay, Utah 84117.
Parcel 5: 2359 East 4500 South, Holladay, Utah 84117.
Parcel 6: 2327 East 4500 South, Holladay, Utah 84117.
- Flood zone classification: "Zone X" AREA OF MINIMAL FLOOD HAZARD, as per FEMA Flood Map, No. 49035C0312G, effective 09/25/2009.
- Subject parcel contains 69,461 sq. ft. or 1.595 acres.
- Vertical Relief is shown on survey.
- Shown on survey.
- Shown on survey.
- Substantial features are shown on survey.
- There are no delineated parking spaces.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.
- Shown on survey.
- There is no evidence of recent earthwork on site.
- All plottable easements are shown on survey.

- An Easement including its terms, covenants and provisions as disclosed by instrument; right of way
November 1, 1976 as Entry No. 2872069 in Book 4388 at Page 440 of Official Records.
Recorded: November 24, 1952 as Entry No. 1308028 in Book 968 at Page 326 of Official Records.
Affects: See document for full particulars (Parcel 1) (Blanket in nature)
- An Easement including its terms, covenants and provisions as disclosed by instrument; right of way
November 1, 1976 as Entry No. 2872069 in Book 4388 at Page 440 of Official Records.
Recorded: November 24, 1952 as Entry No. 1308028 in Book 968 at Page 326 of Official Records.
Affects: See documents for full particulars (Parcel 2) (Shown on survey)

- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$103,000.00
Dated: April 29, 2003
Trustor: Mark K. Slusser and Sherri P. Slusser, husband and wife as joint tenants with full right of survivorship and not as tenants in common
Trustee: Scott Lundberg
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. solely as nominee for America's Wholesale Lender
Recorded: May 5, 2003 as Entry No. 8640263 in Book 8792 at Page 5857 of Official Records. (Parcel 3) (Not survey related)

- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$139,292.00
Dated: July 15, 2004
Trustor: Mark Slusser and Sherrie Slusser, husband and wife
Trustee: Christopher R. Perry
Beneficiary: National City Mortgage Co. dba Commonwealth United Mortgage Company
Recorded: July 19, 2004 as Entry No. 9123488 in Book 9015 at Page 4303 of Official Records. (Parcel 1)

The beneficiary's interest was assigned by Instrument:
To: The Bank of New York Trustee under the Pooling and Servicing Agreement Series 2004-HYB6
Recorded: February 26, 2007 as Entry No. 10014075 in Book 9427 at Page 419 of Official Records. (Not survey related)

- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$75,850.28
Dated: December 31, 2015
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife, as joint tenants with full rights of survivorship
Trustee: Orange Title Insurance Agency
Beneficiary: Wells Fargo Bank, N.A.
Recorded: January 11, 2016 as Entry No. 12202819 in Book 10394 at Page 3724 of Official Records. (Parcel 5) (Not survey related)

Schedule B-2 Exceptions - Commitment No. 297195

- Taxes for the year 2020 are now a lien not yet due and payable in the amount of \$2,049.34. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-401-003.
- Said property is located within the boundaries of Holladay City and the Salt Lake City Suburban Sanitary District and is subject to the charges and assessments levied thereunder.
- Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property. (Blanket in nature)
- The terms, covenants and conditions of that certain Right of Way:
Recorded: November 24, 1952 as Entry No. 1308028 in Book 968 at Page 326 of Official Records. (Shown on survey)
- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$106,000.00
Dated: May 23, 2003
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife
Trustee: Founders Title Company
Beneficiary: Wells Fargo Home Mortgage, Inc.
Recorded: May 27, 2003 as Entry No. 8663839 in Book 8804 at Page 5092 of Official Records. (Not survey related)
- A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$85,080.49
Dated: December 31, 2015
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife as joint tenants Trustee: Orange Title Ins Agency
Beneficiary: Wells Fargo Bank, N.A.
Recorded: January 11, 2016 as Entry No. 12202818 in Book 10394 at Page 3705 of Official Records. (Not survey related)

TABLE A

- All monuments used and set are shown on survey.
- Parcel 1: 4449 South 2300 East, Holladay, Utah 84117.
Parcel 2: 4433 South 2300 East, Holladay, Utah 84117.
Parcel 3: 4425 South 2300 East, Holladay, Utah 84117.
Parcel 4: 4433 South 2300 East (Rear), Holladay, Utah 84117.
Parcel 5: 2359 East 4500 South, Holladay, Utah 84117.
Parcel 6: 2327 East 4500 South, Holladay, Utah 84117.
- Flood zone classification: "Zone X" AREA OF MINIMAL FLOOD HAZARD, as per FEMA Flood Map, No. 49035C0312G, effective 09/25/2009.
- Subject parcel contains 69,461 sq. ft. or 1.595 acres.
- Vertical Relief is shown on survey.
- Shown on survey.
- Shown on survey.
- Substantial features are shown on survey.
- There are no delineated parking spaces.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.
- Shown on survey.
- There is no evidence of recent earthwork on site.
- All plottable easements are shown on survey.

VICINITY MAP
(NOT TO SCALE)

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 3
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
4500 SOUTH, LLC
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UTAH 84106
CONTACT:
JACOB CHRISTENSEN
PHONE: 801-990-2802

4500 SOUTH, LLC

ALTANSPS LAND TITLE AND TOPOGRAPHY SURVEY

4500 SOUTH 2300 EAST
HOLLADAY, UTAH

PROFESSIONAL LAND SURVEYOR
11/24/20
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

ALTA/NSPS
LAND TITLE
AND TOPOGRAPHY
SURVEY

PROJECT NUMBER
10324
PRINT DATE
11/24/20
DRAWN BY
M. BURT
PROJECT MANAGER
P. HARRIS
CHECKED BY
P. HARRIS

1 OF 1

**EXHIBIT B
PLANNING
COMMISSION
MEETING
04/06/2021**

APPROVED

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, April 6, 2021

6:00 p.m.

Meeting Conducted via Electronic Means

ATTENDANCE:

Planning Commission Members:

Jan Bradshaw, Chair
Martin Banks
Chris Layton
Howard Layton
Alyssa Lloyd
Ann Mackin
Marianne Ricks

City Staff:

LaNiece Davenport, Comm. and Econ. Dev Dir.
Jonathan Teerlink, Planning Manager
Stephanie Carlson, City Recorder
Brad Christopherson, City Attorney

WORK SESSION

Chair Jan Bradshaw called the meeting to order at 5:33 p.m.

The agenda items were reviewed and discussed.

Planning Manager, Jonathan Teerlink provided an overview of the Kershaw Office Building matter, which was continued from the previous meeting. The Planning Commission asked the applicant to come back with a more detailed proposal of what the materials will be for the office building in the NC Zone. The applicant was proposing a material that was not on the pre-approved materials list for buildings in the NC zone. An applicant can propose a material that is not on the list and the Planning Commission can approve it if the applicant can prove that the use of the material is a major part of the theme of the architecture.

Commissioner Chris Layton found the change in materials to be a notable improvement. He was of the opinion that the design and the materials being suggested appeared to be better.

Commissioner Ricks was surprised that an actual sample materials board was not provided.

Mr. Teerlink next addressed the proposed zone map amendment and stated that the Planning Commission recommended approval of the previous proposal; however, because it was a split vote the applicant felt it might be better to withdraw the request before going to the City Council for review and reapply for the R-2-10 zone. Staff recommended approval as the R-2 zone is recommended by the Medium-Density Two-Family Residential Transitional (“MDR-T”) Zone transitional corridor for 2300 East and 4500 South.

City of Holladay Planning Commission Meeting –04/06/2021

3. **Zone Map Amendment, R-1-10 to R-2-10 – 4425 South thru 4449 South 2300 East and 2327 East thru 2359 East 4500 South. Consideration and Recommendation of a Re-Request by Jake Christensen to Amend the City of Holladay’s Zoning Map for 1.59 Acre of Property from a Currently Designated Zone, R-1-10 (one home per 10,000 square feet), to R-2-10 (duplex per 10,000 square feet). As per Holladay Ordinance §13.07.030. File #21-4-05**

Mr. Teerlink presented the staff report and stated that the applicant held a second neighborhood meeting and made contact with neighbors who previously voiced concerns. The density ratios and calculations were modified to match the application. Staff recommended approval.

The applicants, Jake and Quinn Christensen, were present. Jake Christensen stated that they are primarily reducing the density from the previous request, which was the primary issue. Quinn Christensen displayed the map and identified the subject property, which is located on the northeast corner of 4600 South and 2300 East. Some of the uses in the area are relatively intense. Since the last meeting, they have spoken on the phone and met with one person individually. The conversations were ongoing. It is on a very prominent corner and gets more traffic than Highland Drive at 27,000 trips per day.

Mr. Quinn Christensen reported that previously they applied for R-2-8 zoning and are now requesting R-2-10, which is intended to accommodate small lot single-family and two-family attached units. It allows for more space and will allow the applicants to create a mixture of single-family and two-family homes. The proposed R-2-10 zone is an appropriate use and density and will support the traffic generated. The applicants have the ability to retain most of the existing tree canopy and will replace any trees that are removed. A perimeter walking path was proposed through the subdivision to connect it to the Holladay Village.

Commissioner Banks asked what kind of housing mix is anticipated. Mr. Jake Christensen stated that it will be reviewed in depth during the next phase and there is flexibility.

Commissioner Lloyd asked about the corner property that is owned by Salt Lake County for a future pump station and asked the applicants if they have been informed as to what will be allowed in the interim in terms of landscaping. Mr. Jake Christensen stated that they will work with the City Council as their assistance will be needed. He did not expect to pursue that until after approval of the zone change. Commissioner Lloyd also asked about access and thought it would benefit the community to have more access rather than less. Mr. Jake Christensen stated that options will be presented. He noted that the Utah Department of Transportation (“UDOT”) will allow access off of 4500 South.

Chair Bradshaw opened the public hearing.

