



CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

January 11th 2022

City Council Chambers – 4580 S 2300 E

Some Planning Commission members may be participating virtually. 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 - masks are required.
- Emailed comments: must be received by 5:00 pm on 01/10/2022 to the Community and Economic Development Department; jteerlink@cityofholladay.com

AGENDA

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

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

PUBLIC HEARING – ACTION ITEM

1. **“Hulton Court – Amended and Extended” – Concept – 2394 thru 2397 M. Holladay Rd. (R-1-10 and R-2-10)**
Review and consideration of a proposal by property owner, Ron Hilton, for conceptual site plan application to amend “HULTON COURT” a previously approved residential subdivision, by adding additional property to redevelop a total of 1.3 acres located in the R-1-10 and R-2-10 zone, to form a seven (7) lot, single-family home subdivision, Planned Unit Development. As per Holladay Ordinance 13.08 *File #20-1-15-1*

ACTION ITEMS

2. **Approval of 2021 Meeting Minutes** – 11/09, 11/16 and 12/14

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.



CITY OF HOLLADAY
Planning Commission
December 14th 2021
Item #1

Request: **RESIDENTIAL SUBDIVISION AMENDMENT – CONCEPT REVIEW**
Project: “HULTON PARK”, as an amendment of and extension to “HULTON COURT” (approved 2021)
Address: 2394 East thru 2397 East Murray Holladay Road
Zone: R-1-10 and R-2-10
Applicant: Ron Hilton, property owner
File No: 20-1-15-1
Notice: Mailed notice on 12/31/2021
Staff: Jonathan Teerlink

GOVERNING ORDINANCES:	13.14, 13.32	R-1-10 and R-2-10 ZONE
	13.03.030	SPECIFIC SUBMISSION REQUIREMENTS FOR 3 STEP REVIEW:
	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.050	CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIREMENTS
	13.78	PLANNED UNIT DEVELOPMENTS

REQUIRED PLANNING COMMISSION ACTION: Administrative

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 according to compliance with standards according to Holladay Ord. 13.03.030 and 13.10.050. Planned Units Developments shall be considered by, and according to, compliance of all standards of Holladay Ordinance 13.78. All reviews and decisions must be during a 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 09/15/2021.

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

SUMMARY

Property owner Ron Hilton, upon receiving approval for a two-lot subdivision at 2394 East Murray Holladay Rd. (Hulton Court) is requesting review of an amendment proposal. The proposal intends to include additional, metes and bounds land (not within an existing subdivision), located across the street at 2397 East Murray Holladay Rd. Totalizing approximately 1.42 acres (61,974 sq ft) the two properties span the boundary of two different zone districts, R-1-10 and R-2-10. Proposed layout intends to redevelop the both properties within their associated zone density standards, adding 5 new single family lots to the previously approved two-lot subdivision (**7-home Planned Unit Development**).

R-1-10 ZONE: Gross Area: 30,639 sq ft or .70 acre

- Single-family home per 10,000 sq ft
- Minimum 10,000 sq ft lot size

R-2-10 ZONE: Gross Area: 31,335 or .79 acres

- Single detached or duplex homes
- Min 6,250 sq ft per single / 10,000 per duplex

****A request for interpretation on applicable land use regulations pertaining to this application had been filed by the applicant. This department has provided a response in May of 2021 by previous Director, Paul Allred. Please review the applicant’s query and this departments response.**

TECHNICAL REVIEW COMMITTEE (TRC) ANALYSIS

The subdivision amendment drawings were reviewed by the Technical Review Committee (TRC) at a conceptual level. Attention was focused on varying matters (in according to Ordinance 13.03.030 and 13.10.050):

- 1) Proper site access, including provision of a requisite designed emergency services access and a turn-around feature given the width of the internal private, dead-end lane and the proposed co-sharing of the same by the plat's contemplated lots; and,
- 2) Depiction on plat/plan drawings of requisite elements (e.g., property dimensions and lot sizes, bearings, plat scale, north arrow, applicant/owner information, civil engineer/surveyor information, public improvements [i.e., curb, gutter, sidewalk, etc. and their locations, dimensions, compositions, etc.]; and,
- 3) Prospective utility connections have been verified (utility presence, capacity, company acceptance of designs, adequate flows, adequate easement provisions or recognition of existing easements)

PUD ELEMENT:

The TRC has verified that the applicant has submitted required drawings and a descriptive narrative outlining a PUD request. Applicant's request of the PC for flexibility in setback, lot sizes and home type revolve around a preference for single-family detached product rather than attached duplexes.

TRC FINDINGS

As the applicant intends to develop a PUD of detached single-family homes, this proposal should be reviewed with all requirements of Holladay Ord 13.78 in mind – specifically,

- Only the PC may approve a PUD as a Conditional Use during a public hearing
- Minimum Net Lot area required for a PUD; R-2-10: 30,000 sq ft, R-1-10: 30,000 sq ft ([Holladay Ord 13.78.050](#))
- "Maximum density" for each zone shall be derived by reviewing a standard subdivision design layout, using the minimum lot size, width, and setback dimensions required by zone
- Any zone district regulations may be waived by the PC except; use (residential), height (32') and density (as per R-1-10 and R-2-10 zones).

The TRC has offered the following findings regarding use and calculation of the proposed project areas;

- A subdivision/PUD may not *straddle* a public street (dedication is required), but PUD allowances may be enacted or otherwise applied to property on either side of the road within a subdivision's boundary and,
- A subdivision/PUD is not prohibited from straddling two different zones, as long as the minimum requirements for each zone are met.
- The proposal meets land use requirements for residential development within both the R-1-10 and R-2-10 Zone, and,
- Appropriate dimensions have been indicated as a placeholder for public dedication width of Murray Holladay Road.; and,
- Project size has been affected by a required dedication of Murray Holladay Rd; - **verify with applicant**
 - a. The "South Phase" located within the R-1-10 zone shows a net lot area of **29,496 sq ft** (as per the approved preliminary drawing for Hulton Court dated 06/03/2021)
 - b. The "North Phase" located within the R-2-10 zone shows a net lot area of **29,217 sq ft**
- The proposal incorporates allowances to carry over unused dedication area for the South Phase ([Holladay Ord 15.28.050](#)); and,
- A conceptual layout for residential lots has been provided:
 - a. The "South Phase"; two lots with a conforming minimum lots size of 10,000 sq ft – remnant unclaimed area of 6,172 sq ft
 - b. The "North Phase"; two lots meeting the minimum 10,000 sq ft for twin homes – remnant unclaimed area of 6,756 sq ft
- Current code interpretation does not penalize a frontage property by discounting from its "countable area" (for purposes of determining compliance with minimum size requirements) the area within or underlying access drive that traverses the same to provide access to one or more "flag lots" behind/beyond the same. i.e, Staff finds that the size shown as being proposed for Lot 3 [11,684 sq. ft.] conforms to code (i.e., is adequately sized for development even with a private drive crossing it to Lot 2;

RECOMMENDATIONS

TRC recommends the Planning Commission to consider this application after a presentation by the applicant and the required public hearing. Two motion are required – Conceptual Plan consideration and Conditional Use/PUD consideration

As the proposal is primarily a Conditional Use application, the TRC recommends that the following points be adequately discussed/addressed as potentially appropriate waivers to zoning regulations in order to establish the proposed 7-lot PUD development;

1. Candidates for PUD shall first provide a minimum net lot area as note in [Table 13.78.050.1](#)
2. Conceptual layout for the "North Phase" provides for two, twin homes (4units). Applicant requests to separate the total four units as detached single family homes.
3. Remnant areas are proposed by the applicant to be combined and included in density calculations – remnant area of 6,756 from the "North Phase" is proposed to combined with the remnant are of 6,172 sq ft of the "South Phase", effectively creating a 3rd 12,928 sq ft lot within the "South Phase" – This is a highly irregular and unique request in interpreting "unclaimed density" as described in the applicant's narrative.
4. Proposal to retain the existing white brick home as a common use facility made available to the subdivision.

It is the recommendation of staff that, a **CONCEPTUAL PLAN** for Hulton Place be found compliant with applicable dimensional standards of the R-1-10 and R-2-10 zone **for a six (6) lot subdivision**, rather than the proposed seven (7) lot layout. Specifically, four (4) lots within the R-2-10 zone and two lots within the R-1-10 zone. This interpretation is based upon the following findings:

- 1) The both properties are bisected by Murray Holladay road, a public street
- 2) Both properties are described with individual parcel numbers, as opposed to one description
- 3) Both properties are separately affected by the required dedication of Murray Holladay Rd., reducing the net lot areas of each parcel
- 4) Both properties are separately affected by two different zones regulating lot size in their respective zone boundaries.
- 5) The Holladay Land Use and Development Ordinance is silent on the use or allocation of remnant land area, located adjacent and or having no shared lot line. Even prior to the dedication of Murray Holladay Road, these two parcel, though overlapping, were distinctly described as separate parcels.

It is the recommendation of staff that, a **CONDITIONAL USE PERMIT** for a **PLANNED UNIT DEVELOPEMNT** for Hulton Place be further discussed by the Commission, based upon a staff concern that neither properties meet the minimum **net lot area** required for a PUD. A motion to approve the PUD may be found IF, the commission appropriately finds that, according to 13.78.040.E the commission may waive certain elements of the Conceptual plan submission standards, specifically for dedication when reviewing for subdivision compliance as noted in 13.78.040.G,

“Compliance With The Subdivision Regulations: Compliance with the regulations of this chapter does not excuse the developer from the applicable requirements of the subdivision regulations, as required by chapter 13.10 of this title, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.”

Therefore, considering the property in recorded size prior to dedication.

POTENTIAL MOTION FORMATS

*“I _____ move to approve the **CONCEPTUAL PLAN** “Hulton Place” a 6-lot residential subdivision in the R-2-10 and R-1-10 zone located at 2394 East thru 2397 East Murray Holladay Road, finding that the plan;*

- 1. Complies with the standards of the R-1-10 and R-1-20 zone*
- 2. Lots created are shown to be accessible by utilities, public roads and emergency access*

*“I _____ motion for approval of a **Planned Unit Development** for “Hulton Place” a residential single-family home subdivision in the R-2-10 and R-1-10 zone located at 2394 East thru 2397 East Murray Holladay Road, finding that the proposal;*

- 3. Complies with the allowed land uses of R-2-10 and R-1-10 zone as a residential subdivision.*
- 4. Density and layout are found to comply with the approved Concept plan*
- 5. Is granted flexibility to zone standards via the Planning Commission*
- 6. Provides for the preservation and enhancement of desirable site characteristics*
- 7. “...other findings as deemed appropriate to support the motion”*

With the following suggested conditions (based upon the approved conceptual layout):

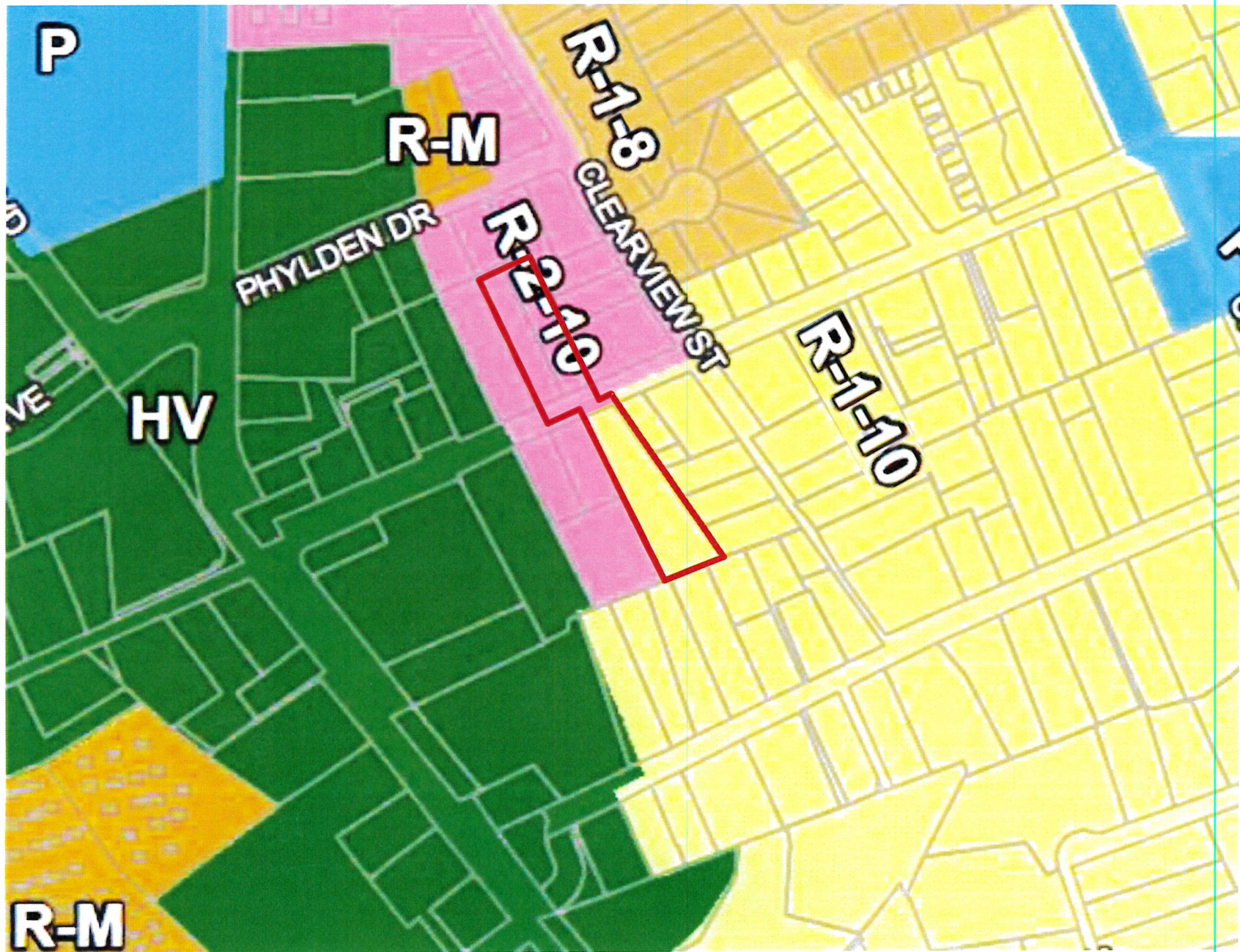
- 1. All lot sizes are modified to maintain the minimum sizes shown on the approved plan*
- 2. Setbacks are modified as shown on the approved plan*
- 3. Dedicated open space and common area is provided*
- 4. Submit to the TRC a Preliminary level Subdivision plan for assessment preparation for Planning Commission Review.*
- 5. “...other conditions as determined appropriate.”*



City of Holladay
HULTON COURT - AMENDED and EXTENDED
2180 E Murray Holladay



VICINITY MAP FOR 2394-2397 MURRAY HOLLADAY ROAD





NOTICE OF A PUBLIC HEARING RESIDENTIAL SUBDIVISION AMENDMENT

Date: Tuesday, DECEMBER 14th 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 review a Conceptual site plan application submitted by the property owner, Ron Hilton to amend “HULTON COURT” a previously approved residential subdivision, by redeveloping a total of 1.3 acres of property located at approximately 2394 -2397 East Murray Holladay Rd. in the R-1-10 AND R-2-10 zone, to form a seven (7) lot, single-family home subdivision, Planned Unit Development. As per Holladay Ordinance 13.08

Please submit comments via email by 5:00 pm 12/13/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to 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 12/03/2021 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.



NOTICE OF A PUBLIC HEARING RESIDENTIAL SUBDIVISION AMENDMENT

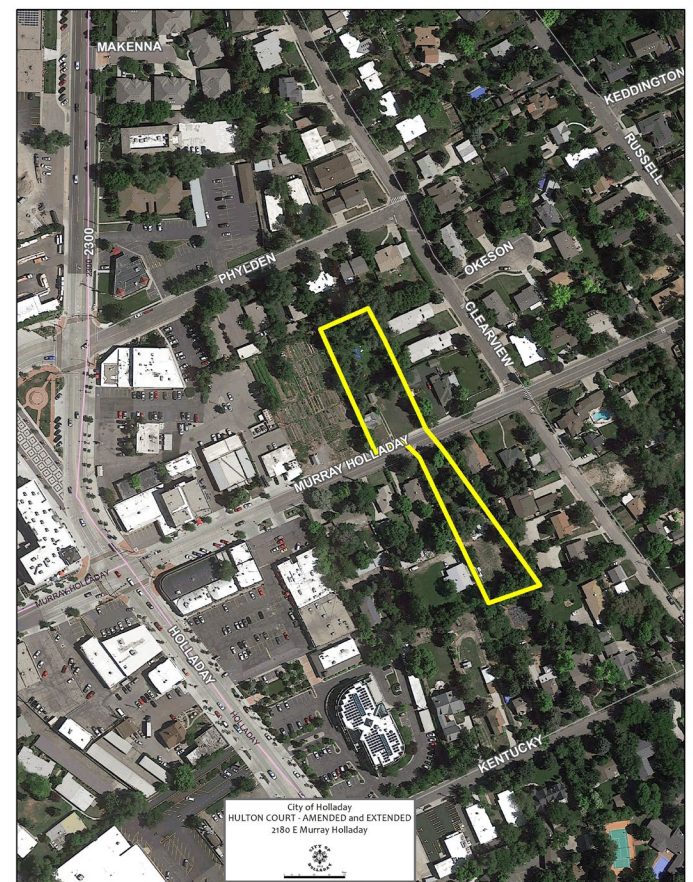
Date: Tuesday, DECEMBER 14th 2021
Time: As close to 7:30 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

NOTICE is hereby given that the City of Holladay Planning Commission will review a Conceptual site plan application submitted by the property owner, Ron Hilton to amend “HULTON COURT” a previously approved residential subdivision, by redeveloping a total of 1.3 acres of property located at approximately 2394 -2397 East Murray Holladay Rd. in the R-1-10 AND R-2-10 zone, to form a seven (7) lot, single-family home subdivision, Planned Unit Development. As per Holladay Ordinance 13.08

Please submit comments via email by 5:00 pm 12/13/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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ATTENTION: This notice was mailed on 12/03/2021 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.



November 1, 2021

City of Holladay
4580 South 2300 East
Holladay, UT 84117

RE: Hulton Park PUD Subdivision Application

Planning Commission and Staff,

We wish to reclaim unused density by subdividing our approximately 1.3 acre property, located at 2394-2397 Murray Holladay Road, into seven parcels, the maximum allowed by the current R-1-10 and R-2-10 zoning.

As detailed in the subdivision application, our intent is to allow for the development of seven single-family home lots with a shared private lane, common area green space, some on-site parking, and street improvements along the south side of Murray Holladay Road.

The homes will be single-story cottage style homes, with an optional finished basement and/or loft. This will create a smooth transition in character and density from the multi-story multi-family townhomes and condos on the west, to the historic bungalows and single-family neighborhood on the east.

Sincerely,



Ronald N. Hilton, Managing Member
Holladay Cottages LLC

NOV 16 2021

HOLLADAY COTTAGES NEIGHBORHOOD MEETING

DATE Sept 15, 2021

NAME	ADDRESS	PHONE	EMAIL
David Robertson	2317 E Makenna Ct	801-907-1117	djr1schubert@aatt.net
Theresa + Ken Nepiker	2464 E Murray Holladay Rd	801-891-4328	theresanepiker@yahoo.com
MARIE McDERMOTT	2534 E MURRAY HOLLADAY RD	801-518-4329	marie.mcdermott@comcast.net
Jim Montag	2325 E Makenna Ct	530-514-0646	drsmontag@comcast.net
Glenn & Lynn WATSON	4565 Clearview St	801-274-3557	GlennWatson@gmail.com
Clark Richards	2470 Kentucky	801-554-9864	clarkrichards@gmail.com
Patrick Barber	2427 Kentucky	801-550-1640	pkbarber@aol.com
Robin Hough	2465 E. Kentucky Ave	501-580-8726	
Patti White	2432 Kentucky Ave	801-678-1763	
R Reed	4685 Grosvenor Ct		rreed@protonmail.com
Kelleigh Cole	4589 Clearview St	801-599-3149	kelleighcole@yahoo.com
Lynn Burton	4562 Russell St	801-718-9756	firsttrack1985@gmail.com
Turker + Hillary Davis	4664 S Grosvenor Ct	801-945-9307	hillary.merrifield@gmail.com
ALEX + MANDY CHAFFARIAN	6222 HENRYS CANYON Dr. 84121	801-647-2777	CHAFFARIAN@YAHOO.COM
Kevin + Dick Bartholomew	2508 Murray Holladay Rd	801-272-6247	
Kimberly Sundwall	4558 Russell St. SLC UT 84117	801-574-4855	kimberlysundwall@gmail.com
Dianne Robinson	4673 S. Clearview St	801-277-3337	crusoe920@yahoo.com
Neil Olsen	2369 Murray Holladay Rd	801-641-9803	olsenneil@icloud.com
Lizz/Ben Juell	2408 E Murray Holladay Rd	801-703-5250	lizzcorrigan@gmail.com

March 29, 2021

City of Holladay
Community Development Department
4580 South 2300 East
Holladay, Utah 84117

Dear Planning and Zoning Staff,

We are contemplating purchasing several properties adjoining ours in Holladay which we wish to develop as a single-family home PUD. Our property is located at 2394 Murray-Holladay Road and is zoned R-1-10. The Parcel number is 22-03-454-008. The street addresses and Parcel numbers of the other properties, which are zoned R-2-10, are as follows (see County Map):

2382 Murray Holladay Road: 22-03-454-005
2386 Murray Holladay Road: 22-03-454-006 & 22-03-454-007
2397 Murray Holladay Road: 22-03-452-020 & 22-03-452-021

Please see the accompanying drawings showing lot sizes for the standard and PUD versions of the proposed subdivision. The lot size calculation deducts the areas dedicated to the public right of way as well as those portions of the private right of way which serve more than one lot. The emergency turnaround areas are considered part of the lots as private driveways but with no parking allowed. The following assumptions have also been made regarding PUDs:

1. A PUD may use detached single-family units in lieu of attached two-family units, as long as the total number of units is the same.
2. A PUD is not prohibited from straddling a public right of way (Murray Holladay Road in this case).
3. A PUD is not prohibited from straddling two different zones, as long as the minimum area for each zone is met, and the total number of units is the same.
4. Property from a higher-density zone may be annexed by and become part of a lower-density zone.

The homes that we envision will be single-story in height, possibly including some loft space in the attic, but not a full second story, the same as the existing historic bungalows in the immediate neighborhood. The lanes will be tree-lined, with additional trees on the individual lots, greatly enhancing the tree canopy and natural ambience of the area. As shown in the drawings, we intend to locate the PUD common area right along Murray Holladay Road, which can therefore also serve as a public amenity, similar to what is provided in the nearby Holladay Village zone.

Our overall vision for Holladay Cottages is to be a transitional buffer between the higher density commercial and residential development in and around the Holladay Village and the existing lower density single-family home neighborhood that surrounds it. We believe that Holladay Cottages will set a healthy precedent for creating a smooth transition between the denser

public/commercial areas of the city and the private family neighborhoods that adjoin/surround them.

Last but not least, by making efficient use of the increasingly costly land in Holladay, these small and attractive “cottage” style homes will provide a more affordable housing choice, both for young families that are just starting out, and empty-nesters wanting to downsize. Holladay has always been a diverse community where members of extended families at all stages of life can live. The increasing cost of land threatens our cherished heritage. We believe that adding a moderate amount of medium-density single-family homes like Holladay Cottages to the city’s housing mix would be the best long-term solution to that problem for our community.

We look forward to working with you in the coming months to help realize the enhancement to our city that this project will provide.

Respectfully,

Ronald N. Hilton
Managing Member, Holladay Cottages LLC
2394 Murray Holladay Road
Holladay, Utah 84117

Page: 1

Number: 1 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:19:15 PM

except for those unimproved portions of the right-of-way that are not used for vehicular travel or areas that are exempt by other provisions of the code.

Number: 2 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:29:12 PM

portions of emergency turnaround areas may be allowed as part of the lot area except where any portion is part of the road or driveway which is required to allow access to other property.

Number: 3 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:49:32 PM

Please see Section 13.78 of the Holladay code, PUD, to fully understand the wrong headed restrictions on PUD development in Holladay. PUD's should be permitted by right whereas low-density single family development should be conditional.

Number: 4 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:11:31 PM

Single family dwellings must be a minimum of 6,250 sq. ft. in R-2-10 zone. Building twin dwellings results in greater density allowance as they only require 5,000 s.q. ft. per dwelling.

Number: 5 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:14:44 PM

I am not aware of anything that would prevent a PUD from being on two sides of a public road. A PUD may not "straddle" a public road (encroach).

Number: 6 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:16:31 PM

A PUD may include land zoned in different densities.

Number: 7 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:15:26 PM

maximum dwellings for the zone are not exceeded.

Number: 8 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:17:42 PM

"and the total number of dwellings does not exceed that allowed by density allowed derived by a standard layout of dwellings as required by Section 13.78.

Number: 9 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:36:01 PM

Generally speaking height is not strongly regulated in a PUD setting although it can be considered for reduction depending on the proposed layout of the buildings in the PUD as they relate to the perimeter of the site and surrounding existing structures...

Number: 10 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:42:17 PM

This is a good plan which should not receive too much opposition given that the homes are proposed to be detached single family only with no strong vertical element noted.

Page: 2

Number: 1 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:44:29 PM

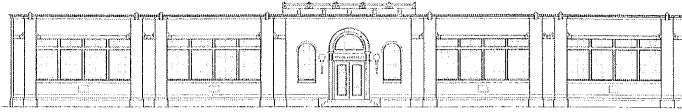
The author of these comments believes that the density proposed is artificially low given the proximity of this development to the Village and due to strident opposition by area neighbors.

Number: 2 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:34:01 PM

slab on grade homes for seniors is a product not generally being built in Holladay but which is in demand.

Number: 3 Author: pallred Subject: Sticky Note Date: 5/5/2021 4:46:02 PM

The high cost of land threatens the stability of younger Utahns and future generations who will hard pressed to afford even entry level housing.



CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

06/23/2021

**RE: "Hulton Court" Residential Single-Family Subdivision (2-lot)
Final Subdivision Plan / Plat Approval
2394 East Murray Holladay Road
File #21-1-15**

Mr. Hilton

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE FINAL SUBDIVISION APPROVAL BY THE CITY OF HOLLADAY TECHNICAL REVIEW COMMITTEE PLANNING COMMISSION FOR, "HULTON COURT" A RESIDENTIAL SUBDIVISION IN THE R-1-10 ZONE.

On April 6th 2021 the City of Holladay Planning Commission unanimously moved to delegate final review authority to the Technical Review Committee (TRC). On June 22nd the TRC completed their review and approved final site utility and construction development details, project bonding and final plat for this 2-lot subdivision in the R-1-10 zone.

FINDINGS:

- 1) *complies with preliminary/conceptual plan approved 04/06/2021.*
- 2) *Construction elements and details are found to be acceptable by various divisions the Technical Review Committee*

CONDITIONS:

1. *Post required project bond amount as indicated in the attached agreement.*
2. *Make attached grammatical/formatting corrections to the final mylar*

Please direct your surveyor to prepare a final the plat on mylar as indicated.

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

Sincerely,


Jonathan Teerlink
Planning Manger



CENTER OF SEC 3, T2S, R1E, SLB&M
COPPER RIVET "X" CEN. SEC."
(FOUND)

2,632.189' (A.R.P.)
2,631.81' (MEAS.)

507.78' TIE
(NORTH 11.07' RODS - TIE)

SOUTH 1/4 CORNER SEC 3, T2S, R1E, SLB&M
2.5" BRASS CAP, S.L.CO MONUMENT (FOUND)

S89°27'30"E 665.00'
(EAST 49.96' RODS - TIE)

P.O.B.

LISA A HADLEY
TAX ID 22-03-454-006

Murray Holladay Road
(Public Roadway)

55.90°
N 65°00'00" E
33.50'
N 26°00'00" W
Area Dedicated
as a Public
Right of Way
1,954 sq.ft.
Half-Width
53.00'
34.29'
61.19'
20.34'

BENJAMIN B. JUELL
22-03-454-009

Lot 1
11,684 sq.ft. or 0.268 acres
2394 E.

$\Delta = 90^{\circ}00'00''$
 $R = 28.00'$
 $L = 43.98'$
 $LC = 39.60'$
N 10°09'22" E

Hulton Lane
(Private Lane)

BENJAMIN B JUELL
22-03-454-029

FRANK OLT
22-03-454-011

GA HOLDAWAY, LLC
22-03-454-012

Lot 2
17,000 sq.ft. or 0.390 acres
2396 E.

LEISA A HADLEY
22-03-454-007

TERRY FARR
22-03-454-013

SUSAN & MICHAEL K. LISTER
22-03-454-023

GREGORY Z ADCKOCK
22-03-454-017

ZANE LORETTA BOWMAN FT
22-03-454-016

Owner:
Ron Hilton
2394 E Murray Holladay Road
Holladay, UT 84117

LEGEND:

--- SECTION LINE
--- TIE
--- BOUNDARY LINE
--- ADJOINER

HYDRANT
MONUMENT (FOUND)

CITY OF HOLLADAY

THIS _____ DAY OF _____, 20____ AT WHICH TIME
THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER _____

HOLLADAY CITY MANAGER: _____

HOLLADAY CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

HOLLADAY CITY PLANNING COMMISSION

HOLLADAY CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

HOLLADAY CITY ENGINEER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

HOLLADAY CITY ATTORNEY

HOLLADAY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____

HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____

SALT LAKE COUNTY HEALTH DEPARTMENT

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____

ACCOUNT _____

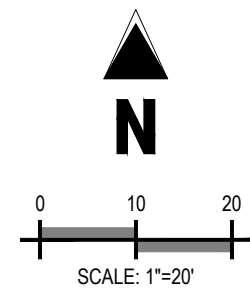
SHEET _____

OF _____ SHEETS

HULTON COURT SUBDIVISION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 23, T1S,
R1W OF THE SALT LAKE BASE & MERIDIAN
CITY OF SOUTH SALT LAKE, COUNTY OF SALT LAKE, STATE OF UTAH
R-1-10

VICINITY MAP N.T.S.



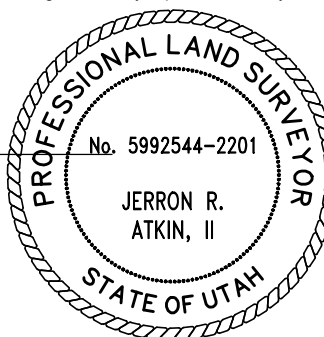
SURVEYOR'S CERTIFICATE

I, Jeron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as **HULTON COURT SUBDIVISION** and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the SALT LAKE COUNTY Records Office were relied upon in conducting this survey: Special Warranty Deed as Entry No. 12952909, in Book 10762 at Page 1834.