Neil Olsen gave his address as 2369 East Murray Holladay Road, #A-201 and asked about the impact of the Salt Lake City parcel on the corner of 2300 East and 4500 South. Mr. Teerlink reported that the parcel owned by Salt Lake City Public Utilities is designed to be a well pump site. The location of the site does not necessarily have to be in that location and the water table

they can extract water from can be anywhere in the area. Salt Lake Public Utilities can move their plans for the corner up in their priority list and begin to have discussions with the City. Previously, the City of Holladay entered into a Landscaping Agreement with Salt Lake Public Utilities to beautify the corner but ran out of money. The site was cleaned up and topsoil delivered but the Council at the time did not have the funds to complete the project.

There were no further public comments. The public hearing was closed.

Commissioner Lloyd encouraged the applicants to work with Salt Lake Public Utilities to incorporate the well into the subdivision. Commissioner Ricks appreciated that the applicants listed and addressed the concerns raised at the last meeting to come up with a better solution.

Commissioner Banks moved to forward a recommendation to the City Council on final consideration to approve the zone map amendment for File #21-4-05 based on the following:

Findings:

- 1. The request is consistent with the goals, objectives, and policies in the General Plan.***
- 2. The request is harmonious with the overall character of existing built-out development.***
- 3. The request will not materially adversely affect the abutting properties.***
- 4. The facilities and services intended to serve the subject property are adequate.***

Commissioner Mackin seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

- 4. “Hulton Subdivision” – Concept/Preliminary – 2394 East Murray Holladay Road (R-1-10). Review and Consideration of an Application by Ron Hilton of Conceptual and Preliminary Level Subdivision and Submittals for a Two-Lot Single-Family Home Subdivision Plat as Per Holladay Ordinance §13.10. File #20-9-2**

Mr. Teerlink presented the staff report and stated that the applicant, Ron Hilton, is requesting review of a Concept Subdivision Plat as well as a Preliminary Subdivision Plan for a two-lot subdivision in the R-1-10 zone. The applicant held a neighborhood meeting previously and addressed all of the TRC’s comments on previous submissions. Based on information provided by the applicant, both lots can be accessed by a private driveway and utilities can be supported by adding one additional home in the neighborhood. Staff recommended approval of the Concept Subdivision Plat for two lots and preliminary subdivision Construction drawings for the



Holladay Village

City Hall
& City Park

Office/Multifamily

Small Economic District

Office

Multifamily

MDR-T

LDR-S

1.59 Acres

Public

Multifamily

MDR-T

MDR-T

MDR-T

LDR-S

Google Earth

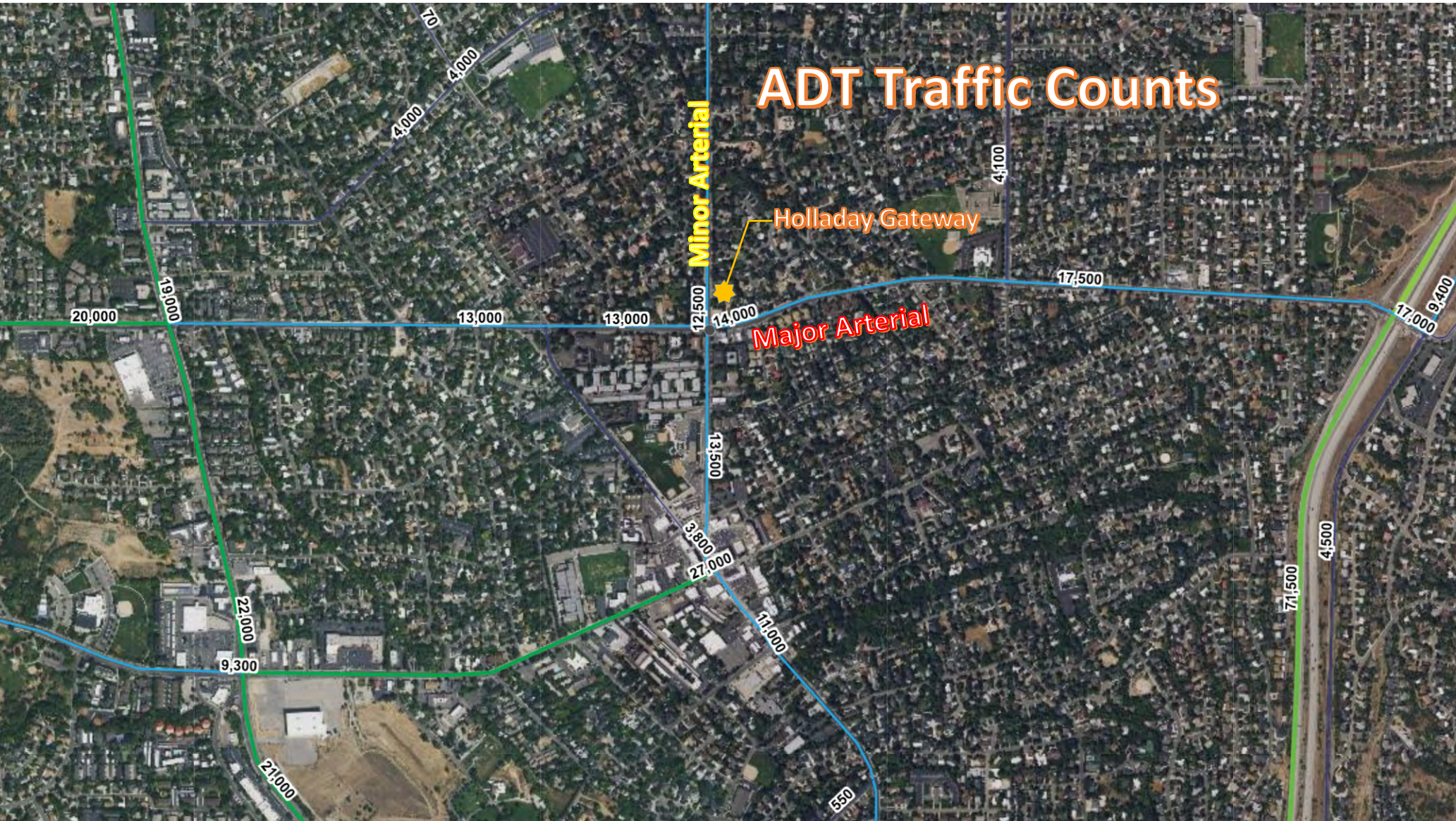
100 ft

ADT Traffic Counts

Minor Arterial

Holladay Gateway

Major Arterial





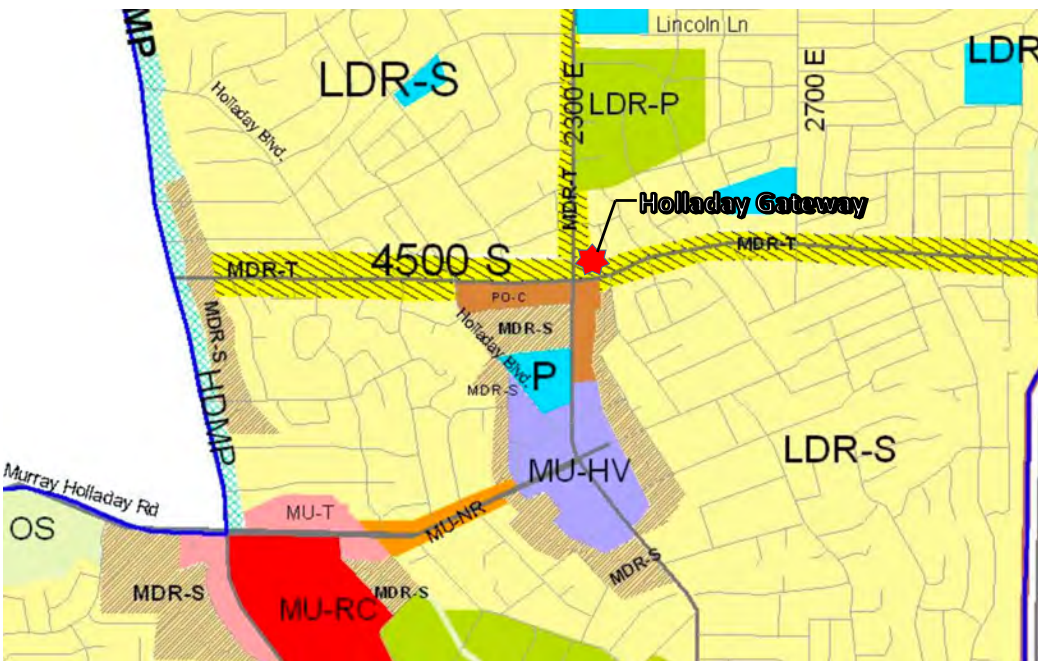
2300 EAST - North of Murray Holladay Road

Network Designations:

- Minor Arterial
- Priority High-Capacity Transit Corridor
- Priority UTA bus route
- Local Bike Corridor
- Regional Transportation Bike Corridor
- Regional Recreation Bike Corridor
- Community Pedestrian Priority Corridor

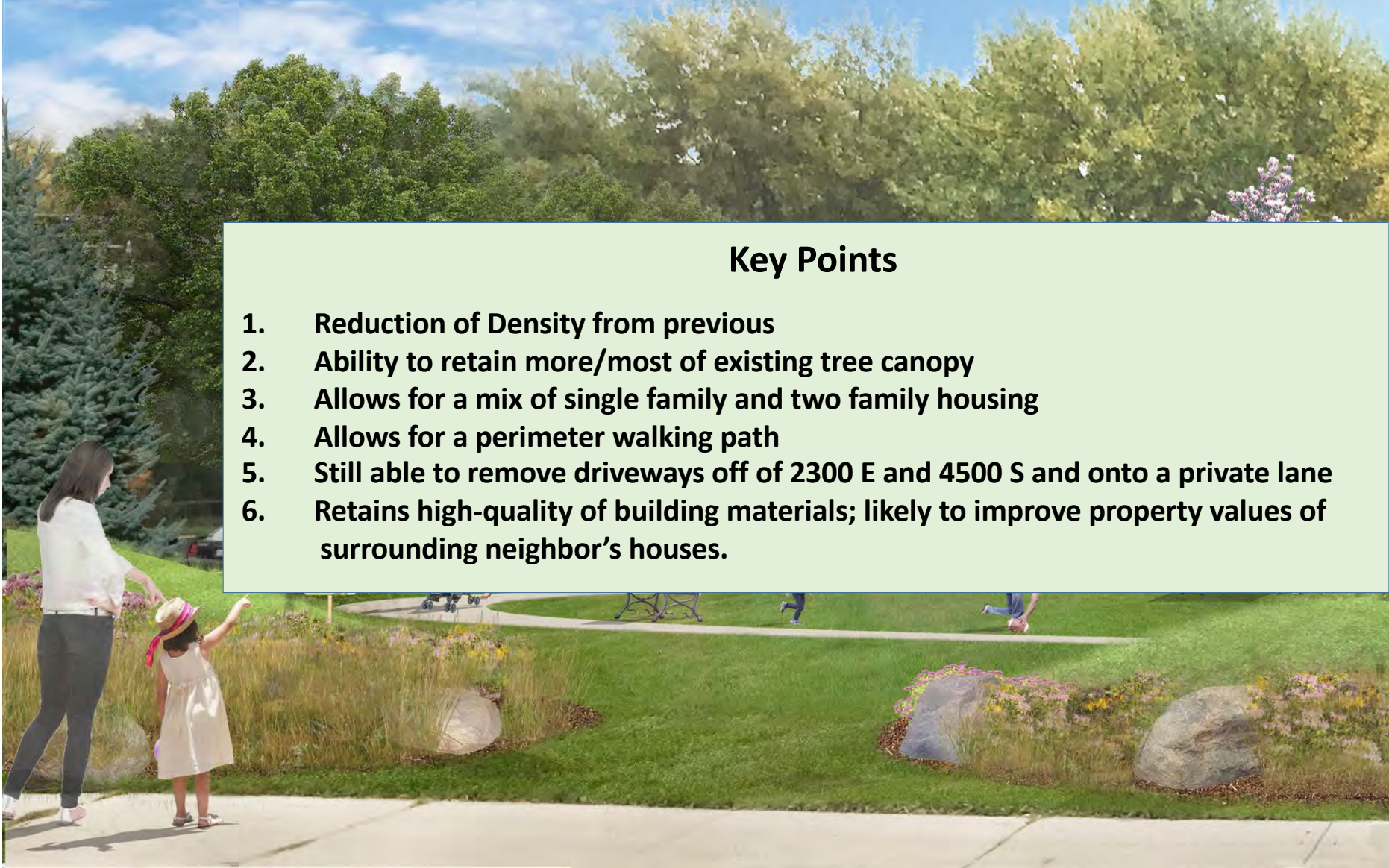
Future Land Use

Medium Density Residential-Two Units (MDR-T) Suggested Zones: R-1-4, R-2-8, R-2-10
This district is intended to accommodate small-lot single family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.



Existing Conditions





Key Points

1. **Reduction of Density from previous**
2. **Ability to retain more/most of existing tree canopy**
3. **Allows for a mix of single family and two family housing**
4. **Allows for a perimeter walking path**
5. **Still able to remove driveways off of 2300 E and 4500 S and onto a private lane**
6. **Retains high-quality of building materials; likely to improve property values of surrounding neighbor's houses.**



PLANNING COMMISSION MEETING AGENDA

Tuesday, April 6th 2021

In accordance with Executive Order issued by Governor Herbert Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to the infectious nature of the COVID-19 the Planning Commission of the City of Holladay will hold their regularly scheduled meeting by electronic means, with no physical location.

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay's Facebook page. Participation the *public hearings* portions of the meeting can be done in any of the following ways:

- Email your comments related to *public hearing items* to the Community and Economic Development Department during regular business hours; jteerlink@cityofholladay.com OR rhobbs@cityofholladay.com
- During the meeting, go to www.zoom.us in your web browser and join the meeting:
Meeting ID is: TBA (check city website: www.cityofholladay.com prior to the meeting)
- During the meeting, call Zoom on your telephone: 699-900-6833 or 346-248-7799 or 301-715-8592
Meeting ID is: TBA (check city website: www.cityofholladay.com prior to the meeting)

AGENDA

- 5:30 PM WORK SESSION – The Commission may discuss any or all agenda items. No decisions or voting to occur.
6:00 PM CONVENE ELECTRONIC MEETING – Public Welcome & Opening Statement, Chair Bradshaw

CONTINUED ITEMS

1. “Kershaw Office Building” – Final Building Design – 5305 South Highland Drive. (NC zone)
Review and consideration of requested final building design materials for an approved professional office space. File #20-9-2

PUBLIC HEARING

2. Zone Map Amendment, R-1-43 to R-1-4 – 6231 South Van Cott Road
***This application has been withdrawn* File # 21-4-01
3. Zone Map Amendment, R-1-10 to R-2-10 – 4425 S. thru 4449 S. 2300 E. & 2327 E. thru 2359 E. 4500 S.
Consideration and recommendation of a re-request by Jake Christensen, to amend the City of Holladay's Zoning Map for 1.59 acres of property from a currently designated zone, R-1-10 (one home per 10,000 sq ft), to R-2-10 (duplex per 10,000 sq ft). As per Holladay Ord§13.07.030 File # 21-4-05
4. “Hulton Subdivision” – Concept/Preliminary – 2394 East Murray Holladay Rd. (R-1-10)
Review and consideration of an application by Ron Hilton of conceptual and preliminary level subdivision submittals for a 2-lot single-family home subdivision plat as per Holladay Ord§13.10 File #20-9-2
5. Ordinance Amendment – Definition of Terms – (13.04.040)
Review and recommendation on proposed amendments to Title 13, of the Holladay City Code, regarding Temporary Zoning Regulation 2020-15 relating to the use and regulation of accessory sporting ramps structures. File #20-4-04-1

ACTION

6. Approval of Minutes – 2/23, 3/2 and 3/16

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: *

Stephanie N. Carlson MMC, City Recorder

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

FILE# 21-4-05

ZONE MAP AMENDMENT - R-1-10 to R-2-10

ADDRESS:

Corner of 4500 S 2300 E

LEGAL DESCRIPTION: 6 Parcels total of 1.59 ac⁺

22032520110000
22032520120000
22032520130000
22034010010000
22034010030000
22034010040000

APPLICANT/REPRESENTATIVE:

Jake Christensen

PROPERTY OWNER:

Mark and Sherrie Slusser

ZONING:

R-1-0

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

newspaper; 02/17, mailer; 02/19

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030

EXHIBITS:

Staff report
Aerials
Zone map
District map
Applicant Narrative
Emailed public comment

STAFF:

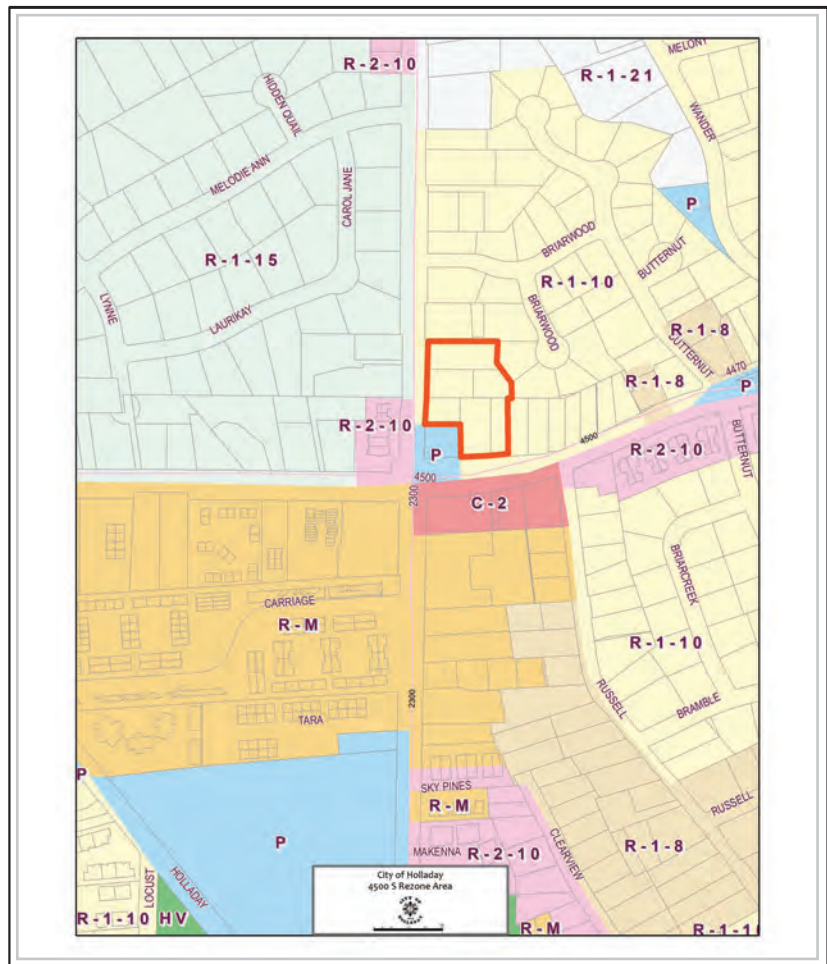
Jonathan Teerlink, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:



Request: **ZONE MAP AMENDMENT FROM R-1-10 to R-2-10**
 Address: 4425 S. thru 4449 S. 2300 E. & 2327 E. thru 2359 E. 4500 S. (herein referred to as, The Properties)
 Applicant: Jake Christensen, Agent for property owners, Sherrie and Mark Slusser
 Project: Residential Rezone – City of Holladay Zone Map Amendment
 File No: 21-4-05-1
 Notice: mailed notice – 03/26/2021, Newspaper notice – 03/23/2021
 N’hood Mtg: Held 03/19/2021
 Planner: Jonathan Teerlink

GOVERNING ORDINANCES: 13.07.030 AMENDMENT TO THE ZONE MAP – R-2-10
 General Plan MEDIUM DENSITY RESIDENTIAL-TWO UNITS (MDR-T)

REQUIRED PLANNING COMMISSION ACTION

Reapplication for an amendment to the zone map. All information should be reviewed on a de novo basis.