Date of Plat: July 13, 2021

signature: _____

Registration No.: 5992544



BASIS OF BEARINGS:

A BEARING OF NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

AS-SURVEYED DESCRIPTION:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 507.78 FEET; THENCE SOUTH 89°27'30" EAST 665.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°00'00" EAST, A DISTANCE OF 55.90 FEET; THENCE SOUTH 34°50'38" EAST, A DISTANCE OF 373.89 FEET; THENCE SOUTH 69°50'17" WEST, A DISTANCE OF 113.97 FEET; THENCE NORTH 26°00'00" WEST, A DISTANCE OF 358.83 FEET, TO THE POINT OF BEGINNING.

LESS DEDICATION OF PRIVATE STREET.

CONTAINS: 30,639 SQ.FT. / 0.703 ACRES ±

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION OF A PARCEL OF PROPERTY LOCATED IN HOLLADAY CITY, UTAH. TWO SALT LAKE COUNTY MONUMENTS WERE FOUND IN SECTION 3 T2S, R1E, SLB&M, AT THE SOUTH 1/4 CORNER AND CENTER CORNER. A LINE BARING N 0°32'30" E BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

OWNER'S CONSENT TO RECORD

DANIEL THOMAS, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

HULTON COURT SUBDIVISION

HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

BY: _____
PRINT NAME: RON HILTON
TITLE:

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, THE _____, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNERS' CONSENT TO RECORD REGARDING THE HULTON COURT SUBDIVISION AND WAS SIGNED BY HIM.

COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

HULTON COURT SUBDIVISION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF
SECTION 23, T1S, R1W OF THE SALT LAKE BASE & MERIDIAN
CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH
R-1-10

PREPARED BY

Galloway

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

HULTON PARK
PUD SUBDIVISION

HOLLADAY COTTAGES
LLC

LANDSCAPING LEGEND

TREES:


KEEP


REMOVE


NEW

EXISTING SPECIES:
AE – AMERICAN ELM
BX – BOX ELDER
CA – CATALPA
EP – EASTERN COTTONWOOD POPLAR
IC – INCENSE CEDAR
NM – NORWAY MAPLE
SE – SIBERIAN ELM

NEW SPECIES:
AP – EARLY ALBERTA SEMI-DWARF PEACH
CM – CRIMSON KING NORWAY MAPLE
CP – CHANTICLEER PEAR
HL – HONEY LOCUST SUNBURST
PM – PACIFIC SUNSET MAPLE
RC – ROYAL RAINDROPS CRABAPPLE
WW – PRAIRIE CASCADE WEEPING WILLOW

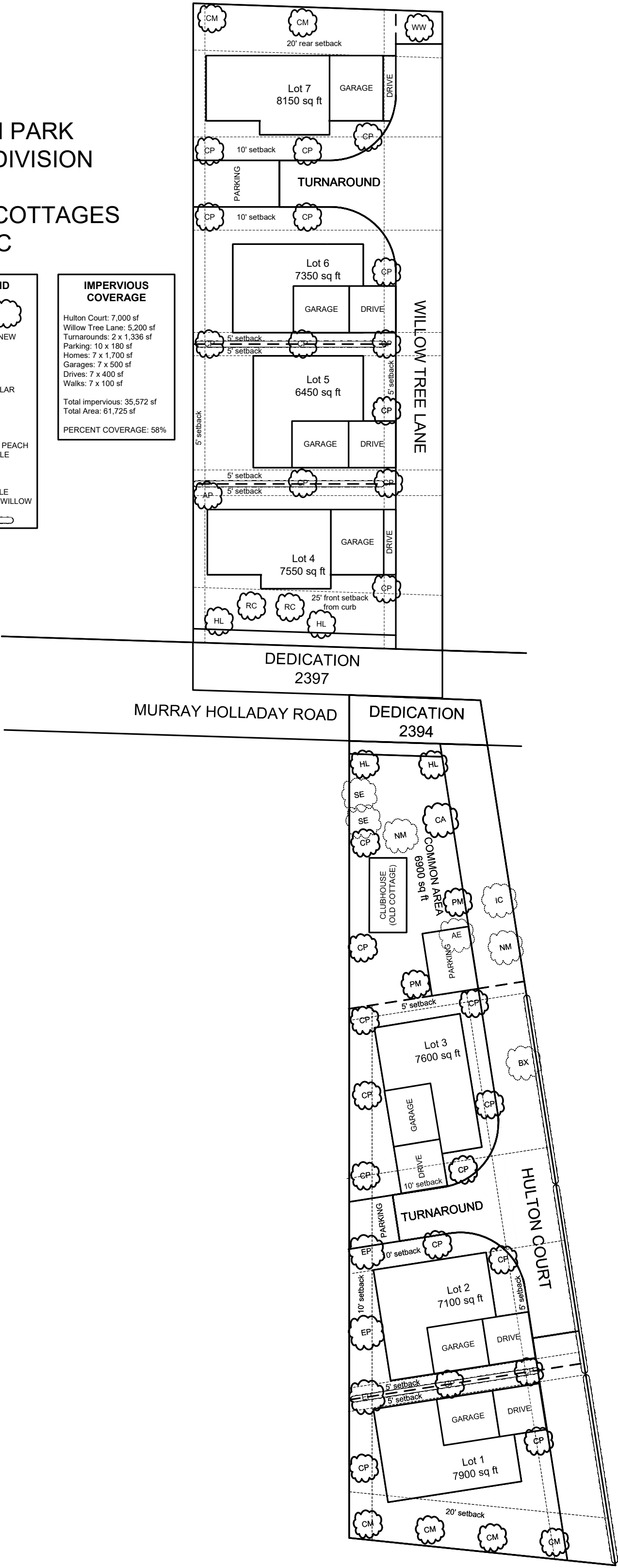
INSTANT HEDGE (HICKS YEW): 

IMPERVIOUS COVERAGE

Hulton Court: 7,000 sf
Willow Tree Lane: 5,200 sf
Turnarounds: 2 x 1,336 sf
Parking: 10 x 180 sf
Homes: 7 x 1,700 sf
Garages: 7 x 500 sf
Drives: 7 x 400 sf
Walks: 7 x 100 sf

Total impervious: 35,572 sf
Total Area: 61,725 sf

PERCENT COVERAGE: 58%



SCALE: 1" = 40'



LEGEND	
	PROPERTY BOUNDARY LINE
	LOT LINE
	ROW BOUNDARY LINE
	EASEMENT
	ROAD CENTERLINE
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED ASPHALT
	EXISTING ASPHALT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SECONDARY WATER LINE
	PROPOSED SECONDARY WATER LINE
	PROPOSED LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	EXISTING STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	1-1/2" DUAL SECONDARY WATER SERVICE
	1" SINGLE SECONDARY WATER SERVICE
	PROPOSED CULINARY WATER VALVE
	PROPOSED SECONDARY WATER VALVE

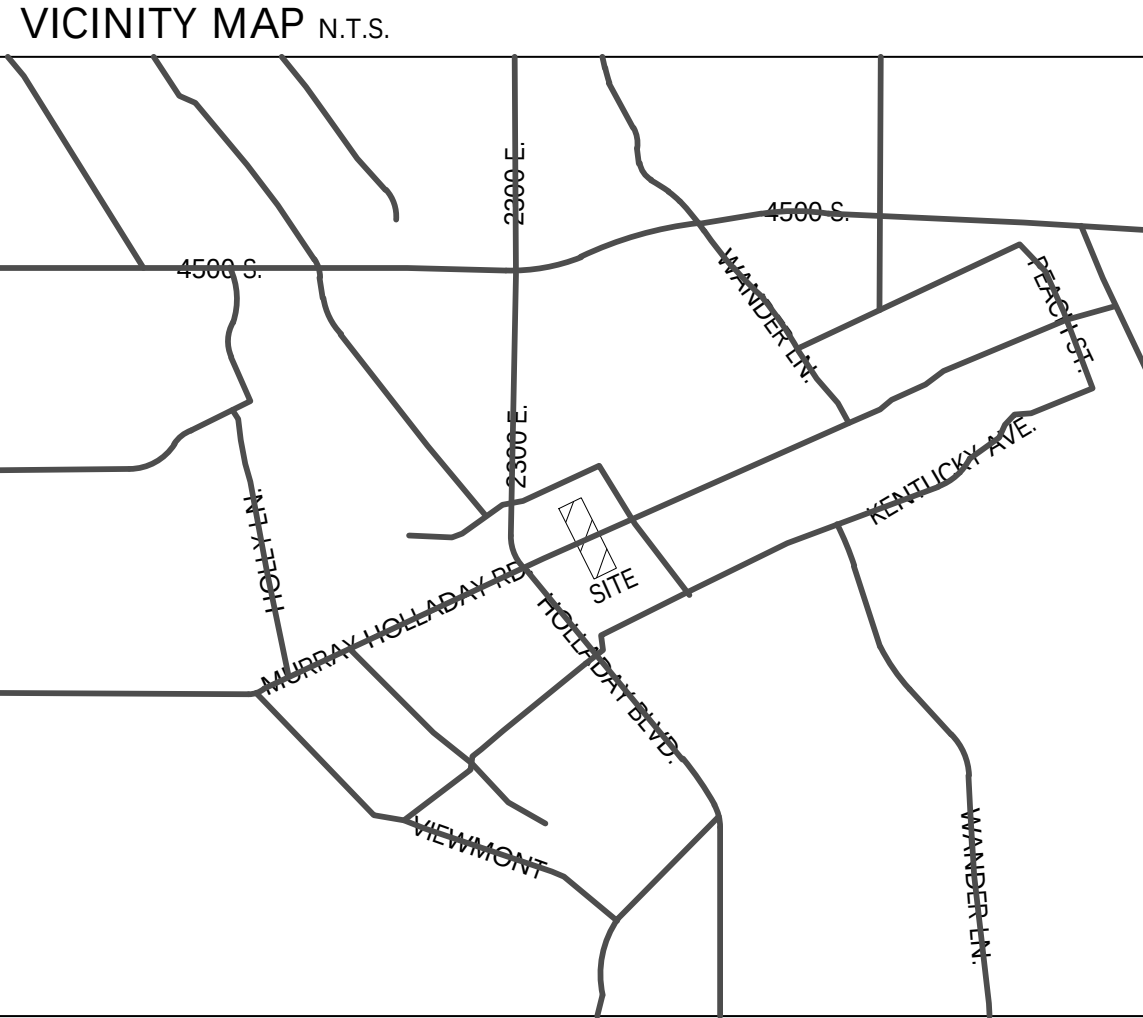
- GENERAL CONSTRUCTION NOTES
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL DUMPSTERS, TRASH HANDLING AREAS OR OUTDOOR STORAGE AREAS SHALL BE COMPLETELY FENCED OR ENCLOSED AND SCREENED FROM PUBLIC VIEW, AT LEAST ONE FOOT (1') HIGHER THAN THE DUMPSTER. THE SIGHT OBSCURING SCREEN SHALL BE AT LEAST SIX FEET (6'), BUT NOT GREATER THAN TEN FEET (10'), IN HEIGHT. ANY SUCH STORAGE AREA SHALL BE CONSTRUCTED OF MATERIALS AND COLORS COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE ON SITE. CHAINLINK OR CYCLONE FENCING (WITH OR WITHOUT SLATS) IS NOT ALLOWED. REINFORCED CONCRETE APRONS IN FRONT OF TRASH STORAGE AREAS ARE REQUIRED TO ACCOMMODATE TRASH REMOVAL VEHICLES. FIVE FOOT (5') LANDSCAPING STRIPS AROUND ALL TRASH ENCLOSURES ARE REQUIRED.

- GENERAL NOTES
- NO EXISTING WELLS WITHIN 200' OF SITE
 - NO EXISTING DITCHES OR CANALS ON SITE.

	LOTS 6 & 7	LOTS 4 & 5	TOTAL
GROSS LOT SIZE	10,000	12,461	22,461
NET AREA (EXCLUDING ACCESS ROADS, PUBLIC STREET DEDICATION)	10,000	10,000	20,000
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04/040)	2	2	4

PROJECT INFORMATION
2394 E MURRAY HOLLADAY RD
WEST JORDAN UT, 84088
OWNER/DEVELOPER
RON HILTON
2394 MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117
PHONE: 801.272.0058
CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: BOYD PREECE, PROJECT MANAGER
TOM BROWN, PROJECT ENGINEER

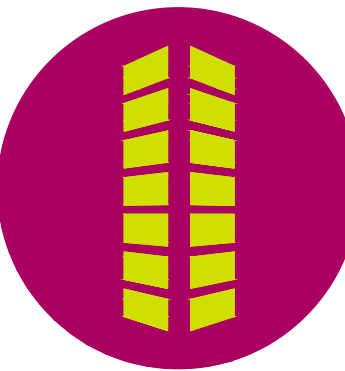
SURVEYOR
GALLOWAY & COMPANY, INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: JERRON ATKIN, SURVEY PROJECT MANAGER



Galloway
2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
801.922.1332
gallowayus.com

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NOT FOR CONSTRUCTION

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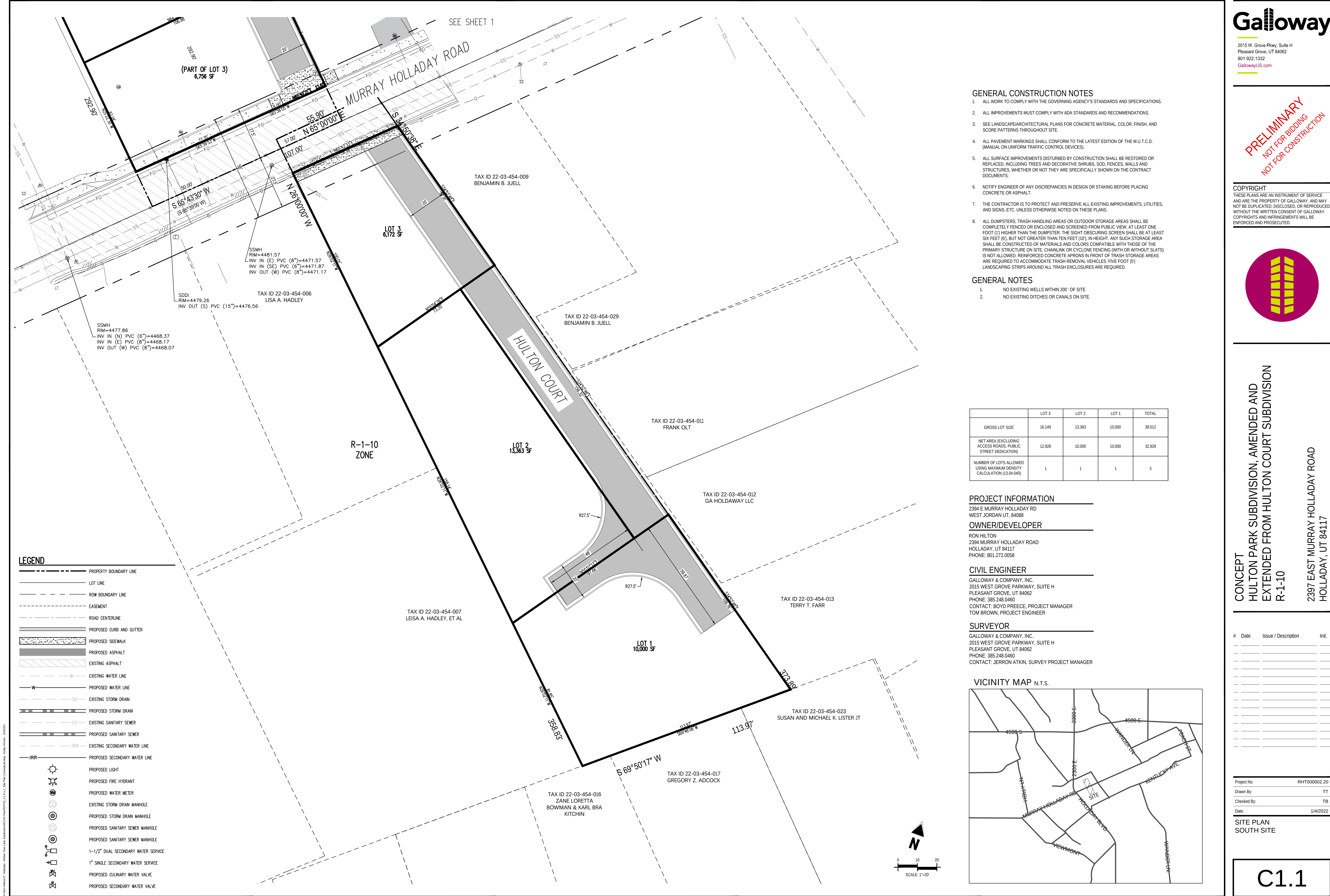