Public hearing to consider comment from residents regarding the proposal

Provide a recommendation of approval or denial to the City Council of a Proposal to Amend the Zone map (Legislative)

EXECUTIVE SUMMARY

Located at the corner of 4500 south and 2300 east, 6 properties owned by Sherrie and Mark Slusser. Their combined parcels comprise of **1.59 acres (69,264 sq ft)** and surround the vacant Salt Lake Public Utilities well site. This area is currently zoned for single-family homes on 10,000 sq ft lot sizes. As The Properties have frontage on either 4500 South (UDOT State Rd) or 2300 East (City Road) **the General Plan designation, MDR-T** is applied to guide future zoning changes. **The application to rezone this property to R-2-10** is a suggested zone of this General Plan land use designation and is intended by the applicant to facilitate a planned unit twin-home subdivision (PUD) consisting of **6 twin-homes** (12 units) a density equivalency of approximately 7.5 units per acre.

REZONE APPROVAL STANDARDS: (13.07.030.G.2)

In reviewing a zone map amendment, the following factors are provided as to be strongly considered:

- Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan*
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- The extent to which the proposed amendment may adversely affect abutting properties; and*
- The adequacy of 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.*

GENERAL PLAN APPLICATION/ANALYSIS

Implementing zone regulations to anticipated growth needs/goals within established residential neighborhoods is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan (GP) and is supported by the Title 13 of the Land Use Ordinances of Holladay. The GP includes recommended zones of various density patterns intended to accommodate change over time (i.e. growth) at focused areas and to help match the vision and expectations of a given district/community.

As expected, local attention responding to current patterns of residential growth and housing needs are occurring. Therefore, as the GP states, growth should be first accommodated by the utilization of current zoning and densities and then second, by rezoning. Zone changes, in reaction to population growth, as opposed to commercial transitions, should be carefully considered and applied to both accommodate a known dire need for new housing and to ensure neighborhood compatibility, therefore preventing the destabilization of the existing neighborhoods and potential loss of established community character, to overall density or intensity.

According the Land Use Map 2.3 of General Plan this subject area lies within the General Plan District: MDR-T (Medium Density Residential-Two Units. Specifically, this district described as follows (Principle 1, pg16)

Medium Density Residential-Two Units (MDR-T)

Suggested Zones: R-1-4, R-2-8, R-2-10

This district is intended to accommodate small-lot single family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.

This rezone proposal is at the lowest-density range of the three suggested zones. While considering the General Plan’s vision of compatibility, and “utilizing unclaimed density”, we must first establish the baseline density of the current zone and all other suggested zones within the MDR-T

	SINGLE FAMILY HOMES		TWIN HOMES (Two Family)	
	Min. Lot Size in Sq Ft. per single family detached home	Gross Density (u/acre)	Min. Lot Size in Sq Ft. per Two-Unit Duplex	Gross Density (u/acre)
69,264 sq ft R-1-10	10,000	4.36	n/a	n/a
(Proposed) R-2-10	6,250	6.97	10,000	4.36
R-2-8	5,000	8.71	8,000	5.44
R-1-4	4,000	10.89	n/a	n/a
Current Developed Density	6 homes on 1.59 acres: 3.77 homes/acre or 11,576 sq ft per unit (meets R-1-10 zone)			
Proposed Density	12 homes on 1.59 acres: 12 homes per acre or 5,772 sq ft per unit			

REZONE PROPOSAL ANALYSIS – not to be considered as a potential site development assesment

- *Property* – combined at 1.59 acres (69,260 sq ft) the gross density of the entire property exceeds the existing R-1-10 zone leaving no unclaimed available density at R-1-10
- *Access* – 4500 south provides limited access potential – but it may be available for right-out exiting. The development will likely be serviced via 2300 east via private lane
- *Road Configuration and Traffic* –Average Daily Traffic (ADT) count: 12,719 for 2300 E. 14,739 for 4500 S.¹ Approval of this petition and a subsequent subdivision, would lead to a net generated increase of 78 additional ADT (average 6.5 ADT per household) or net increase of .61% to either of these major public roads. A deceleration lane will likely be required.
- *Density* – see chart above
- *Health and Safety* – If a rezone is approved, the proposed residential uses, will likely be serviced by a private, gated lane negligible impact on the health, safety or welfare of an existing single-family community.
- *Fire Protection and Access* – The applicant would be required to adhere to and provide access and fire protection measures as required by the Unified Fire Authority.
- *Other Site Issues* - Site design features such as street dedication, curb and gutter, storm drainage and water retention; landscaping and trees, etc. – are all items that will be required, but reviewed during a subdivision process, not during the rezone consideration.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission to allow the applicant time to present arguments for their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, staff recommends that this item may be continued to a later date for further discussion and final decision. However, if a recommendation to the City Council can be derived from tonight’s discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

Staff is in favor of the rezone application, as the applicant has selected a zone suggested by the General Plan’s future land use district, MDR-T. The MDR-T area has been established at this location as a long-range envisioning and planning tool generated by the City Council to accommodate growth along major roads and at a major intersection.

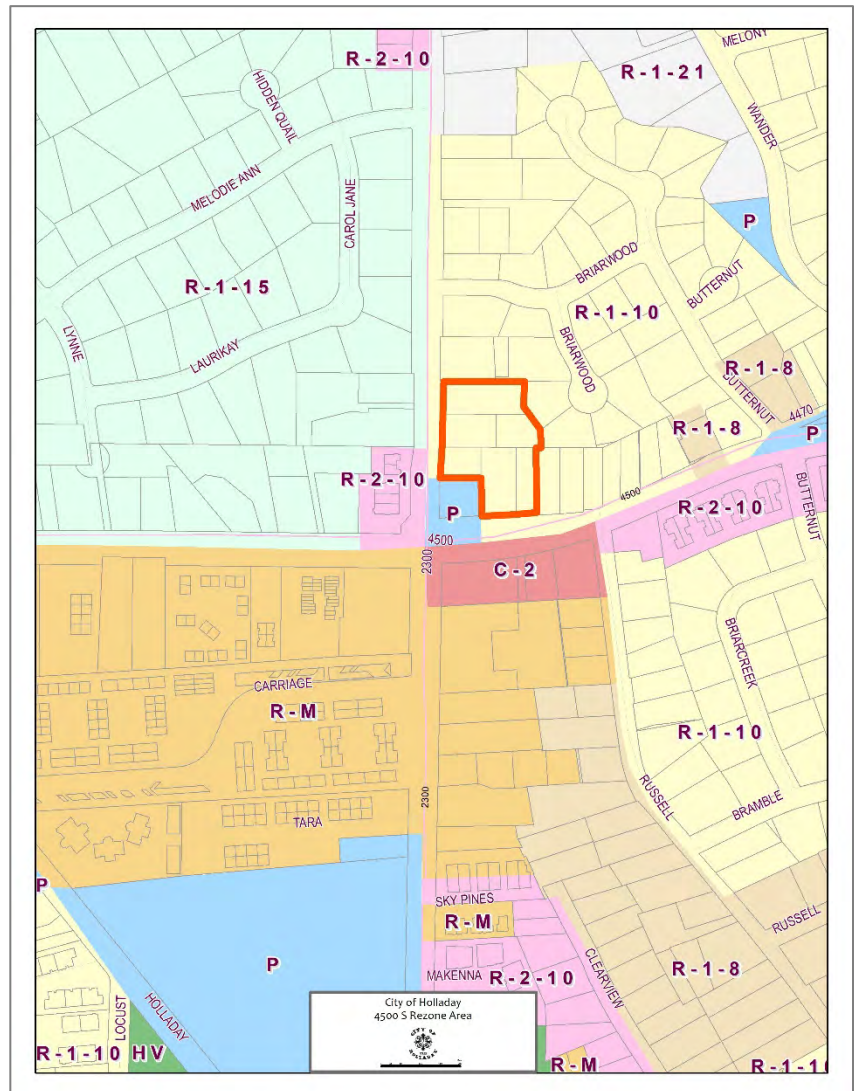
Staff urges the Commission again to moderate the discussion around the following points and to forward a recommendation to the City Council for final consideration.

- Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan*
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- The extent to which the proposed amendment may adversely affect abutting properties; and*
- The adequacy of 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.*

¹ <https://www.udot.utah.gov/connect/business/traffic-data/traffic-statistics/>

Date: Tuesday, April 6th 2021
Time: As close to 6:00 pm as possible
Location: **Remote Electronic Meeting – See below*
Hearing Body: Planning Commission (Recommending body to the City Council)

**Please submit any written comment via email to Jonathan Teerlink, jteerlink@cityofholladay.com by 5:00 pm 03/01/2021. Public comments received by the designated times will be forwarded to the Planning Commission.*



ATTENTION: This notice was mailed 02/19/2021 by order of the Community and Economic Development Director, LaNiece Davenport to all residents within an area extending 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