CONCEPT
HULTON PARK SUBDIVISION, AMENDED AND EXTENDED FROM HULTON COURT SUBDIVISION
R-2-10
2397 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

#	Date	Issue / Description	Init.
1			
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10			
11			
12			

Project No: RH000002.20
Drawn By: TT
Checked By: TB
Date: 1/4/2022
SITE PLAN
NORTH SITE

C1.0



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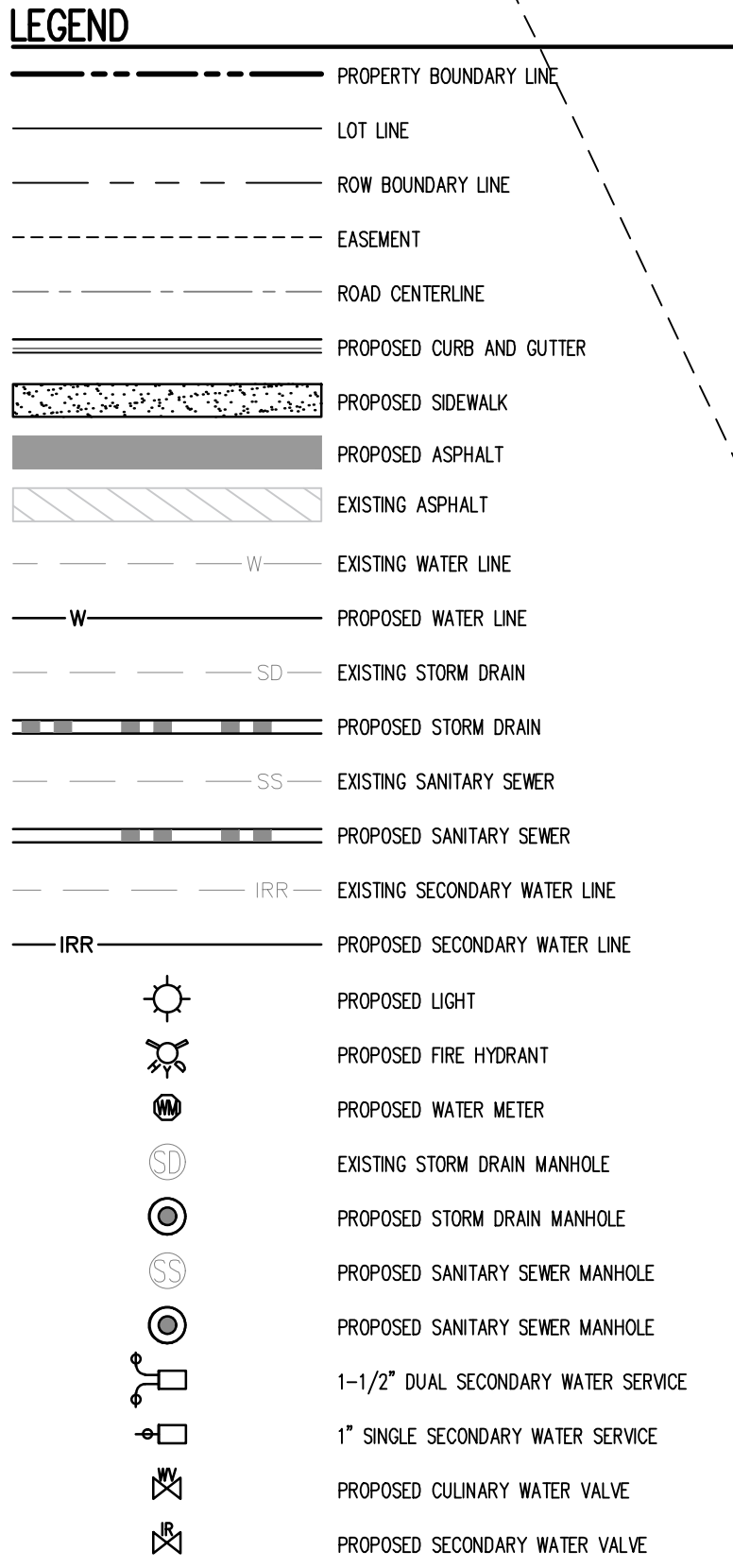
CONCEPT
HULTON PARK SUBDIVISION, AMENDED AND EXTENDED FROM HULTON COURT SUBDIVISION
R-1-10
2397 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

#	Date	Issue / Description	Init.
1			
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Project No:	RHT000002.20
Drawn By:	TT
Checked By:	TB
Date:	1/4/2022

SITE PLAN
SOUTH SITE

C1.1



1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SODS, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DUMPSTERS, TRASH HANDLING AREAS OR OUTDOOR STORAGE AREAS SHALL BE COMPLETELY FENCED OR ENCLOSED AND SCREENED FROM PUBLIC VIEW, AT LEAST ONE FOOT (1') HIGHER THAN THE DUMPSTER. THE SIGHT OBSCURING SCREEN SHALL BE AT LEAST 4' HIGH, BUT NOT GREATER THAN TEN FEET (10'), IN HEIGHT. ANY SUCH STORAGE AREA SHALL BE CONSTRUCTED OF MATERIALS AND COLORS COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE ON SITE. CHAINLINK OR CYCLOPE FENCING (WITH OR WITHOUT SLATS) IS NOT ALLOWED. REINFORCED CONCRETE APRONS IN FRONT OF TRASH STORAGE AREAS ARE REQUIRED TO ACCOMMODATE TRASH REMOVAL. SIGNS SHALL BE FIVE FOOT (5') LANDSCAPING STRIPS AROUND ALL TRASH ENCLOSURES ARE REQUIRED.

1. NO EXISTING WELLS WITHIN 200' OF SITE
2. NO EXISTING DITCHES OR CANALS ON SITE.

394 E MURRAY HOLLADAY RD
WEST JORDAN UT, 84088

TON HILTON
394 MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117
PHONE: 801.272.0058

GALLOWAY & COMPANY, INC.
1015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: BOYD PREECE, PROJECT MANAGER
TOM BROWN, PROJECT ENGINEER

GALLOWAY & COMPANY, INC.
1015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: JERRON ATKIN, SURVEY PROJECT MANAGER

2015 W. Grove Pkwy, Suite H
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PUD
HULTON PARK SUBDIVISION, AMENDED AND
EXTENDED FROM HULTON COURT SUBDIVISION

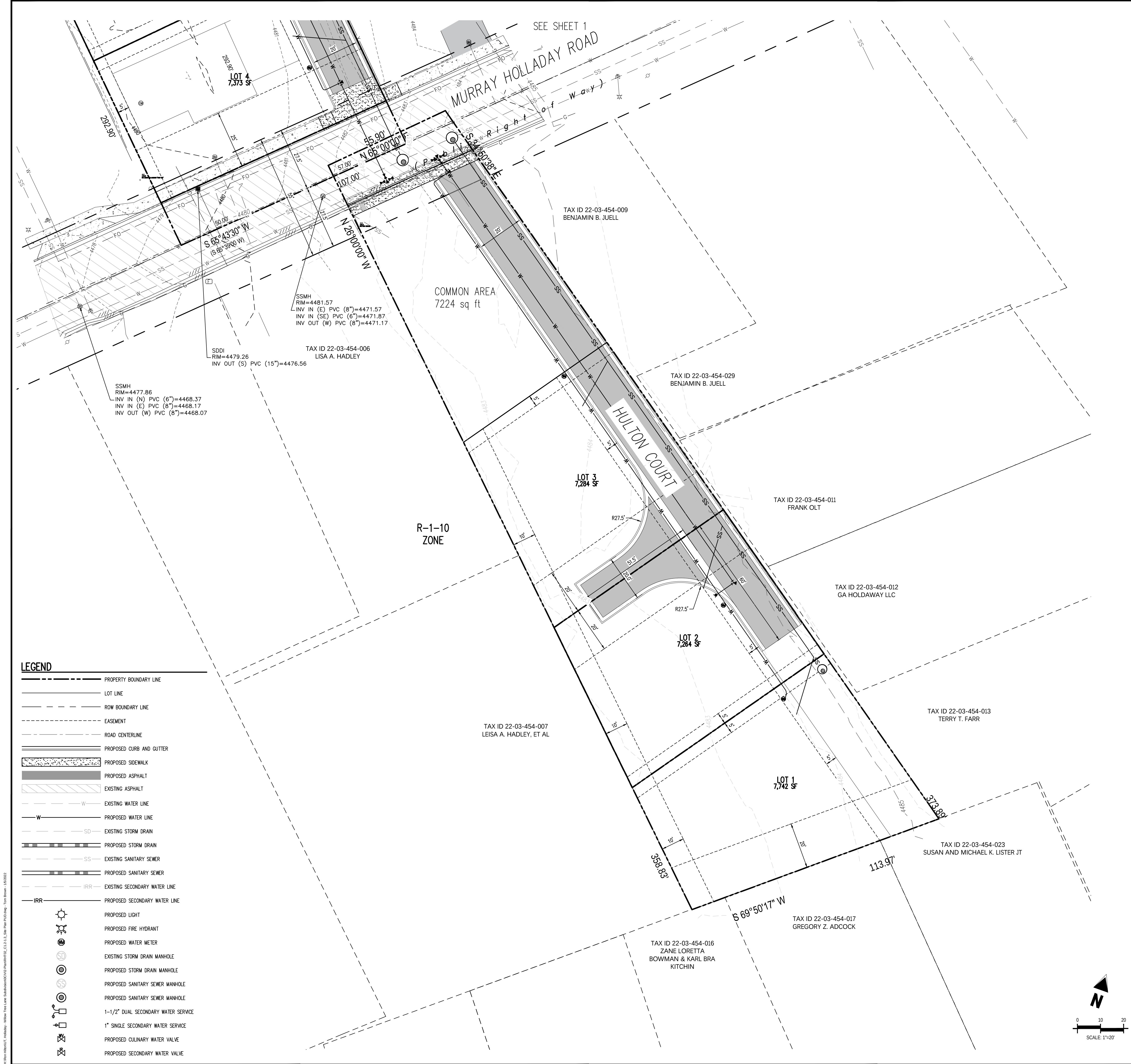
2397 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

[illegible]

Project No:	RHT000002.20
Drawn By:	TT
Checked By:	TB
Date:	1/5/2022

SITE PLAN NORTH SITE

C1.2



GENERAL CONSTRUCTION NOTES

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GENERAL NOTES

1. NO EXISTING WELLS WITHIN 200' OF SITE.
2. NO EXISTING DITCHES OR CANALS ON SITE.

PROJECT INFORMATION

2394 E MURRAY HOLLADAY RD
WEST JORDAN UT, 84088

OWNER/DEVELOPER

RON HILTON
2394 MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117
PHONE: 801.272.0058

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: BOYD PREECE, PROJECT MANAGER
TOM BROWN, PROJECT ENGINEER

SURVEYOR

GALLOWAY & COMPANY, INC.
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PHONE: 385.248.0460
CONTACT: JERRON ATKIN, SURVEY PROJECT MANAGER

VICINITY MAP N.T.S.



Galloway

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PUD
HULTON PARK SUBDIVISION, AMENDED AND
EXTENDED FROM HULTON COURT SUBDIVISION
R-1-10

2397 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

#	Date	Issue / Description	Init.
1			
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12			

Project No:	RHT000002.20
Drawn By:	TT
Checked By:	TB
Date:	1/5/2022

SITE PLAN
SOUTH SITE

C1.3

Tree	Height	Width	Roots
Royal Raindrops Crabapple 	15-20'	10-15'	Non-invasive roots 30-70 years Fast growth
 Kwanzan Cherry	20-25'	15-20'	Invasive roots 15-20 years Fast growth
 Eastern Redbud	20-30'	10-15'	Non-invasive roots 50-70 years Slow growth
 Pacific Sunset Maple	20-30'	18-25'	Aggressive root system 60+ years Moderate growth
 Prairie Cascade Willow	20-30'	20-30'	Aggressive roots 40+ years Moderate growth

Chanticleer Pear		30-35'	15-25'	Non-invasive roots 25 years Moderate growth
Sunburst Honey Locust		30-35'	25-30'	Deep spreading with taproot 70+ years Fast growth
Crimson King Norway Maple		40-50'	25-35'	Aggressive root system 150 years Moderate growth
Autumn Applause Ash		40-50'	25-30'	Strong wide roots 150+ years Fast growth
Japanese Zelkova		50-80'	50-75'	Non-invasive roots 60 years Medium growth

From: [david wilson](#)
To: [Jonathan Teerlink](#)
Subject: Ron Hilton Property Development
Date: Friday, January 7, 2022 12:25:00 PM

[External Email - Use Caution]

Hello John - I am writing a quick note to acknowledge our acceptance of what the Hilton's propose for the cottages on the two parcels along Murray-Holladay Street. We are glad the original proposal for re-zoning was declined, but we have appreciated Mr. Hilton's communication and want to see this revised project succeed to enhance this part of our Holladay neighborhood.

Thanks,
David Wilson
4661 South Clearview Street
Holladay, UT 84117

DRAFT

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

Tuesday, November 9, 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
Brad Christopherson, City Attorney

WORK SESSION

Planning Manager, Jonathan Teerlink, presented the agenda items and stated that four are somewhat similar. The first agenda item is a legislative action and a recommendation to the City Council for a modification to the Land Use Ordinance to allow commercial preschools in Public Zones. Originally, when the City incorporated, for-profit preschools were omitted. An application has been received for a Lutheran Church that has a commercial preschool next door. The two have been working in partnership for a long time and requested a text amendment to allow the facility to operate in their multi-purpose room. The proposed ordinance makes a draft amendment to allow that in the form of the land use chart. It is currently allowed when accessory to a primary use. Mr. Teerlink stated that staff prepared a draft amendment for the Commission to consider. A recommendation was requested.

Agenda items two and three involved amendments for rezone. Both office buildings are currently in the RM Zone. The Professional Office Zone was created specifically for this situation. A few years ago the City Council had a concern with the RM zone being a mixed-use zone that allowed both residential and office uses. The City inherited from the County some office buildings in the RM zone. The use table is very limited and only allows professional contract services. Over time, it was discovered that the number of potential tenants to be included was similar to medical and personal services uses. A few years ago the Council removed all of the office uses from the RM zone and created a Professional Office Zone with the intent being to rezone the office buildings to PO. In doing so, they made it clear that they would not just carte blanche rezone all of the properties and require all of the property owners to come in and request the rezones. One is requesting the PO zone while the other is requesting the C-2 zone. The applicant considers the

1 C-2 zone to be a long-term potential land use for his property. Staff was not necessarily averse to
2 that. There are provisions in the C-2 zone that are more intense, but it is on a corner on Highland
3 Drive. Staff requested that the Planning Commission consider the C-1 zone first. The primary
4 difference between the two was described. C-2 is more intense with uses such as gas stations. C-1
5 is a commercial zone that is intended to be located next to neighborhood residential uses.

6
7 Agenda items four and five pertain to conditional use size permits for accessory buildings. They
8 involve situations where a property owner is looking to install or construct an accessory building
9 on their property. The Land Use Ordinance currently includes a maximum permitted sign for
10 accessory buildings that staff can approve. Those sizes consider setbacks to be one of the primary
11 concerns. The property owner can exceed those and propose a building that is larger, however,
12 the impact may differ from what staff could apply for in a normal ordinance and is a Conditional
13 Use Permit. A public hearing is required to determine whether the size of the building will have a
14 tangible impact on the neighborhood. Conditions can be applied to mitigate that. If conditions
15 cannot be applied, the application can be denied.

16
17 The comment was made that there is little opportunity for the neighbors to weigh in on the request.
18 Mr. Teerlink explained that in the past, the Planning Commission has requested that the applicant
19 reach out to the neighbors directly and get their input. Staff received input from two neighbors
20 who had general questions about the proposed use. Mr. Teerlink stated that a Building Permit for
21 a building that exceeds 20 feet in height cannot be issued. The applicant would need to find a way
22 to mitigate the height through a variance or move the building to a location where the proposed
23 height is allowed. Procedural issues were discussed.

24
25 Agenda item number six involved a concept subdivision application following a rezone approval
26 on the corner of 4500 South and 2200 East. The applicant prepared a site plan for detached single-
27 family homes. The property is in the R2 zone and foresees some duplexes. The applicant is
28 seeking single-family detached with one access off of 2200 East.

29
30 Agenda item number seven involved a concept site plan review for Block E of the Royal Holladay
31 Hills Subdivision. Block E is a mixed-use block in the 2007 Site Development Master Plan
32 ("SDMP") for the Cottonwood Mall. This and all blocks along Highland Drive are in the SDMP's
33 open area, which is the land use zone that allows the greatest number of uses. It was comparable
34 to the C-2 zone. Similar to Block D, the main floor will be retail with owned apartment and
35 condominiums stacked above. Blocks D and E are the main residential blocks. A large majority
36 of the residential allowance will be built here. Conceptual approval was sought.

37
38 Agenda item number eight involved approval of the 2022 meeting calendar. At the last meeting,
39 potential changes were discussed but ultimately the calendar remained unchanged.

40
41 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
42 **Commission Chair.**

43 Chair Layton called the Regular Meeting to order at 6:00 p.m. and read the Commission Statement.
44

1 **PUBLIC HEARINGS**

2 **1. Text Amendment – Chapter 13 Land Use Development Code; Commercial Preschools**
3 **in the Public Zone Review and Recommendation to City Council on Proposed**
4 **Amendments to Title 13, of the Holladay City Code, Land Use and Development**
5 **Regulation: 13.100 Appendix A, Allowed Uses. Proposal to Allow Commercial**
6 **Preschools as a Permitted, Accessory land use in all Public Zones.**

7 Planning Manager, Jonathan Teerlink presented the staff report and stated that the application was
8 submitted by Pastor Bridgette Weier from Our Saviour's Lutheran Church. The request is to
9 modify the land use ordinance in the Public ("P") Zone. The P zone is used for quasi-public
10 institutions. Currently, commercial for-profit preschools or daycares are not a land use that is
11 allowed in that zone. The applicants are seeking to modify the Land Use Ordinance to allow the
12 use to be included in Public zones. The change would be City-wide. Staff drafted a text
13 amendment in the form of the land use appendix, which is a chart of land uses in the City and the
14 zones in which they are allowed. A modification was also made to the section addressing daycares
15 and public preschools with regard to frontage requirements, streets types, and which zones are
16 exempt. Mr. Teerlink explained that land use is the primary oversight of every City. Times change
17 and uses that may have previously been considered acceptable may no longer be.

18
19 Daycare is prevalent and very needed. He considered any barrier that prevents a daycare from
20 expanding or creating an opportunity to use a structure that is already existing to be shortsighted.
21 He stated that a draft amendment to allow for-profit preschools to be allowed in church situations
22 as an accessory use is appropriate. Staff recommended approval.

23
24 Chair Layton opened the public hearing. There were no public comments. The public hearing
25 was closed.

26
27 Commissioner Lloyd considered what is proposed to be part of her neighborhood and is close to
28 where she lives. The existing business is considered an asset in the community and very sought
29 after.

30
31 Commissioner Mackin referenced the letter submitted by Pastor Weier indicating that the mission
32 of the church is "...to be a Spirit-filled community reaching out and caring for all." She expressed
33 her support.

34
35 A question was raised by Commissioner Roach regarding a potential negative scenario resulting
36 from approval of the request. Mr. Teerlink stated that the concept of Public zones is for non-profit
37 situations. When there is a church that has an accessory preschool or daycare use usually has non-
38 profit status. When commercial uses are introduced in a zone, it dilutes the need for and sanctity
39 of the Public zone. He explained that the Public zone is integrated deeply in neighborhoods.

40
41 It was noted that the preschool will rent a portion of the church. Commissioner Banks asked if the
42 act of renting changes the evaluation of the request. Mr. Teerlink stated that there can potentially
43 be a gray area regarding what exchange of services could occur there. City Attorney, Brad
44 Christopherson, stated that the non-profit status would not be jeopardized as a legal entity, but it
45 changes the nature from a taxing status on the portion that they make from the rental. Once the

1 church rents out the space, the income becomes taxable and whatever portion of the building is
2 used becomes property taxable for the non-profit entity.

3
4 Commissioner Mackin stated that the narrative indicates that they are looking for care before and
5 after school care for school-aged children. The preschool includes a very narrow age range. She
6 considered it to be very necessary for working families. Concern was expressed that they are
7 setting the stage for future partnerships where a more than nominal use fee might be involved.

8
9 *Commissioner Prince moved to forward a recommendation to the City Council to approve an*
10 *application by Pastor Bridgette Weier to amend 13.100 and 13.76.260 of the City of Holladay*
11 *Land Use Code to allow for Commercial Preschools as a permitted accessory use in the Public*
12 *Zone based on the findings discussed. The motion was seconded by Commissioner Banks. Vote*
13 *on motion: Commissioner Lloyd-Aye, Commissioner Mackin-Aye, Commissioner Banks-Aye,*
14 *Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Layton-Aye. The motion passed*
15 *unanimously.*

16
17 2. **Zone Map Amendment – Rezone from RM to PO - 4681 South thru 4685 South**
18 **Highland Drive Review and Recommendation to City Council on a Proposed**
19 **Amendment to the Holladay Zone Map from Residential Multi-Family Zone (RM) to**
20 **the Professional Office Zone (PO) for Approximately .5 Acres of Property.**
21 **File #21-4-08.**

22 Mr. Teerlink presented the staff report and stated that the above matter involves a legislative
23 request to amend the zoning map for the subject location. There is an existing office building in
24 the RM zone. Previously, the Council in cooperation with the Planning Commission created the
25 Professional Office (“PO”) zone specifically for this situation. The Council approved the PO zone
26 with an expanded table of uses to allow for office buildings to operate and be competitive in their
27 market. The applicant is requesting a zone change from RM to PO to operate their professional
28 office and expand the uses to be applied to potential tenants. Staff recommended approval of the
29 rezone.

30
31 Chair Layton opened the public hearing. There were no public comments. The public hearing
32 was closed.

33
34 Commissioner Banks asked what lies between the proposed boundary and Highland Drive.
35 Mr. Teerlink stated that currently, it is a drive-thru coffee shop. There are residents immediately
36 adjacent to the subject property to the north. To the south, there is a parking lot and to the east is
37 a single-family zone. Chair Layton’s understanding was that when the City inherited the zoning
38 codes from Salt Lake County, RM was the common zone that was used for multi-family and office
39 space. It was not designated specifically as to the type of office use. The motivation for the rezone
40 was due to the type of tenants that could be allowed. The applicant wants more flexibility in
41 accepting other types of tenants.

42
43 Commissioner Lloyd stated that when they were developing the PO zone, this was the type of
44 situation they were looking at. The intent was to allow the applicant to have a slightly broader
45 selection of tenants. What is proposed will not change the building, the nature of the

neighborhood, or drastically increase traffic. It is simply better zoning for the building and allows more leniency in terms of tenancy.

Mr. Teerlink reported that the Planning Commission and City Council were very sensitive in terms of the uses that would be allowed in the PO zone given the proximity to residential properties. At first, the allowable land use list was long but it was pared down significantly. It was narrowed down to professional services, personal services, and medical/dental uses.

It was clarified that to the north are apartment units. The property owner would have received notice but not the tenants.

Commissioner Lloyd moved to forward a recommendation to the City Council to approve an application by Paul Shupe to amend the Holladay Zoning Map for .5 acres of land for the Heritage Office Building located at 4681 South through 4685 South Highland Drive from RM to PO, based on the following findings:

- 1. The request is consistent with the goals, objectives, and policies of the General Plan.*
- 2. It is harmonious with the overall character of the existing development in the vicinity.*
- 3. The request will not adversely affect abutting properties on any side, particularly given that it is a corner parcel.*
- 4. There are adequate facilities, roadways, and parks that are needed with regard to fire mitigation.*

Commissioner Prince seconded the motion. Vote on motion: Commissioner Lloyd-Aye, Commissioner Mackin-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.

3. Zone Map Amendment – Rezone from RM to C2 - 4049 South Highland Drive Review and Recommendation to City Council on a Proposal to Amend the Holladay Zone Map from Residential Multi-Family Zone (RM) to the Commercial Zone (C2) for Approximately .31 Acres of Property. File #21-4-06.

Mr. Teerlink presented the staff report and stated that the above matter involves a legislative item to amend the zoning map at 4049 South Highland Drive. There are currently four tenants in the space. The property owner is entertaining new leases for a personal service and is pending consideration of the rezone. In making the request, the applicant selected the commercial zone, which allows the tenants he is looking to lease to. The surrounding area is currently intense retail. As a result, the request is in line with the General Plan and should not be averse in terms of the use of the building in the commercial zone.

Chair Layton opened the public hearing. There were no public comments. The public hearing was closed.

In response to a question raised, Mr. Teerlink stated that the applicant has long-term leases for a couple of users. Chair Layton saw no reason to create an island parcel and liked the idea of greater consistency with C-2 zoning. Commissioner Mackin expressed support for the change.

Commissioner Mackin moved to forward a recommendation to the City Council to approve an application by Robert Plumb to amend the Holladay Zoning Map for .31 acres of land for the Professional Office Building located at 4049 South Highland Drive in the RM zone to C2 based on the following findings:

- 1. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan.***
- 2. The proposed amendment is harmonious with the overall character of the vicinity.***
- 3. The request will not adversely affect abutting properties.***
- 4. There are adequate facilities and services intended to serve such property including roads, parks, recreational facilities, etc.***

Commissioner Lloyd seconded the motion. Vote on motion: Commissioner Lloyd-Aye, Commissioner Mackin-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.

4. “Gulbrandsen” – Conditional Use Permit – 2999 East Tolcate Lane (R-1-21 Zone) Review and Consideration of a Request by Applicant Ed Gulbrandsen, for a Conditional Use Sizing Permit for an Accessory Building on his Property. Proposal in Accordance with Provisions in Holladay Code 13.14.030. File #21-2-11.

Mr. Teerlink presented the staff report and stated that in noticing the matter, he put as close to 7:00 p.m. as possible. It was recommended that the order of the agenda items be modified.

Commissioner Lloyd moved to reorder the agenda and move forward agenda item number six. Commissioner Prince seconded the motion. The motion passed with the unanimous consent of the Commission.

The Commission next addressed agenda item number six after which they addressed the agenda items as printed on the agenda.

Mr. Teerlink presented the staff report and stated that the request is for a Conditional Use Size Permit for an accessory building. He explained that accessory buildings are permitted up to a size that can be approved at staff level. Anything above that threshold is under the purview of the

1 Planning Commission. Conditional uses are allowed uses with conditions to mitigate any adverse
2 impacts.

3
4 The applicant, Ed Gulbrandsen, gave his address as 2999 East Tolcate Lane and was requesting an
5 oversized garage. Currently, the lot is approved for an accessory building of up to 950 square feet.
6 He is proposing a 1,320-square-foot building that meets all setback and height requirements. The
7 structure was to be placed on the north side of the lot. The existing driveway will remain as-is and
8 extended to the garage. There would also not be any access onto Silver Hawk as it made more
9 sense to use the existing driveway.

10
11 Mr. Gulbrandsen reported that they purchased the home 11 years ago. It has a two-car garage but
12 it is not accessible. The intent is to convert the garage into the kitchen since the existing kitchen
13 is very small. There was no other option to enlarge the kitchen. Other details of the site were
14 described. Mr. Gulbrandsen stated that the garage will likely be at least six feet lower than the
15 canal bank. He noted that the canal is on the hill and is leaking.

16
17 Chair Layton opened the public hearing. There were no public comments. The public hearing
18 was closed.