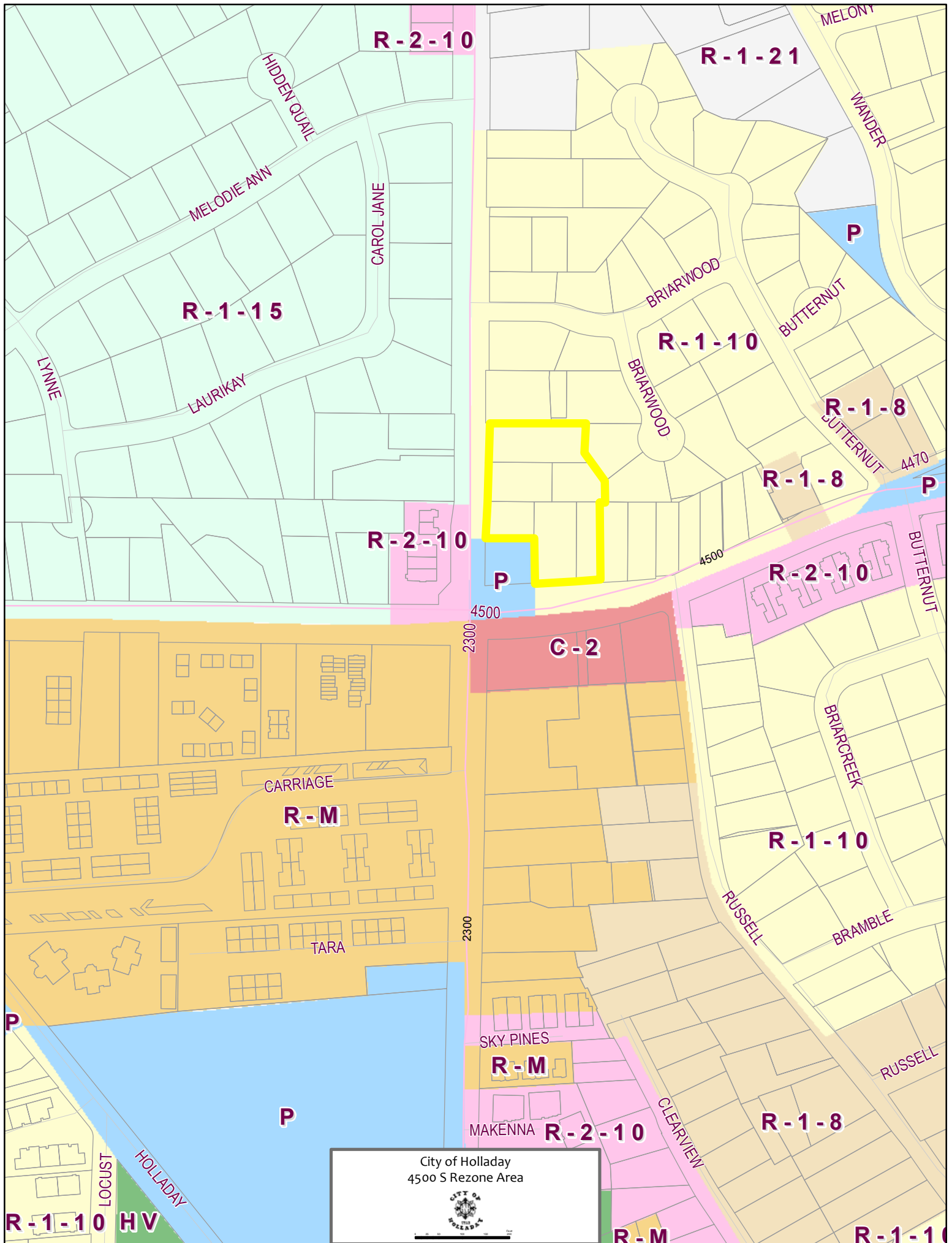
NOTICE OF PUBLIC HEARING

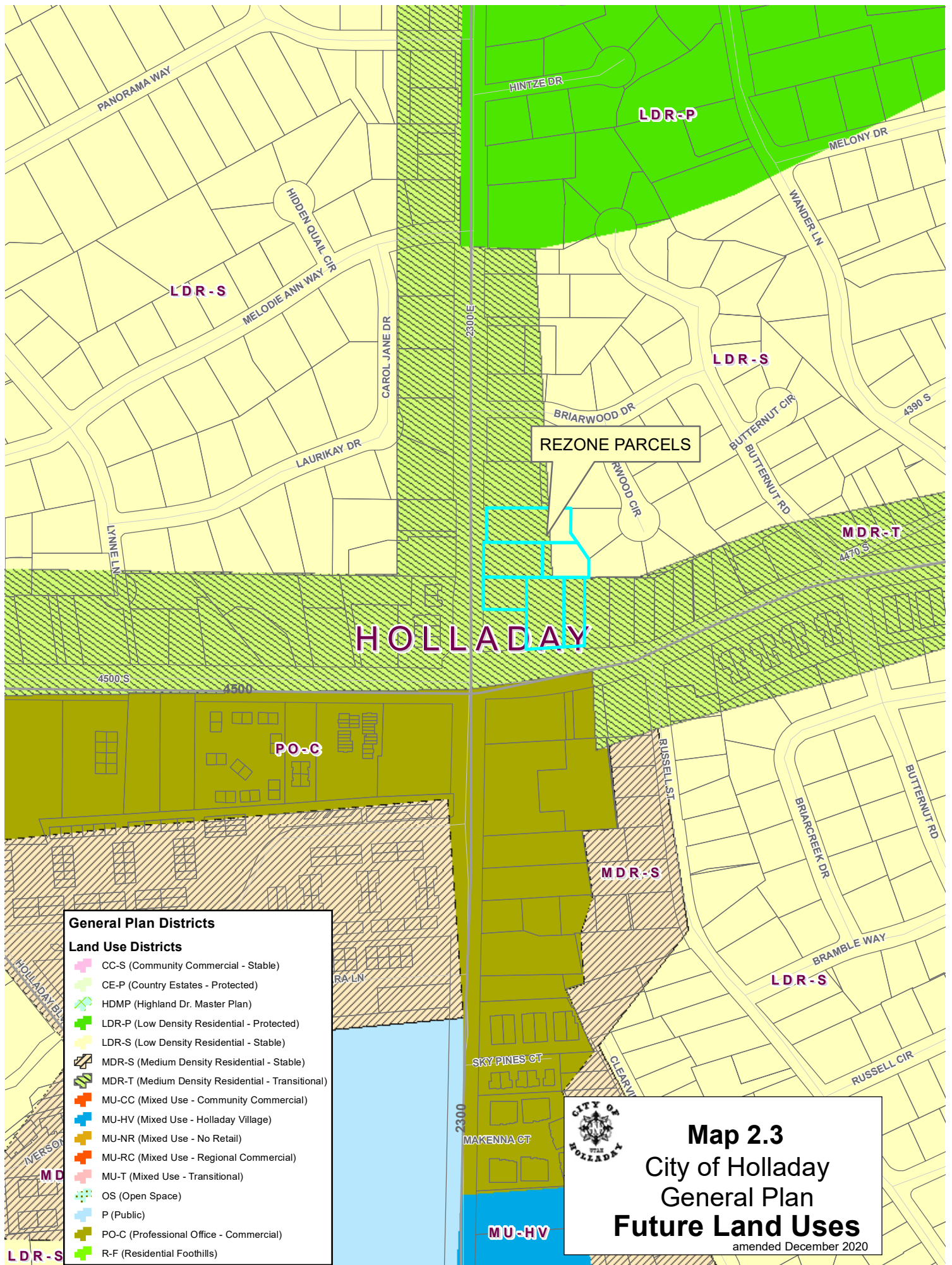
NOTICE IS HEREBY GIVEN that the Holladay City Planning Commission will hold a public hearing on Tuesday, the 2nd day of April 2021, as close to 6:00 P.M. as possible. This hearing will be conducted by electronic webinar via Zoom and streamed on Facebook. Participation links will be provided on the City's website prior to the meeting. The purpose of the hearing is to consider an amendment to the Holladay Zone Map from R-1-10 zone to R-2-10 for approximately 1.59 acres of property located at an address range of; 4425 South through 4449 South 2300 east and 2327 East through 2359 East 4500 South, Holladay Utah.

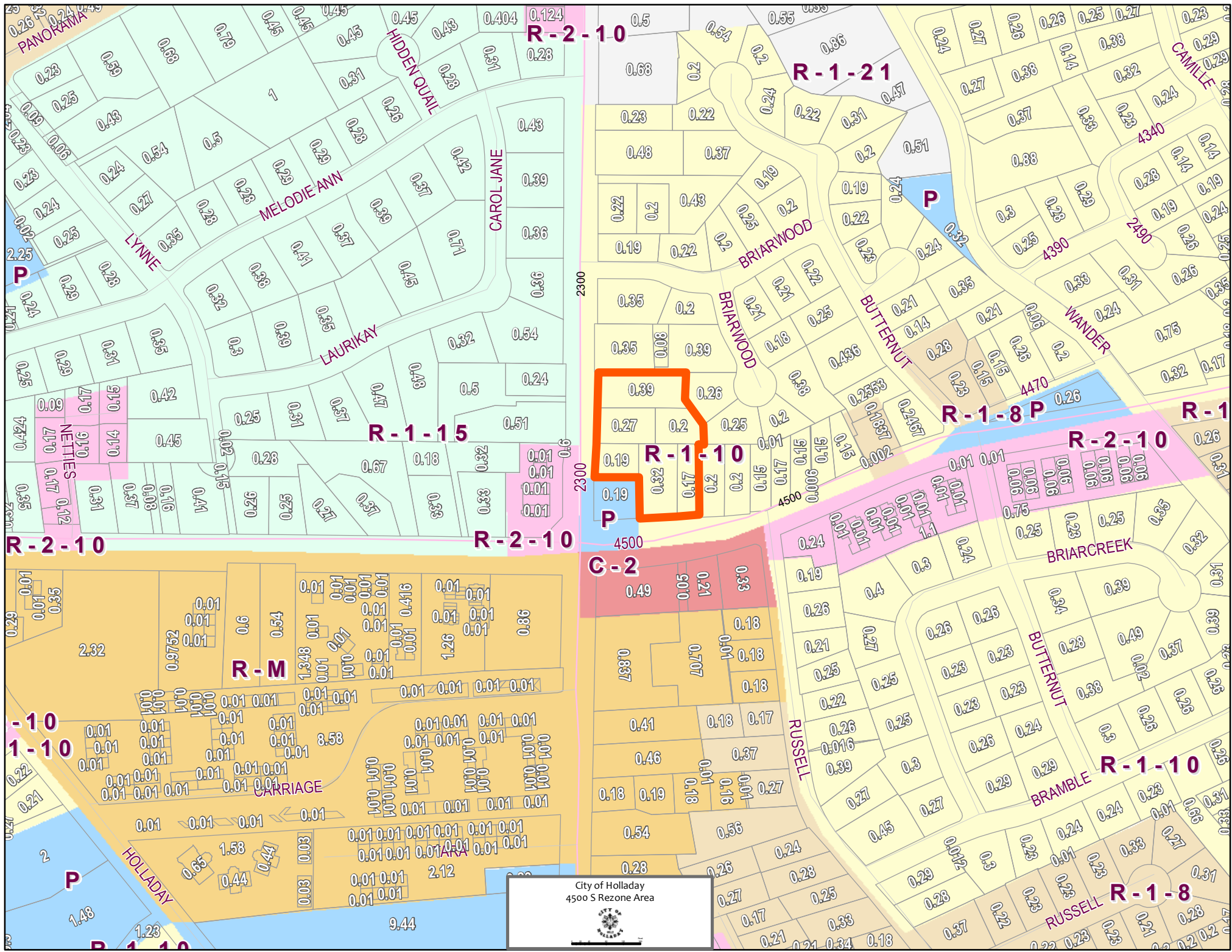
The proposal is available for public inspection on the City's website, www.cityofholladay.com or during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