19
20 ***Commissioner Roach moved that the Holladay Planning Commission approve the application***
21 ***for a detached accessory garage-sized at 1,320 square feet located at 2999 East Tolcate Lane,***
22 ***based upon the following:***

23
24 ***Findings:***

- 25
26 1. ***The desired garage structure will provide covered/enclosed parking and storage***
27 ***as the property owner plans his future expansion of the home.***
28
29 2. ***The detached garage is proposed to be a one-story structure (max 20') set away***
30 ***from adjoining property lines in accordance with relevant setback listed in H.C.C.***
31 ***§ Chart 13.14.101 and [to be] roughly harmonious in style with the existing house***
32 ***on site.***
33
34 3. ***The proposed square footage overage, subjectively speaking, is not considered***
35 ***excessive for the area and serves to assist the overall floor plan of the garage to***
36 ***be more functional for the Applicant/Owner.***
37
38 4. ***Staff has not received objections (written or verbally expressed) to date respecting***
39 ***the CUP request.***
40

41 ***Conditions:***

- 42
43 1. ***The Owner/Applicant shall obtain a Building Permit for the proposed detached***
44 ***garage structure and final occupancy approval before using the same for its***
45 ***intended purpose(s).***

- 1
2 2. *The Owner/Applicant shall not establish or use the structure as an accessory*
3 *dwelling unit on the Property without appropriate City approvals.*
4
5 3. *City approval of the project garage does not, and shall not, abrogate the*
6 *Applicant's/Owner's responsibility to comply with any relevant deed restriction(s)*
7 *and/or Covenants, Conditions, and Restrictions ("CC&Rs") that may be assigned*
8 *to the Property.*
9

10 Commissioner Lloyd commented on ADUs and questioned why the applicant would be prohibited
11 from using the structure as an ADU. Mr. Teerlink stated that the zone the property is in would
12 require the applicant to have one full acre of property.
13

14 *Commissioner Prince seconded the motion. Vote on motion: Commissioner Lloyd-Aye,*
15 *Commissioner Mackin-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye,*
16 *Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.*
17

- 18 5. **"Bywater" – Conditional Use Permit – 4981 South Cottonwood Lane (R-1-21 Zone)**
19 **Review and Consideration of a Request by Applicant Stephanie Bywater, for a**
20 **Conditional Use Sizing Permit for an Accessory Building on Her Property. Proposal**
21 **in Accordance with Provisions in Holladay Code 13.14.030. File #21-2-10.**
22

23 Commissioner Banks reported that he would recuse himself from the vote.
24

25 Mr. Teerlink presented the staff report and stated that the request involves a Conditional Use Size
26 Permit for an accessory building. Staff is allowed to review Accessory Building Permits up to a
27 certain size. Once a request exceeds the size, the Planning Commission must grant approval.
28

29 The applicant's Architect, James Jones, stated that the applicants are seeking to construct a
30 basketball barn on the northeast corner of the site. It was noted that others in the neighborhood
31 have constructed similar structures. The applicants are allowed 1,400 square feet based on the
32 2.03-acre parcel. They are proposing a 4,500 square-foot basketball barn with a full court. They
33 are limited to a height of 20 feet and have proposed something that is compatible with the existing
34 home. The proposal was for a total height of 32 feet, which is more in line with the home. It was
35 noted that the home is 39 ½ feet at its tallest point. The height of the existing guest home that the
36 structure would be near was estimated at 18 feet.
37

38 Chair Layton asked if thought had been given to moving the structure closer to comply with some
39 of the other guidelines. Mr. Jones reported that they met with Mr. Teerlink on two occasions to
40 discuss the location and to size it within the setbacks. They felt that the proposed location was the
41 best option and that they could apply for a height variance.
42

43 Commissioner Lloyd drove the area and observed that the properties that will be most negatively
44 impacted by the proposed structure will be those located behind them. It was noted that trees are
45 important to the applicant and enhancements were to be made to the landscaping. She commented
that it is not only a large structure but a wide structure as well, which was of concern. Mr. Jones

1 stated that that was taken into consideration. He explained that a standard basketball court is 84
2 feet long. They are proposing 64 feet.

3
4 Commissioner Prince asked how the height of the structure at 32 feet compares to the neighboring
5 homes to the east that will be most impacted. The applicant, David Bywater, stated that both
6 homes are elevated above the subject property. Mr. Jones explained that the backyard area was
7 screened with landscaping along both sides of the fence lines. When the new structure is built, the
8 existing trees will be most visible. It was noted that the trees are mostly evergreen with some
9 deciduous trees.

10
11 Chair Layton was less concerned about the size and more concerned about complying with the
12 height requirements. Possible options were discussed. Mr. Teerlink stated that typically with
13 Conditional Use Size Permits, conditions of approval include the need to obtain a Building Permit.

14
15 Chair Layton opened the public hearing. There were no public comments. The public hearing
16 was closed.

17
18 Commissioner Roach was pleased that the applicants will be preserving the tree canopy.

19
20 ***Commissioner Mackin moved that the Holladay Planning Commission approve the application***
21 ***for a detached accessory garage at 4,500 square feet, which is 3,100 square feet located at 4981***
22 ***South Cottonwood Lane subject to the following:***

23
24 ***Findings:***

- 25
26 1. ***The Technical Review Committee noted the use overall combined lot coverage***
27 ***and architecture is compliant. Height and footprint combined is directly related***
28 ***to the mass of the building. An element of zoning is very sensitive as to potential***
29 ***adverse impacts.***
30
31 2. ***The desired structure will provide accessory private recreation uses (basketball***
32 ***court).***
33
34 3. ***The detached is proposed to be a one-story structure with a roof height of 32.5 ft***
35 ***(max height is limited to 20').***
36
37 4. ***The detached set away from adjoining property lines in accordance with relevant***
38 ***setback listed in H.C.C. § Chart 13.14.101 and [to be] roughly harmonious in***
39 ***style with the existing house on site.***
40
41 5. ***The proposed square footage overage, subjectively speaking, is not considered***
42 ***excessive for the area and serves to assist the overall floor plan of the garage to***
43 ***be more functional for the Applicant/Owner.***
44

- 1 6. *Staff has not received objections (written or verbally expressed) to date respecting*
2 *the CUP request. However, this is not a Building Permit and all ordinances apply*
3 *to this Conditional Use Permit. It was clarified that the motion was not intended*
4 *to suggest approval of the height of 32.5 feet.*
5

6 *Conditions of Approval:*
7

- 8 1. *The Owner/Applicant shall combine the two abutting owned properties in*
9 *accordance with 13.76.050A.*
10
11 2. *The project is subject to height and setback compliance regulations 13.14.110.*
12
13 3. *The Owner/Applicant shall obtain a building permit* for the proposed detached*
14 *garage structure and final occupancy approval before using the same for its*
15 *intended purpose(s).*
16
17 4. *The Owner/Applicant shall not establish or use the structure as a commercial*
18 *amenity.*
19
20 5. *City approval of the project garage does not, and shall not, abrogate the*
21 *Applicant's/Owner's responsibility to comply with any relevant deed restriction(s)*
22 *and/or Covenants, Conditions, and Restrictions ("CC&Rs") that may be assigned*
23 *to the Property.*
24

25 *Commissioner Roach seconded the motion. Vote on motion: Commissioner Lloyd-Aye,*
26 *Commissioner Mackin-Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair*
27 *Layton-Aye. The motion passed unanimously. Commissioner Banks did not participate in the*
28 *vote.*
29

- 30 6. **"Holladay Gateway" – Concept Residential PUD Site Plan – Approximately 2300**
31 **East 4500 South (R-2-10 Zone) Review and Consideration of a Proposal by Applicant**
32 **Jake Christensen, for a Conceptual, Residential Subdivision Plan for 1.95 Acres of**
33 **Property Proposed. Development Proposes a 13-Lot, Single-Family Home**
34 **Development. Review as Per Provisions in Holladay Code 13.08 and 13.78. File**
35 **#21-1-14.**

36 The applicant, Jake Christensen gave his address as 13146 Banbury Park Lane and reported that
37 he owns all seven parcels. He indicated that he does not own the corner parcel. He and his team
38 briefly met with Salt Lake Public Utilities, Mr. Teerlink, and City Manager Gina Chamness in an
39 effort to work through the complicated situation. Initially, they began with twin homes but were
40 met with pushback. The residents preferred single-family housing. The zone allows two types of
41 building product. What is proposed is a lower-density single-family option that increases the home
42 values but reduces the density. They also pushed the units as far toward 2300 East as possible to
43 increase the buffer between the proposed units and the neighboring community to an average of
44 70 feet.
45

1 Mr. Christensen stated that they will keep the perimeter tree canopy around the entire property to
2 match what currently exists. Four units will remain that will be repainted and renovated. They
3 have also been in discussions with Salt Lake City Public Utilities as there are challenging
4 ownership rights that need to be taken into account for the corner since they have water shares.
5 The hope was to enter into a Lease Agreement where the area will be fully landscaped and turned
6 into a Homeowners Association (“HOA”) community park. A four-foot fence was envisioned
7 around the entire area and it was intended to serve as a small neighborhood park for the community.
8 Each of the homes will be designed to have individual private backyards with 26 to 28-foot wide
9 streets.

10
11 There will be enough parking for each home to have two garage parking stalls and two driveway
12 parking spaces. There will also be on-street parking. Mr. Christensen stated that the project is
13 overparked compared to what is required and the lower-density option was selected. With the
14 substantial setbacks, the applicant considered it to be a good development that fits in the
15 community and will likely increase property values in the area.

16
17 Mr. Christensen reported that the rear setback is 10 or 20 feet. He stated that they increased the
18 setback between their units and Briarwood for a total of 60 to 70 feet and larger backyard areas.
19 The incremental increase was estimated at 50 feet on average. The proposed homes were estimated
20 to be 30 to 90 feet from the property line.

21
22 Commissioner Lloyd asked why Mr. Christensen was trying to appease the Briarwood residents
23 rather than take advantage of traditional single-family setbacks. Mr. Christensen stated that it is
24 just a good, efficient design. It is simply of benefit to the Briarwood community that they are not
25 building right off the setback line.

26
27 Commissioner Prince observed that there are nine new homes proposed and four that will be
28 renovated. She was interested in seeing how the four existing homes will be tied into the new ones
29 to make it a cohesive subdivision. Mr. Christensen explained that the nine new homes will feel
30 like a new subdivision. All 13 homes will be part of the HOA with shared maintenance costs. The
31 nine units will be separated physically from the existing units with a six-foot wall separating them.
32 Columnar trees will also create a visual barrier.

33
34 In response to a question raised, Mr. Christensen stated that they originally proposed 25 homes.
35 Mr. Teerlink stated that for the R-2-10 zone, which was considered, the maximum density was 13
36 homes. Commissioner Lloyd recalled the previous discussions and considered it to be part of her
37 neighborhood. She was excited about the redevelopment of the corner as it is very prominent.
38 There was excitement with the prospect of the contiguous properties being redeveloped and
39 creating a more inviting corner. She was disappointed in the proposal and thought the previous
40 plan was more interesting. Twin homes were proposed, which she considered attractive when
41 done correctly. There was significant greenspace and undulation between the units. As platted,
42 those in the area will have difficulty during certain times of day turning left since traffic stacks at
43 the intersection. She suggested that the entrance be moved further from the intersection. She was
44 sad to see them move away from twin homes and considered variety to be of benefit.
45 Commissioner Lloyd would have granted more density in this case. The hope was that the existing

1 homes would have been included in the project with contiguous landscaping. She stated that what
2 was presented was not what she envisioned and voted for.

3
4 Commissioner Mackin was concerned that the nine new homes will be walled off and separated.
5 She agreed with Commissioner Lloyd and considered the area to be a gateway. Commissioner
6 Lloyd recognized that the number of units is consistent with what was approved. She had
7 significant concern with where the road is located. Mr. Christensen stated that the scale of the
8 project is large and it appears to be close to the corner when it is pretty far away. The landscaping
9 will make it feel like one piece. He offered to rearrange the garage on the north building to make
10 the entrance off the subdivision. The current landowner has an extended lease period, which will
11 not be modified until he leaves. The budget for the landscaping was estimated at \$1 million. The
12 homes will cost \$1.2 and \$1.3 million. Commissioner Lloyd stated that access is part of the layout
13 being discussed tonight, which was her primary concern. She noted that what is being presented
14 is very different from the layout of the twin home development. Mr. Christensen stated that they
15 have never shown renderings of twin homes.

16
17 Chair Layton asked about the size of the proposed homes. Mr. Christensen stated that that was not
18 within the purview of tonight's discussion.

19
20 With regard to concerns with the road, Mr. Christensen stated that there are power poles, which
21 are public utilities that are very challenging to move. There are also fire hydrants. Where the road
22 is located reflects more of the utilities and issues they are faced with. Access issues were
23 discussed. The intent was to create an efficient design that will enhance the community. He noted
24 that the quality of development will be high. They are negotiating a Lease Agreement with Salt
25 Lake Public Utilities on the corner parcel who wants several thousand dollars per year to lease the
26 ground from them. The applicant is trying to work out the ownership rights to landscape the area
27 and create a beautiful corner. The benefit to the community will be a much better environment
28 and sense of place. Use would be a private community park that would be restricted to the HOA.

29
30 Commissioner Prince was concerned with the disconnect between older rehabilitated properties
31 that surround a new, nicely designed project. Mr. Christensen stated that the subdivision as a
32 whole is two acres in size. The existing homes are to be renovated so that they look better. They
33 will be held for potential redevelopment in five to 10 years. When looking at the subdivision as a
34 whole, it is difficult to remove sections because there are different density calculations. The
35 existing homes will be rentals for the foreseeable future while the new homes will be sold. Chair
36 Layton's understanding was that including the existing homes will allow them to achieve the
37 approved density allowance.

38
39 Mr. Christensen reported that the numbers are about the same when comparing twin homes and
40 single-family homes. The neighborhood residents expressed a desire for lower density rather than
41 high density. The townhomes would have been a higher density and lower quality project. What
42 is proposed is a lower density higher quality product.

43
44 Commissioner Banks asked about the timing of the redevelopment of the four existing homes.
45 Mr. Christensen stated that it is based on internal economics. The four homes are much higher

1 quality than the ones they are demolishing in the middle. The desire is to hold on to them for 10
2 years before redeveloping them.

3
4 Chair Layton opened the public hearing. There were no public comments. The public hearing
5 was closed.

6
7 Commissioner Lloyd stressed the importance of looking at the project independent of the corner
8 that the applicant has no control over. She noted that there is a new chain-link fence surrounding
9 the property and was concerned that they may not allow anything to be done on the property. If
10 retained as a well site, it will remain fenced off and will not allowed to be a park.

11
12 Commissioner Mackin stated that the subject property is in her immediate neighborhood and she
13 was looking forward to the first site plan. She walks the area every day but did not think this was
14 the best option and felt it should be revisited.

15
16 Commissioner Banks recalled being at the previous hearing where they saw a different plan.
17 Mr. Christensen suggested that perhaps there wasn't one and that they may be confusing it with
18 another proposal. He thought the best option was to continue the matter to determine whether that
19 was the case. He would also want to get more information on the concerns expressed by the
20 Commission. Commissioner Lloyd stated that in evaluating the conceptual site plan, her greatest
21 concern was the road. Commissioner Mackin agreed and stated that the original request was for
22 25 units, which was too dense. She suggested that they revisit the entire project and see if there is
23 a better alternative.

24
25 *Commissioner Lloyd moved to continue the Holladay Gateway Conceptual Residential PUD Site*
26 *Plan located at approximately 2300 East 4500 South to a future meeting for further discussion*
27 *and review. Commissioner Mackin seconded the motion.*

28
29 It was suggested that staff look at what was originally requested and approved.

30
31 *Vote on motion: Commissioner Lloyd-Aye, Commissioner Mackin-Aye, Commissioner Banks-*
32 *Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Layton-Aye. The motion*
33 *passed unanimously.*

34
35 **7. "Royal Holladay Hills" – Concept Mixed-Use Site Plan – Block "E" (R-M/U Zone –**
36 **"Open" Area) Review and Consideration of a Proposal by Applicant, Steve Peterson**
37 **for a Conceptual Mixed-Use Residential Plan at "Block E" within the Holladay Hills**
38 **Mixed-Use Development as Per Regulatory Provisions of the Site Development**
39 **Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C).**

40 Mr. Teerlink presented the staff report and stated that the request is for an Administrative
41 Application Request for Concept Site Plan Review and Approval for Block E of the Royal
42 Holladay Hills Subdivision. The Royal Holladay Hills Subdivision is a complete subdivision that
43 has been approved by the Planning Commission subject to provisions relied on in the 2007 SDMP.
44 The idea was that individual phasing would come about as the market dictates and as the applicant
45 presents applications for individual block redevelopment. A couple of blocks within the

1 subdivision have already seen approvals with one currently under construction. He noted that
2 Blocks B and C have an approved site plan. Block D is fully approved with a Building Permit.
3 Block E was being considered tonight. Block L received full approval for condominiums and
4 single-family development. Overall, the site has been under significant review by the Planning
5 Commission based on elements of the SDMP.