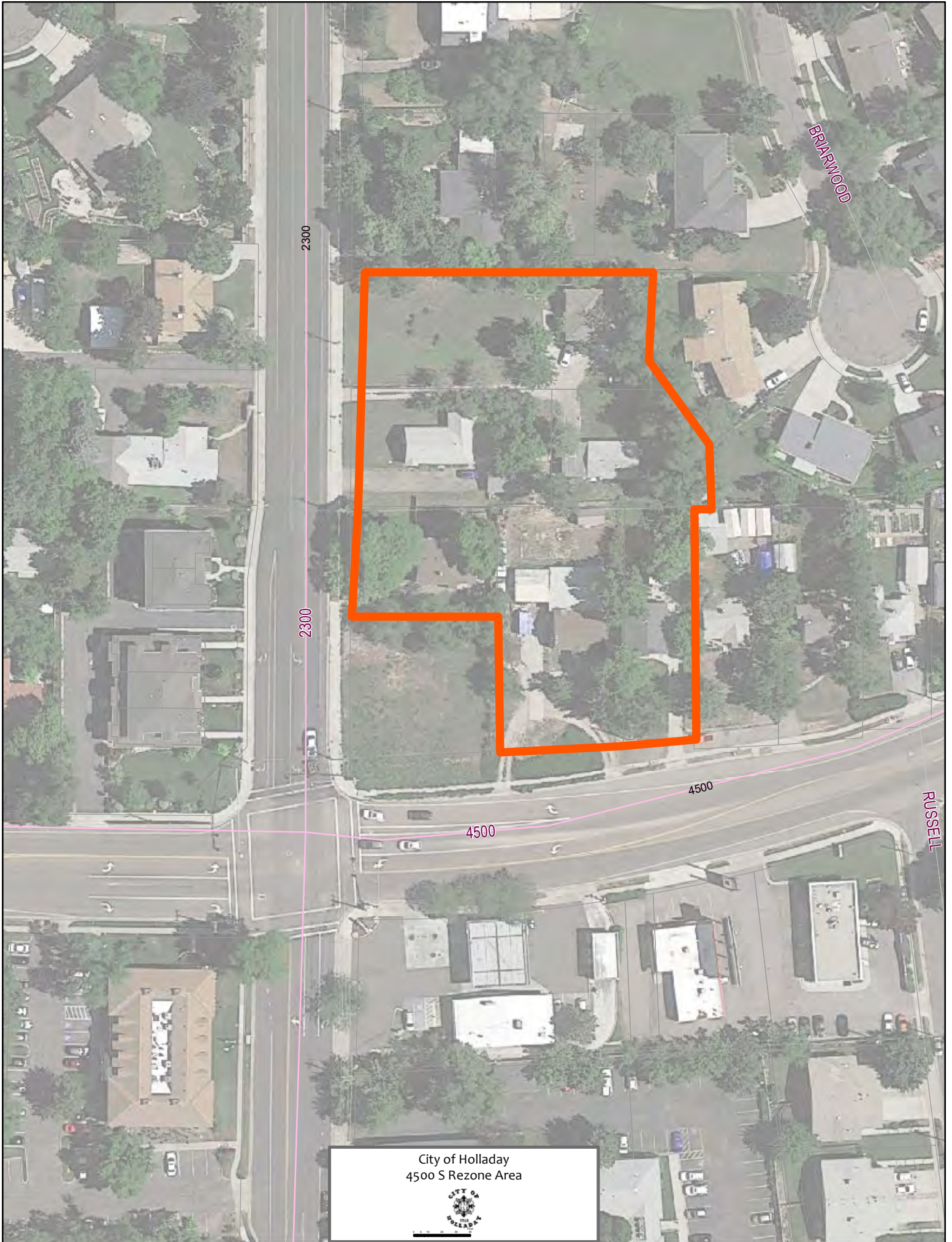
Dated this **day of **, 2021

PUBLISHED BY ORDER OF THE HOLLADAY CITY PLANNING COMMISSION
LaNiece Davenport Community and Economic Development Director









City of Holladay
4500 S Rezone Area



4500 South LLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84106
Office: (801) 990-2802

March 9, 2021

Holladay City Planning Department
4580 South 2300 East
Holladay, UT 84117

Re: Brief narrative supporting the zone map amendment

This assemblage is located within both the MDR-T 4500 South overlay zone, and the MDR-T 2300 East overlay zone. The proposed rezone to MDR-T is a recommended zone by the general plan and future land use map. This application proposes changing the zone from R-1-10 to R-2-10 for the following reasons:

- **Intensity of traffic.** This corner experiences the traffic of both 4500 South and 2300 East. UDOT publishes average daily trips on this street, and the combined total is approximately 27,000 cars passing by this property every day. As such, single family homes with private driveways that enter near the heavily trafficked intersection is not an ideal use.
- **Transitional quality of this location.** A mix of housing options is appropriate for this corner. The corner of 4500 South and 2300 East is a highly visible and busy corner for the city and a gateway for cars and pedestrians coming and going from the Holladay Village/City Hall area. The general plan and future land use map have identified the need for transitional development in this area that buffers the single-family neighborhoods from the high-intensity uses adjacent to the property. The uses directly across the street from this property include a small economic area, multifamily developments and professional offices.
- **Revitalization of the Northern Gateway to Holladay Village.** This intersection is the northern gateway to the Holladay Village, and this assemblage is less than a 5-minute walk to the shopping and dining areas. Revitalization of old housing stock on this corner with beautiful landscaping and impressive, new, and architecturally interesting housing will improve the experience of residents and visitors coming to the area.

Neighborhood Meeting Minutes

2300 East 4500 South

Taqueria 27 Meeting Room

March 19, 2021

Randy Carpenter

4409 South 2300 East

We followed up with Randy Carpenter at this meeting and by phone. We explained more about the process of rezoning this property through the Planning Commission and City Council. We also brought our civil engineer to discuss any infrastructure related concerns he had. Randy was content and stayed for about half an hour discussing various items related to the development and was happy to learn these would not be lower quality homes.

Don Robinson

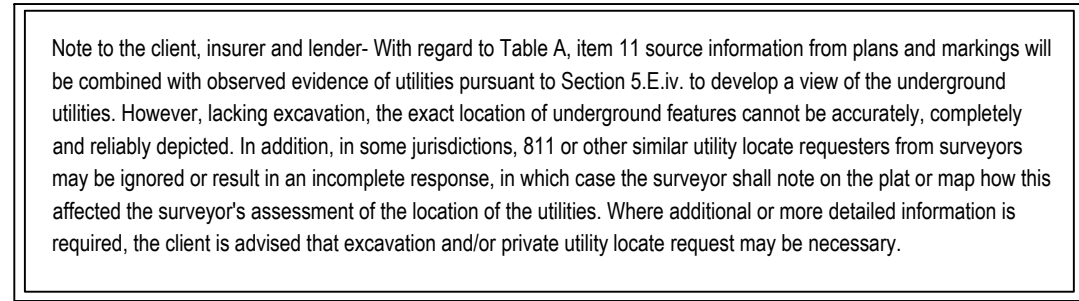
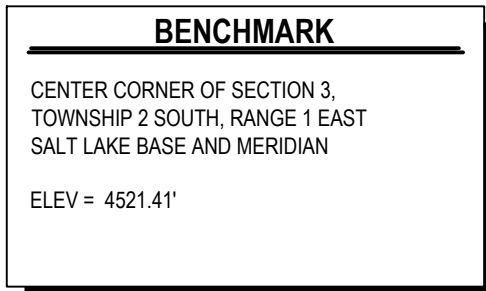
4370 Butternut

Don was opposed to the MDR-T overlay zone recommendations in the Holladay City General Plan and debated for a long time as to why a R-2-10 zone was not ideal, but felt that an R-1-6 zone for this property may be appropriate. He expressed that he did not have any issue with the plan for what is to be developed on the property, but is concerned that it sets a precedent for additional rezones to the R-2 zone in the LDR-S protected areas where his house is located on Butternut.

Kaylynn Nelson

2487 Bramble and 4503 Russell St

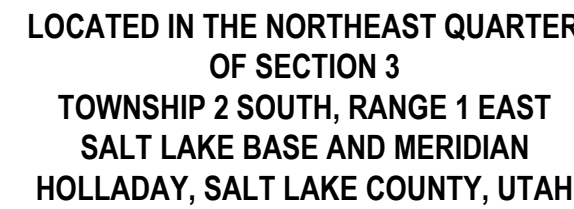
Kaylynn owns a duplex property, across 4500 South on Russell Street, which is currently zoned R-2-10. She was opposed to a rezone that matched her property's zone across the street, citing density. She was curious as to the possible orientation and number of buildings that could be built with this R-2-10 zone.



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET

 PROPERTY LINE
  IRR
 

- 1) All monuments shown are set and shown on survey.
- 2) Parcel 1: 4448 South 2300 East, Holladay, Utah 84143
- 3) Parcel 2: 4433 South 2300 East, Holladay, Utah 84143
- 4) Parcel 3: 4425 South 2300 East, Holladay, Utah 84143
- 5) Parcel 4: 4433 South 2300 East (Rear), Holladay, Utah 84143
- 6) Parcel 5: 2359 East 4500 South, Holladay, Utah 84143
- 7) Parcel 6: 2327 East 4500 South, Holladay, Utah 84143
- 8) Parcel 7: Classification "Zone Y" M&C # Of Habitat
Flood Map, No. 4903CS312G, effective 09/25/2009
- 9) Subject parcel contains 69.941 sq. ft. or 1.595 acres
- 10) Vertical relief is shown on plan.
- 11) (H) Shown on survey.
- 12) (T) Shown on survey
- 13) Substantial features are shown on survey.
- 14) There are no delineated parking spaces.
- 15) Existing structures are shown on survey.
- 16) Adjoining owners are shown on survey.
- 17) Shown on survey
- 18) There is no evidence of recent earthwork on site.
- 19) All plotable easements are shown on survey.