6
7 Block E is part of the SDMP's Open District, which allows the majority of uses. The layout,
8 grading, and utility infrastructure have been approved and underway for some time. The applicant
9 was now requesting review of the residential and retail improvements for Block E. Mr. Teerlink
10 reported that the SDMP under the Development Agreement has absolute minimum expectations
11 to be developed on the site including maximums that potentially could be implemented and used
12 to benefit the site as a whole. The review presented the impacts, which were assessed based on
13 the minimums and maximums. The current application brings the minimum total to 431 units,
14 which is close to the minimum required threshold for the SDMP. The square footage for the
15 commercial can be addressed with the applicant. The expectation tonight was concept site plan
16 review for use and location for a mixed-use development building at Block E.

17
18 The applicant, Steve Peterson, gave his address as 6147 South Verness Cove and stated that they
19 are seeking approval of Block E, which consists of both retail and residential with 25,000 square
20 feet of commercial and 170 residential units. There is a mix of for sale and for rent products. The
21 design is very dynamic and creates view corridors and interest. There are six brownstone units on
22 the south side. On Block L there are 38 townhomes and the residents can access the amenities
23 through the HOA. There are separate HOAs but they can access the amenities of each. The various
24 amenities and features were described.

25
26 Kris Longson, a member of the development team, reported that both blocks will connect. It was
27 noted that most of the rooftop amenities will be private patio areas for residents. They only expect
28 the northwest corner to be open to the public. Mr. Peterson stated that next to the condominium
29 buildings there is a corridor where there will be three-bedroom units with a private courtyard. He
30 stated that they were including a lot of interesting design concepts in this phase. Currently, they
31 are negotiating on the Macy's building for a combination of retail and office uses. Their goal is to
32 have the project before the Planning Commission in the near future. Their goal is for it to come
33 online at the same time as Block D, which is the Spring of 2023. Mr. Peterson reported that much
34 of the infrastructure is in place.

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

38
39 ***Commissioner Banks moved to approve the Concept Plan as presented for Block E of Royal***
40 ***Holladay Hills based on the following:***

41
42 ***Findings:***

43
44 ***1. The TRC's recommendation.***
45

1 2. *The proposed development pattern includes a mix of residential and commercial*
2 *uses that comply with both the RM/U Zone and the permitted land uses by district*
3 *and building functions of the SDMP.*

4
5 3. *The uses and building heights for the block comply with the allowances in that*
6 *same SDMP.*

7
8 *Commissioner Mackin seconded the motion. Vote on motion: Commissioner Lloyd-Aye,*
9 *Commissioner Mackin-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye,*
10 *Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.*

11
12 **ACTION ITEMS**

13 8. **Planning Commission Meeting Calendar – Approval of the 2022 Calendar Year**
14 **Meeting Schedule.**

15 *Commissioner Prince moved to adopt the 2022 Planning Commission Meeting Calendar as*
16 *presented. Commissioner Mackin seconded the motion. Vote on motion: Commissioner Lloyd-*
17 *Aye, Commissioner Mackin-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye,*
18 *Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.*

19
20 **ADJOURN**

21 *Commissioner Mackin moved to adjourn. Commissioner Prince seconded the motion. The*
22 *motion passed with the unanimous consent of the Commission.*

23
24 The Planning Commission Meeting adjourned at approximately 8:40 p.m.

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, November 9, 2021.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____

DRAFT

DRAFT

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

Tuesday, November 16, 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
Chris Layton
Alyssa Lloyd
Ann Mackin
Karianne Prince
Dennis Roach

Jonathan Teerlink, Planning Manager
Brad Christopherson, City Attorney

WORK SESSION

Chair Howard Layton called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Planning Manager, Jonathan Teerlink introduced agenda item number 1. The matter was continued from the previous meeting as the applicant was not present. The public hearing was continued to this meeting. The applicant, Colleen Freeman, owns a large lot on Panorama Way and would like to divide off 8,000 square feet. What is unusual about the property is that the applicant shares a small recreation easement with the neighbor behind her that will be recorded on the plat and encumber the new lot.

In response to a question raised, Mr. Teerlink stated that the recreation easement will run with the land but the easement is owned outright by Mr. Andrus who owns the property to the north and is not part of the subdivision. The property that is encumbered by the easement is currently owned by Mrs. Freeman. It was noted that it will be part of the new second parcel. The applicant created an 8,749 square-foot lot with a portion being within the recreational easement.

City Attorney, Brad Christopherson, presented a training and had noticed a practice where specific Planning Commissioners are assigned to make motions. This practice is frowned upon as it limits the ability of other Planning Commissioners to weigh in on an issue if they have an opposing viewpoint. It is, however, within the Chair's purview to assign one Planning Commission Member to act as an expert on a specific agenda item and give advice on a potential motion. A motion should not be assigned to allow all to feel at liberty to make a motion. Mr. Christopherson stated

1 that this is the only Planning Commission he has seen that assigns members to make motions. The
2 concern was the presumption that a decision has already been made when a motion is preassigned.
3 He stressed the importance of the deliberation taking place in public rather than behind closed
4 doors.

5
6 Commissioner Banks felt that the Commission could enjoy the efficiency of having an advanced
7 request to assign a particular area or topic to a specific member recognizing that any other member
8 is at liberty to take a preemptive or subsequent view or make an alternative motion. It should also
9 be clear that no decisions are made in advance.

10
11 Mr. Christopherson clarified that the staff recommendation includes a possible motion, which is
12 not of concern.

13
14 Chair Howard Layton commented that if there is a particular hearing or action item that requires
15 more expertise, he may reach out to a specific member.

16
17 In the case of very long meetings, Commissioner Prince would appreciate having someone who is
18 an expert give input.

19
20 The next agenda item was addressed involving the Holladay Gateway Concept Residential PUD
21 Site Plan. Mr. Teerlink prepared additional information pertaining to previous rezone discussions
22 that took place with the applicant earlier in the year. Commissioner Lloyd felt that what was
23 presented at the last meeting was very different from what was originally envisioned. She did not
24 believe that what is proposed justifies a rezone.

25
26 In reviewing the April 4, 2021, minutes, Commissioner Lloyd's recollection was that the parcel
27 was 1.65 acres in size, which was approved for the twin homes. Since then, they have expanded
28 the total acreage, which is significantly larger. Mr. Teerlink stated that at the August meeting the
29 applicant appeared before the Planning Commission and asked for a rezone of the individual piece
30 to be added to the development. The request was approved and continued to the City Council.

31
32 Commissioner Banks recalled that the photograph of the anticipated park on the corner did not
33 include perimeter fencing. Commissioner Lloyd stated that it is not something the applicants have
34 control over. Mr. Teerlink stated that conversations were ongoing with Salt Lake Public Utilities
35 regarding how they will allow the developer to use the corner. The fence was proposed once the
36 conversation began with Salt Lake Public Utilities.

37
38 The previous minutes included a brief narrative supporting the zone map amendment but
39 specifically addressed the transitional quality of the proposed location and revitalization.
40 Mr. Teerlink explained that a zoning condition is only applied to a decision by the City Council.
41 Mr. Christopherson explained that once the City Council grants a rezone it typically includes
42 limits. Commissioner Mackin stated that the Commission's collective understanding was that
43 what was presented was not the vision they were presented with.
44

1 Commissioner Banks asked if they can secure accommodation from Salt Lake City for the park,
2 that it be public rather than cordoned off for the private benefit of the project. Mr. Teerlink stated
3 that the idea of the area becoming a public park may not be feasible. Mr. Christopherson stated
4 that it would benefit City residents but could potentially be a detriment to Salt Lake City Public
5 Utilities and the developer in terms of liability. Commissioner Banks suggested the developer be
6 presented with two options involving either no park at all or a public park.

7
8 The criteria for approval of the Conceptual Plan were identified as use, density, access to public
9 streets, and compatibility with the neighborhood. The compatibility issue is most often stressed
10 with site plans that are more commercial and office-related. Commissioner Banks thought that
11 would apply in this case since a private park is inconsistent with what they are trying to achieve.
12 He thought it would be within the Commission's purview to require the park to be open to the
13 public. Mr. Teerlink felt that was reasonable for concept-level consideration.

14
15 Commissioner Chris Layton questioned why the Commission was challenging the developer's
16 opportunity to have green space as part of his development and instead require it become a City
17 park. Commissioner Lloyd commented that the development will revitalize a visible corner and
18 entrance to the City. Commissioner Chris Layton pointed out that the corner matters the most and
19 the developer has no control over it. It seemed to him that the developers were attempting to
20 develop green space that will serve as a buffer between the street and the project.

21
22 Commissioner Banks intended to hold the developer to what they originally proposed when
23 seeking the rezone. He felt that the original proposal was superior to the current plan. He wanted
24 to explore ways to make the corner usable to all City residents.

25
26 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
27 **Commission Chair.**

28 Chair Layton called the Regular Meeting to order at 6:12 p.m. and read the Commission Statement.

29
30 **PUBLIC HEARING**

31 **1. Continued – “Freeman” Residential Subdivision – 2175 East Panorama Way (R-1-8**
32 **Zone). Review and Consideration of a Request by Owner Colleen Freeman, for**
33 **Conceptual and Preliminary Plan Application for a Lot Split of .488 Acres of Land**
34 **Located in the R-1-8 Zone (one home per 8,000 square feet) as per Holladay**
35 **Ordinance 13.10. File #21-209.**

36 Planning Manager, Jonathan Teerlink, presented the staff report and stated that the applicant,
37 Colleen Freeman, approached staff regarding administrative review of a subdivision plat on
38 Panorama Way. Mrs. Freeman has been working with the Technical Review Committee (“TRC”)
39 to develop a concept and preliminary level review drawing. The R-1-8 zone requires 8,000 square-
40 foot lots in the form of a Recreational Easement that will run with the property if and when it is
41 sold and recorded on the plat. Staff reviewed the request for lot size standards and special utility
42 connections. Because the lot fronts Panorama Way it is considered the same as any single-family
43 home and requires access by ordinance. When a two-lot split is proposed on a public road, the
44 development standards and proposals go with the development until the impact is known. At that

1 time, the storm drain impact requirements are reviewed. Staff recommended conceptual and
2 preliminary approval with final approval deferred to staff.

3
4 The applicant, Colleen Freeman, gave her address as 2175 East Panorama Way where she has
5 lived for 54 years. The purpose of the request is estate planning. She indicated that she has no
6 intention of developing in the near future. Her understanding was that she was seeking an
7 entitlement to subdivide at some point in the future. She received approval from the utility
8 companies. Her desire was to subdivide the property in half for future use. A neighborhood
9 meeting was held to which her two neighbors were present. They were concerned that if she were
10 to make application, others on the street will do the same which could potentially dramatically
11 increase the population on the street. Commissioner Chris Layton commented that it appears that
12 Mrs. Freeman's property is the only one in the zone that is large enough to subdivide.

13
14 Chair Howard Layton opened the public hearing. There were no public comments. The public
15 hearing was closed.

16
17 *Commissioner Prince moved that the Planning Commission approve the Conceptual*
18 *Subdivision Plan for property owned by Colleen Freeman at 2175 East Panorama Way. Final*
19 *Plat Approval was to be delegated to staff. Approval was subject to the following:*

20
21 ***Findings:***

- 22
23 1. *The request is in accordance with the intent, standards, and criteria specified in*
24 *the Holladay City General Plan, Title 13 of the Holladay Zoning and Subdivision*
25 *Regulation Codes.*
26
27 2. *The new lot will be accessed directly from Panorama Way - a public street. No*
28 *private lane is proposed.*
29
30 3. *All trunk utilities area readily available, pending submittals of official connection*
31 *letters from each provider.*
32

33 *Commissioner Mackin seconded the motion. Vote on motion: Commissioner Lloyd-Aye,*
34 *Commissioner Chris Layton-Aye, Commissioner Mackin-Aye, Commissioner Banks-Aye,*
35 *Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Howard Layton-Aye. The motion*
36 *passed unanimously.*

37
38 **ACTION**

- 39 2. **Continued – “Holladay Gateway” – Concept Residential PUD Site Plan –**
40 **Approximately 2300 East 4500 South (R-2-10 Zone). Review and Consideration of a**
41 **Proposal by Applicant Jake Christensen, for a Conceptual, Residential Subdivision**
42 **Plan for 1.95 Acres of Property Proposed. Development Proposes a 13-Lot, Single-**
43 **Family Home Development. Review as Per Provisions in Holladay Code 13.08 and**
44 **13.78. File #21-1-14.**

45 The applicant, Jake Christensen, gave his address as 13416 Banbury Park Lane in Draper. He

1 stated that they have been working on the project for about one year and originally they presented
2 a higher density project. The Commission was opposed to higher density. In response to that
3 feedback, they pursued a lower density property. Within the R-2-10 zone, there are twin home
4 and lower single-family home densities. The preference of the community was also lower-density
5 single-family homes.

6
7 The original feedback from the Planning Commission was to reduce the density from R-1-8 to R-
8 2-10, which reduced the density by seven or eight units. The public supported single-family homes
9 that are consistent with the surrounding community. The community also supported single-family
10 homes. The feedback received at the City Council level was that private backyards are more
11 desirable than an open concept. Mr. Christensen reported that four neighborhood meetings were
12 held. What is proposed reflects input from several people and is not necessarily based on their
13 personal preferences.

14
15 Chair Howard Layton stated that the Commission's objective is to approve the request if the
16 concept meets the zoning standards.

17
18 Mr. Christensen stated that all 13 homes will be within the Homeowners Association ("HOA")
19 with one of the major benefits being green space. He stated that there is a twin home project in
20 the vicinity that has not been properly maintained and is not popular among area residents. One
21 of the major benefits of the 13-unit subdivision is that all of the green space will be controlled by
22 the HOA. Some of the existing trees will remain but the remainder will be replanted.

23
24 Mr. Christensen explained that seven of the existing homes have driveways onto 4500 South and
25 2300 East. They will remove the driveways closest to the intersection and front the majority of
26 the units on the private lane. The homes will be of high quality. The remaining three homes on
27 4500 South conform to the R-2-10 zone and will be redeveloped in approximately 10 years.

28
29 The developer was still in discussions with Salt Lake City on the corner parcel. Some of the issues
30 include water and property rights. Mr. Christensen stated that Salt Lake Public Utilities has no
31 intention of giving up ownership of the corner parcel. The options are for the developer or the
32 City of Holladay to lease the property or enter into a Private Public Partnership. The objective
33 was to reduce the amount of the lease. One of the challenges was how to put a market value on
34 public land. There are various ways to value it to obtain the lease. Ownership and use issues were
35 discussed. There were concerns raised about opening the park to the public since it is owned by
36 Salt Lake Public Utilities. If the developer were to make the lease payments, they would like it to
37 be used by the community residents.

38
39 Mr. Christensen further described the Private Public Partnership and stated that Salt Lake Public
40 Utilities would be the owner. The plan was to replant the site and combine it into one larger park
41 feature. It would function as a common area within a subdivision. Possible options were
42 discussed. Mr. Christensen was asked to describe his hesitation with it becoming public. He was
43 willing to negotiate if the City was willing to absorb the Lease Agreement or provide maintenance.
44

1 Quinn Millett gave his address as 1441 East Redondo Avenue and stated that the mechanics of the
2 park should be considered going forward. He indicated that Salt Lake Public Utilities will only
3 allow a permit. They would want to do an “over the fence” appraisal to enter into a lease.
4 Mr. Millett’s opinion was that given the property’s constraints, its highest and best use has a low
5 economic value because it is surrounded, has access issues, and lacks adequate parking. They will
6 make the argument to Salt Lake Public Utilities that it should be valued based on the current zoning
7 and potential uses.