DRAFT

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

**Tuesday, October 5, 2021
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Howard Layton, Chair
Martin Banks
Alyssa Lloyd
Ann Mackin
Karianne Prince
Dennis Roach

Jonathan Teerlink, Planning Manager

**CONVENE REGULAR MEETING – Public Welcome and Opening Statement by
Commission Chair.**

Chair Howard Layton called the Regular Meeting to order at 6:05 p.m. and read the Commission Statement.

**1. Presentation – Highland Drive Corridor Study Update from Katie Kourianos and
Alexis Verson of Horrocks Engineering.**

Katie Kourianos from Horrocks Engineering introduced Alexis Verson and updated the Commission on work they are doing with staff on the Highland Drive Corridor Study. They are currently in the middle of public outreach. A map of the area was displayed, and the study area was identified. A timeline was presented with work planned through early 2022. They have been compiling data, spoken to stakeholders, and have presented two cross-section alternatives for public feedback. At the conclusion of the public comment period, they will look at what was received from the public, the Planning Commission, and the City Council and recommend one concept to move forward with.

Ms. Verson reported that she is working on the transportation planning of the project. She stated that a great deal of data analysis has been done. The Corridor Vision compiled from existing studies and plans included the following:

- The Corridor is a vital artery for the City.
- Enhances the historic, beautiful, vibrant community.

- Addresses safety concerns due to speeds.
- Regional connectivity must be considered.
- Needs to accommodate all modes – emphasis on transit, walkability, personal vehicles.
- Redevelopment will add vibrancy and capture many short trips within the project areas.

Data-Driven Decisions will leverage existing to tell a story:

- Traffic volumes, existing, and future.
- Bicycle and pedestrian counts.
- Crash Data.
- Transit stations and ridership numbers.
- Safe Routes to School.
- Review previous planning efforts and studies.

Maps were shown from 2017 of correct traffic volumes. They estimated 20,000 trips per day on the corridor. The project volumes for 2050 were 22,500. Ms. Verson considered that to be very stable.

The existing bicycle and pedestrian data showed that Highland Drive would be used to make the east-west connection. Stakeholder in-depth interviews suggested that on-street bicycle facilities are better warranted elsewhere. Traffic speeds and volumes indicated the same. The stakeholders that were interviewed included Murray City, the Utah Transit Authority (“UTA”), the Salt Lake County Bicycle Advisory Committee, Granite School District, and the Holladay Hills Development.

The key themes were as follows:

- Highland Drive feels unsafe on a bicycle, even for confident riders.
- Use it as an east-west connection when there is no other alternative.
- Need for better sidewalks, desire to create a comfortable walking environment for students.
- Center turn lane a priority.
- Beautification is a priority.

The four alternatives were described as follows:

- Alternative 1: Complete Street
 - o Meets multi-modal goals;
 - o Center turn lane;
 - o Does not accommodate traffic volumes at intersection; and
 - o Does not align with Regional Transportation Plan.
- Alternative 2: Five Lane Cross Section
 - o Center turn lane;
 - o Standard sidewalk widths; and

- o Does not accommodate active transportation users.
- Alternative 3: Buffered Bike Lanes
 - o Meets multi-modal goals;
 - o Appropriate bicycle facility for vehicle volume and speeds; and
 - o Does not meet the center turn lane need.
- Alternative 4: Five Lane Cross Section with Multi-Use Pathway
 - o Meets multi-modal goals;
 - o Center turn lane; and
 - o The mixed-use pathway is narrower than recommended width (10').

Next steps were identified as follows:

1. Narrower design alternatives.
2. Launch public story map and survey (September 13 – October 13).
3. Send mailers.
4. Participate in public events.
5. Select preferred alternative.
6. Develop concept-level design and cost estimates.
7. Compile funding applications.

The observation was made that there is no sidewalk on the west side. On the east side, there are intermittent sidewalks of varying widths. Those issues will be addressed.

Commissioner Roach noted that in the in-depth interview, beautification was listed as a priority. There was a question as to whether there is a hybrid model. Ms. Verson felt there was room for a hybrid model. The engineers will do the detailed design work and there will likely be areas where special effort will need to be taken.

It was clarified that where there is a designation of a sidewalk as opposed to a multi-use pathway, bicycles will not be on the sidewalk. Ms. Verson stated that that is the goal. The intent is to have something that is wider than six or seven feet wide. The ideal would be a width of 10 feet. She explained that the realistic traffic that is expected is less than in a contiguous neighborhood.

Commissioner Roach stated that the initial study period ended at the end of September on the survey. Ms. Verson stated that it was extended slightly and will end on October 13. Commissioner Mackin asked if the proliferation of e-bikes was taken into consideration. Ms. Verson stated that it was a policy discussion, and the determination was needed as to where e-bikes belong on the cross-section. She suggested there be a dedicated bike lane. It was noted that the majority of bike usage was between Walker Lane and 5600 South. Commissioner Roach asked if the City is looking to increase bike use along Highland Drive or accommodate the narrow strip where many are making a connection. Ms. Verson stated that the survey responses have been that it is not comfortable to use in its current state on a bicycle. She asked the Commission to further define the goals.

Chair Howard Layton stated that as the City continues to grow he considered what is proposed to be a great improvement, particularly for bikes since there will be a connection between the two large nodes. He felt that a greater emphasis on bicycles will be critical. Ms. Verson described the steps taken and stated that the next task will be to narrow down the alternatives.

PUBLIC HEARINGS

2. “6121 South Highland Mixed-Use” – Site Plan Concept/Preliminary – 6121 South Highland Drive (HCR Zone). Review and Action on a Presentation by Property Owner, Chris Ensign of Site Development Plans and Architectural Design Details for a Mixed-Use, Residential/Retail Redevelopment on Approximately .96 Acres, in Accordance with the HCR Zone Development Standards as Codified Holladay Ordinance §1308.080 and 13.66.

Planning Manager, Jonathan Teerlink, presented the staff report and stated that before the Commission is a redevelopment application for a site that was previously located in a C2 zone and recently rezoned to the Highland Crossroads (“HCR”) Zone. He reported that the HCR zone is expected to become one of the more intense use zones. The other is Holladay Hills. The connection between the two areas will be paramount. The current applicant is well versed in Holladay Village construction and has been instrumental in the creation of the standards and framework for the HCR zone. For the purpose of land use, the Planning Commission and City Council requested that they not lose the retail component that they have rather than add to it and wait. The current application includes a couple of retail pads that are required out front on Highland Drive with a 58-foot-high building.

Staff reviewed the request with the Design Review Board (“DRB”) and forwarded a recommendation to the Planning Commission regarding the design. Two elements will be required including the architectural and site plan development elements. Tonight, the items that should be considered conceptually include land use, height, development standard compliance, landscaping, and parking. There is a height issue staff would like the Commission to review with the applicant as well as landscaping and design issues.

The applicant, Chris Ensign, gave his address as 2265 East Murray Holladay Road. The opportunity was presented to them initially and they hoped that what they are proposing puts all of the collective thought and vision into a starting point for the HCR zone. They addressed areas that needed more attention. In terms of history, their architect grew up in Holladay. He walked the site and got a better understanding of the area. Mr. Ensign explained that one of the highlights of the HCR zone was to be more transportation-oriented than the Village but very pedestrian-friendly. Retail was a significant component to ensure that they are retaining retail on the site. What is proposed is a mixed-use project with two floors of parking and four floors of residential and retail in front along Highland Drive. Mr. Ensign reported that there are 84 units in the proposed configuration.

An aerial view of the property was displayed and the orientation, views, and building materials were described. They used general thematic materials that are common and generally accepted in the Village. Chair Howard Layton asked Mr. Ensign how he plans to control circulation into the

1 site. Mr. Ensign explained that a study of the area was conducted but it was outside the scope of
2 what they had planned. Circulation issues were discussed. The City considered the possibility of
3 bringing in a raised triangular median that would direct traffic left or straight through into the
4 Wendy's and then further beyond at Excel Fitness. Combining the two driveways into one would
5 be difficult to control. Chair Howard Layton suggested trimming off some of the teardrop so that
6 it becomes more direct. He felt that it could potentially solve an issue and traffic problem.

7
8 Commissioner Lloyd reported that they envisioned the Small Area Master Plan as being
9 simultaneously developed with cohesive traffic flow and roads that serve multiple buildings. She
10 asked if the entrance in the future would be able to be combined with another property so that it is
11 a general entrance into future development. Circulation issues were discussed.

12
13 Commissioner Prince asked about the border between the property and the Wendy's Restaurant
14 and if there will be a visual barrier. Her preference was to see more trees along the southern border.

15
16 Commissioner Roach commented on the north side between the wall and the building and asked
17 if it is all hardscape or if the upper story runs across on the first floor. Mr. Ensign stated that it
18 was a recommendation from the DRB and included the addition of columns. They asked that they
19 also allow for an opportunity for art within the picture frames between the columns.

20
21 Commissioner Roach described the lot currently on the north side as being 'devoid of life'. He
22 suggested that that side be softened where possible. A canopy and trees along the southern portion
23 were also encouraged. It was recommended that the applicant come back with more specifics on
24 the landscaping as part of the next stage of the development.

25
26 Chair Howard Layton opened the public hearing. There were no public comments. The public
27 hearing was closed.

28
29 The parapet above the 58-foot building height was addressed. Commissioner Lloyd commented
30 that she was very comfortable with it. It was noted that the parapet is proposed to be four feet in
31 height above the roofline. Mr. Teerlink stated that from staff's perspective it can be interpreted as
32 a functional screening of mechanical equipment, which is what the ordinance is intended to do;
33 however, it is architectural in nature and part of the façade and soffit and finishes the roofline at
34 the top. It could also be considered in the allowance for gables. Staff interpreted it as being
35 architectural and more of a gable feature rather than a mechanical screening function.

36
37 ***Commissioner Lloyd moved to approve the amended building design for 6121 South Highland***
38 ***Mixed-Use Residential Retail Development located at 6121 South Highland Drive in the HCR***
39 ***Zone subject to the following:***

40
41 ***Findings:***

- 42
43 ***1. The request has received a favorable recommendation from the DRB.***
44

- 1 2. *The request complies with the vision and design guidelines of the Holladay*
2 *Crossroads Zone.*

3
4 *Commissioner Mackin seconded the motion. Vote on motion: Commissioner Prince-Aye,*
5 *Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Banks-Aye,*
6 *Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair Howard Layton-Aye. The motion*
7 *passed unanimously.*

8
9 *Commissioner Banks moved to amend the previous motion and allow the applicant to select,*
10 *with the approval and confirmation of staff, any one of the three proposed alternative*
11 *configurations. Commissioner Roach seconded the motion. Vote on motion: Commissioner*
12 *Prince-Aye, Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Banks-Aye,*
13 *Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair Howard Layton-Aye. The motion*
14 *passed unanimously.*

15
16 *Commissioner Lloyd moved to approve the Conceptual Site Plan for “6121” a mixed-use*
17 *redevelopment project located at 6121 South Highland Drive in the HCR Zone subject to the*
18 *following:*

19
20 ***Findings:***

- 21
22 1. *Building location and architecture have been approved.*
23
24 2. *Site development details are compatible with the vision and standards of the*
25 *Holladay Village.*
26
27 3. *Subject to the project being serviced by all life safety utilities and further*
28 *examination and discussion on a proposed parking plan.*
29
30 4. *Safe, predictable*

31
32 ***Requirements:***

- 33
34 1. *The existing concept site plan approval with the comment that the next rendering*
35 *include additional landscaping and increase the tree canopy on the next site plan.*
36

37 *Commissioner Mackin seconded the motion. Vote on motion: Commissioner Prince-Aye,*
38 *Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Banks-Aye,*
39 *Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair Howard Layton-Aye. The motion*
40 *passed unanimously.*
41

1 **3. “Viewmont Cove” Residential Subdivision, Concept – 4813 South Viewmont (R-1-**
2 **15). Review and Action on a Presentation by Property Owner, David Haynie and**
3 **Denise Hurst of Conceptual Plan Details for a Two-Lot Residential Subdivision of**
4 **Approximately .95 Acres into Two, Single-Family Home Lots (2 Units) in Accordance**
5 **with the R-1-15 Zoning Standards as Per Holladay Ordinance §13.10.**

6 Mr. Teerlink presented the staff report and stated that the request involves the conceptual review
7 of a two-lot subdivision. The property is in the R-1-15 zone. Staff and the TRC have never
8 reviewed the concept plan favorably. The TRC analysis included items that have yet to be
9 provided, however, the City Engineer confirmed that those elements were received earlier in the
10 day from the applicant. Staff recommended that the Planning Commission hold a public hearing
11 and review the Concept Site Development Plan for a two-lot subdivision in the R-1-15 zone.

12
13 The applicant, David Haynie, reported that he and his wife purchased the property at 4813
14 Viewmont Street. The previous owners changed the zoning from R-1 to R-1-15 with the intent of
15 subdividing the property from one lot into two lots. Each lot would be just under one-half acre.
16 The current plan is to remodel the existing home and sell the remaining lot.

17
18 Commissioner Prince asked if there is room for a driveway on the south side. Mr. Haynie stated
19 that their intent is to tear the garage down to put the driveway in. It was confirmed that the concept
20 plan shows the 20-foot access easement, which will be utilized at some point.

21
22 Chair Howard Layton opened the public hearing. There were no public comments. The public
23 hearing was closed.

24
25 Chair Howard Layton clarified that the request is for conceptual subdivision approval, which does
26 not require anything be done to the home until Building Permits need to be issued. Mr. Teerlink
27 stated that notes are typically placed on the mylar including restrictions for Lot 1 that require the
28 easement and clearance. It was noted that the driveway can be placed up to the fence or property
29 line.

30
31 Mr. Teerlink reported that when an applicant gets to the final approval stage and the plat is
32 recorded, the plat will exist and be recorded permanently in favor of Lot 2. If the property changes
33 hands, they can revert to the conceptual approval showing that conceptually they knew that the
34 access road was to be in the proposed location and that the process was not finished. He noted that
35 the easement will be recorded with the subdivision plat. It was clarified that as long as Mr. Haynie
36 owns the two lots he can record the easement to grant the legal access, which will not become an
37 issue until he decides to sell.

38
39 ***Commissioner Prince moved that the Planning Commission approve the Viewmont Cove***
40 ***Conceptual Subdivision located at 4813 South Viewmont Street in the R-1-15 zone subject to***
41 ***the following:***
42

1 **Findings:**

- 2
- 3 1. *The requirements for conceptual subdivision have been reviewed and*
- 4 *recommended by the Holladay TRC.*
- 5
- 6 2. *The development exceeds the minimum dimensional standards of a detached,*
- 7 *single-family development in the R-1-15 zone.*
- 8
- 9 3. *The development complies with the General Plan.*
- 10

11 **Requirements:**

- 12
- 13 1. *Utility Service Letters.*
- 14
- 15 2. *Preliminary level construction drawings.*
- 16
- 17 3. *Dedication of Viewmont at the required 25-foot half-width.*
- 18
- 19 4. *Tree Canopy Preservation Plan – Restoration Plan.*
- 20

21 *Commissioner Mackin seconded the motion. Vote on motion: Commissioner Prince-Aye,*

22 *Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Banks-Aye,*

23 *Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair Howard Layton-Aye. The motion*

24 *passed unanimously.*

25

26 **ACTION ITEMS**

- 27 4. **“Hope Ranch” Subdivision, Preliminary/Final – 4411 Wander Lane – (R-2-10).**
- 28 **Review and Action on Preliminary Development Details of a Residential Subdivision**
- 29 **by Benjamin and Alexandria Wade to Subdivide Approximately .75 Acres into Two**
- 30 **Single-Family Home Lots (Two Units) in Accordance with the R-1-10 Zoning**
- 31 **Standards and as Per Holladay Ordinance §13.10.**

32 Mr. Teerlink presented the staff report and stated that the request involves a preliminary

33 subdivision review for Hope Ranch. Conceptual approval was granted in September 2020 for the

34 two-lot split with a couple of requirements. Staff reviewed the drawings submitted and

35 recommended approval of the preliminary level development plan for the Access Road Utility

36 Plan, and Stormwater Retention Plan. The minutes of the previous meeting were provided in the

37 packet.

38

39 The applicants, Benjamin and Alexandra Wade gave their address as 4411 South Wander Lane.

40 Mrs. Wade stated that they have been working with Diamond Land Surveying and Title about the

41 concerns raised at the last meeting regarding the lot line. The neighbor to the north was involved

42 in a lot line dispute. They have confirmed that the current lot lines they show are correct. When

43 they purchased the property, the Wades were told that the lot lines were correct. Another issue

44 that was brought up pertained to the retaining wall elevation. She clarified that on the actual lot

45 line there is no retainage. The Wades currently live in the front home and gutted and renovated

1 the property. Over the last year, they have planted over 20 trees along the lot line to create a barrier
2 and softening. They currently have no plans to build on the rear lot.

3
4 A question was raised about the 13.5-foot-tall clearance area with driveway access. Mrs. Wade
5 stated that they are aware of that requirement and that they currently satisfy that access
6 requirement.

7
8 ***Commissioner Mackin moved to grant preliminary approval of the Hope Ranch residential two-***
9 ***lot subdivision located at 4411 South Wander Lane for Benjamin and Alexandra Wade in the***
10 ***R-1-10 zone. Approval was subject to the following:***

11
12 ***Findings:***

- 13
14 1. ***The request complies with the conceptual plan that was approved on***
15 ***September 15, 2020.***
16
17 2. ***Construction elements and details are found to be acceptable by all divisions of***
18 ***the Technical Review Committee.***
19
20 3. ***The development complies with the underlying zone and General Plan.***

21
22 ***Conditions:***

23
24 ***Prior to returning to the Planning Commission for final plat review, the following shall be***
25 ***submitted:***

- 26
27 1. ***A final plat prepared and formatted as per Holladay plat requirements.***
28
29 2. ***All outstanding TRC comments clarifying that there is no dedication of Wander***
30 ***Lane that is needed.***
31
32 3. ***Existing utility connections are approved. The location of all hydrants is within***
33 ***500 feet. The existing tree canopy, location, and the Tree Replacement Plan have***
34 ***all been addressed by the applicant.***
35

36 ***The applicants resolved the lot line dispute by engaging a land survey company for their property***
37 ***and engaged in a survey. They reached an agreement that the survey was correct so there is no***
38 ***longer dispute. The applicant has designated 20-foot-wide access and a 13.5-foot-tall clearance***
39 ***area for the drive access.***

40
41 ***Commissioner Prince seconded the motion. Vote on motion: Commissioner Prince-Aye,***
42 ***Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Banks-Aye,***
43 ***Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair Howard Layton-Aye. The motion***
44 ***passed unanimously.***
45

1 **5. Approval of Minutes – August 3 and September 7, 2021.**

2 The minutes of August 3 and September 7, 2021, were reviewed and modified.

3
4 *Commissioner Mackin moved to approve the minutes of August 3, 2021, and September 7, 2021,*
5 *with the changes noted. Commissioner Prince seconded the motion. Vote on motion:*
6 *Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Banks-Aye,*
7 *Commissioner Banks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Chair*
8 *Howard Layton-Aye. The motion passed unanimously.*

9
10 **ADJOURN**

11 *Commissioner Mackin moved to adjourn. Commissioner Banks seconded the motion. The*
12 *motion passed with the unanimous consent of the Commission.*

13
14 The Planning Commission Meeting adjourned at approximately 7:46 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, October 5, 2021.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____

DRAFT