8
9 Potential lease terms were discussed. It was thought that since Salt Lake Public Utilities will likely
10 have the right to terminate the lease with 30 days’ notice, it would not make sense to relandscape
11 the site. Mr. Millett expects the bulk of the cost to be landscaping. They were willing to take the
12 risk of replacing the landscaping. He noted that further work and negotiation were needed.

13
14 Commissioner Banks suggested that the focus be on the City and the developer working together.
15 Mr. Millett stated that they tried to set up a meeting with Salt Lake Public Utilities before the
16 entitlement process began and were denied. They now have their attention. Liability issues were
17 discussed. He believed that improving the property was of benefit to the entire community.

18
19 Chair Howard Layton opened the public hearing. There were no public comments. The public c
20 hearing was closed.

21
22 Mr. Christensen reported that when the process began there were several concerned neighbors. He
23 believed that the lack of residents present tonight was due to the developer incorporating the
24 feedback they received into the project.

25
26 Commissioner Lloyd asked what would require the existing homes to be renovated. Commissioner
27 Chris Layton commented that they have an incentive to renovate them if they are trying to sell new
28 units.

29
30 Commissioner Roach referenced the Tree Canopy Map and questioned what will remain when the
31 property is scraped. Mr. Christensen stated that there is a significant tree canopy along the
32 perimeter. Those trees will remain but the ground beneath will be scraped. The area shown in red
33 will have to be removed.

34
35 Commissioner Banks asked about the height restriction on fences along the road. Mr. Teerlink
36 stated that four-foot fences are allowed along 2300 East in the front and side yards.
37 Mr. Christensen noted that the property is sloped. On the east side, there will be six-foot fences
38 and four-foot fencing on 4500 South. The new homes will face the private lane.

39
40 Commissioner Chris Layton saw nothing presented in the Conceptual Site Plan approval that is
41 inconsistent with the zone.

42
43 ***Commissioner Chris Layton moved to approve an application by Jake Christensen for Holladay***
44 ***Gateway a 13-unit residential subdivision, located at the corner of 2300 East 4500 South in the***
45 ***R-2-10, subject to the following:***

1
2 **Findings:**

- 3
4 1. *The requirements for Conceptual Subdivision have been substantially completed.*
5
6 2. *The proposed layout of lots comply with density and minimum dimensions; width*
7 *(35 feet) and area (5,000 square feet) for detached single-family development in*
8 *the R-2-10 zone.*
9
10 3. *The development complies with the General Plan.*
11

12 **Condition:**

- 13
14 1. *Utility Service Letters shall be submitted to the TRC.*
15

16 *Commissioner Prince seconded the motion. Vote on motion: Commissioner Lloyd-Aye,*
17 *Commissioner Chris Layton-Aye, Commissioner Mackin-Nay, Commissioner Banks-Aye,*
18 *Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Howard Layton-Aye. The motion*
19 *passed 6-to-1.*
20

21 **3. Approval of Meeting Minutes – October 5, 2021.**

22 The minutes were reviewed and discussed.
23

24 *Commissioner Mackin moved to approve the minutes of Tuesday, October 5, 2021, as written.*
25 *Commissioner Prince seconded the motion. The motion passed with the unanimous consent of*
26 *the Commission.*
27

28 **ADJOURN**

29 *Commissioner Mackin moved to adjourn. Commissioner Prince seconded the motion. The*
30 *motion passed with the unanimous consent of the Commission.*
31

32 The Planning Commission Meeting adjourned at 7:20 p.m.

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, November 16, 2021.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____

DRAFT

DRAFT

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

Tuesday, December 14, 2021

6:00 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

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

Jonathan Teerlink, Planning Manager
Todd Godfrey, City Attorney

WORK SESSION

Chair Howard Layton called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Planning Manager, Jonathan Teerlink reported that the agenda had changed dramatically over the last few days. Items 2 and 4 would not be heard during the Regular Meeting. He explained that there had been a request from the applicant to postpone discussions related to Item 2. Item 4 was rescheduled by Staff because there were issues needing further clarification.

Item 1 on the agenda was a Text Amendment. Mr. Teerlink noted that it was a Staff-initiated amendment to alter the definition of 'General Retail' as it is described in the Code. He explained that the State Legislature changed some of the definitions related to Specialty Tobacco Retailers and was looking to regulate them more closely. This would impact their proximity to public and community spaces, schools, churches, and parks. Mr. Teerlink clarified that tobacco and vaping products fall into the same category.

Mr. Teerlink stated that the County Health Department sent notices to retailers who sell tobacco products in their stores to inform them of the recent changes. City Staff believed it would be beneficial to clarify what General Retail is in the City of Holladay and what it is not. The City does not allow Specialty Tobacco Retailers and it was important to make it clear to those operating under General Retail that their Business Licenses do not include a specialty tobacco source of sales. Mr. Teerlink clarified that if a retail establishment has 20% of public retail floor space dedicated to tobacco-related items, it would become a Specialty Tobacco Retailer. It was important to make the distinction clear in the Ordinance to remain consistent with State Law.

1
2 Enforcement issues were discussed. Mr. Teerlink explained that monitoring is not easy, but an
3 Enforcement Officer could look at the floor area of a store, take a few photos, and determine if a
4 retailer has exceeded the 20% limit. The amendment would ensure that the City complies with the
5 State regulations. It would also add more clarity to the language. Mr. Teerlink noted that there
6 are two parts to the text amendment. The first was in Chapter 13 of the Land Use Development
7 Code, which the Planning Commission has purview over. The other was in the Business Licensing
8 section, which was something the City Council can modify without a recommendation from the
9 Planning Commission. Both were included for review.

10
11 Mr. Teerlink discussed agenda item number 3 and explained that it relates to a Concept Approval
12 that was originally granted in 2017. However, the Concept Approval from the Planning
13 Commission had since expired. The applicant returned to the Planning Commission to renew the
14 Concept Plan. Mr. Teerlink noted that Staff reviewed the previously set conditions with the
15 applicant. The Commissioners wondered why the applicant had allowed so much time to pass
16 since the previous approval. Mr. Teerlink was not certain but noted that the applicant would be
17 able to address all questions during the Regular Meeting.

18
19 There was one issue related to the application, which had to do with the easement. Mr. Teerlink
20 noted that the packet included a statement from the applicant's legal counsel. He explained that
21 there was also an updated opinion, which was provided to the Commissioners for review. City
22 Attorney, Todd Godfrey reported that there was a dispute between a neighboring property owner
23 and the owner of the applicant's property. The dispute had to do with whether the easement was
24 valid, appropriate, and sufficient to provide access to the proposed development. Mr. Godfrey
25 stated that he reviewed letters from the legal counsel on both sides. He informed the
26 Commissioners that it was not a decision for the City to make. Staff reviewed the existing
27 easement and it determined it was adequate for access under the City Ordinance. This was an issue
28 between private property owners and would need to be resolved. Mr. Godfrey did not believe
29 there was a reason for the Planning Commission to withhold any approvals.

30
31 Chair Howard Layton asked about density. Mr. Teerlink reported that there was a yield of 33
32 units, but based on the layout and the required width of the road, that number was reduced to 32.
33 It came out to approximately 16 units per acre and the total acreage was 2.32 acres. Further
34 discussions were had about the easement. Commissioner Mackin wondered if the easement was
35 on the east end of the proposed development, which was confirmed. Mr. Teerlink noted that an
36 easement document was included in the packet. There were discussions regarding possible curb
37 cuts. Mr. Teerlink explained that The Utah Department of Transportation ("UDOT") owns 4500
38 South and it could be difficult to receive approval for additional curb cuts. UDOT did not
39 necessarily want to add to the existing curb cuts on 4500 South. However, he was not sure if that
40 option had been explored.

41
42 Mr. Teerlink informed the Planning Commission that in addition to the packet, there were
43 addendums to it. The addendums included public comments as well as a letter from the applicant
44 on the rezone. Mr. Teerlink distributed copies of the packet addendums for the Planning
45 Commission to review.

1
2 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
3 **Commission Chair.**

4 Chair Howard Layton called the Regular Meeting to order at 6:03 p.m. and read the Commission
5 Statement. He reported that the agenda originally included four items but two were postponed.
6 Item 2 was postponed until further notice and Item 4 was rescheduled to January 11, 2022. Items
7 1 and 4 would be discussed as planned.
8

9 **PUBLIC HEARING/ACTION ITEMS**

10 1. **Text Amendment – Chapter 13 Land Use Development Code; 13.04 General Retail**
11 **Definition Clarification. Review and Recommendation to City Council on a Staff**
12 **Generated Proposal to Amendment Title 13, of the Holladay City Code, Land Use**
13 **Clarifying the Definition of General Retail as it Relates to Specialty Tobacco**
14 **Retailers. (File #21-4-10-1)**

15 Planning Manager, Jonathan Teerlink presented the Staff Report and stated that the request was
16 from the Community and Economic Development Department to amend the definition in Section
17 13.04 for General Retail as it relates to tobacco. It was a request that Staff had generated and there
18 was no applicant. Mr. Teerlink explained that the request was for the Planning Commission to
19 make a recommendation to the City Council on the draft text that was included in the packet. The
20 City's definition of retail was fairly broad and included the following language:
21

- 22 • RETAIL, GENERAL: A use that sells goods for consumer use available for purchase and
23 removal from the premises; excluding food sales or markets, and retail sales use
24 specifically classified in another definition herein.
25

26 Mr. Teerlink explained that Specialty Tobacco Retailer is not defined, so there could be broad
27 interpretations. The intention was to ensure that Specialty Tobacco Retailers are not included in
28 the General Retail definition. The amended language was shared with the Commission. Chair
29 Layton noted that there had been discussions about the item during the Work Session.
30

31 Commissioner Lloyd asked how other municipalities were handling the changes from the State
32 Legislature. Mr. Teerlink noted that most municipalities were modifying the way retailers are
33 measured from public spaces. Additionally, they were making sure that there would be appropriate
34 regulations, as per the State Law. That could result in the elimination of some retailers across the
35 County. Commissioner Dennis Roach noted that the amended language states:
36

- 37 • RETAIL, GENERAL: A use that sells goods for consumer use available for purchase and
38 removal from the premises; excluding food sales or markets, and specialty retail sales such
39 as Tobacco Specialty Business as defined in UTAH CODE ANN. §10-8-41.6(1) and other
40 retail uses specifically classified in another definition herein.
41

42 Commissioner Roach wondered how many other definitions of specialty retail sales were included
43 in the Code. Mr. Teerlink explained that there were none. However, that language would leave
44 the door open to any necessary additions in the future.
45

Chair Layton opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Prince moved to forward a recommendation to the City Council to approve an application by the City of Holladay Community and Economic Development to amend 13.04 of the City of Holladay Land Use Code to amend the definition of General Retail by clarifying that General Retail does not include Specialty Tobacco Retail as defined in the State Code, based on the findings the Utah State Code has changed. The City needs to come into compliance with those laws. The motion was seconded by Commissioner Roach. Vote on motion: Commissioner Lloyd-Aye; Commissioner Mackin-Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Howard Layton-Aye. The motion passed unanimously.

2. Zone Map Amendment – 5661 South Highland Drive – Rezone from R-1-43 to R-2-10
THIS ITEM HAS BEEN POSTPONED UNTIL FURTHER NOTICE (File #21-4-09)

The above item was postponed until further notice.

3. “Base 45 Townhomes” - Concept (Renewal)/Preliminary Subdivision – 2180 East 4500 South (RM Zone). Review and Consideration of a Proposal by the Applicant, J Fisher Companies, to Renew the Concept Plan (2017) and the Preliminary Level Subdivision Development Application for a 32-Unit Townhome Project in the RM Zone (Residential Multi-Family), as Per Holladay Ordinance 13.08. File #17-1-05-1.

Mr. Teerlink presented the Staff Report and stated that the application was a subdivision request on approximately 2.3 acres of land in the R-M (Multiple-Family Residential) Zone. He explained that the R-M Zone is a multi-family zone with a density of 16 units per acre. Previously, the Salt Lake County R-M Zone included both office and residential multiple-family uses within the zone. As a result, the City of Holladay inherited several office buildings within the R-M Zone. Since then, the Planning Commission and City Council had removed office uses from the R-M Zone and there was an intention to have the office buildings rezoned to the PO (Professional Office) Zone. The property owner chose to use the R-M Zone to redevelop the property into owned townhomes.

The Planning Commission granted Concept Approval in 2017, but that approval had since expired. Mr. Teerlink reported that the City of Holladay reviewed subdivision application in a three-step process, which included Concept, Preliminary, and Final Plat. The applicant wanted to renew the Concept Approval that was granted in 2017. The packet included the original motion as well as the meeting minutes, the conditions of approval, and the proposed site plan from 2017. Staff reviewed the renewed application based on the previous approval. Mr. Teerlink noted that it was very similar, but the applicant addressed the Unified Fire Authority (“UFA”) request for a 27-foot-width in the mid-portion of the road.

Additionally, the applicant addressed whether UDOT needed more right-of-way for 4500 South. The applicant indicated that UDOT did not need the dedication of 4500 South. Mr. Teerlink explained that one of the conditions of approval in 2017 related to a traffic study, which was based on the recommendation of the Public Works Director. Public Works Director, Jared Bunch, requested that the applicant create a Traffic Impact Study. It would illustrate the difference between current traffic generation and future traffic generation and look at how future traffic generation could impact the traffic light in the area.

1
2 Mr. Teerlink explained that there was an issue with the shared easement, which had been a point
3 of discussion at the previous Planning Commission Meeting related to the application. The issue
4 involved the property owner to the east. City Attorney, Todd Godfrey discussed the matter during
5 the Work Session and Staff recommended that the Concept Approval be renewed.
6

7 The applicant, Brock Loomis from Henry Walker Homes, gave his address as 1216 West Legacy
8 Crossing Boulevard in Centerville. He explained that in 2017, the application was approved by
9 the Planning Commission and several conditions of approval were imposed. At that time, Henry
10 Walker Homes was not the owner of the property but has since purchased the property. They had
11 worked with the owners to the east to acquire the required easement as part of the approval.
12

13 Mr. Loomis noted that one of the other conditions of approval pertained to the Traffic Impact
14 Study. Engineers were working on the study and would soon produce a report. He noted that there
15 is currently 33,000 square feet of office space in the area and 32 townhomes have been proposed.
16 The trip generation for a residential use would be significantly less than it would be for a
17 commercial use. Mr. Loomis believed there would be less of an impact on the surrounding
18 properties and the intersection at 4500 South and Holladay Boulevard due to this shift.
19

20 Chair Layton asked about the reason for the delay since the 2017 Concept Approval. Mr. Loomis
21 explained that Henry Walker Homes had the property under contract in 2017, came to the Planning
22 Commission for Concept Approval, and then began to work through the conditions of approval.
23 The project was put on hold temporarily and then Henry Walker Homes purchased the land and
24 worked out the Access Agreement with the neighbors to the east. Mr. Loomis reported that it was
25 purchased in March 2021.
26

27 The Concept Plan was overviewed. Mr. Loomis reported that there were two access on 4500
28 South. The west access would be closed due to the proximity of the access to the intersection.
29 There had been a meeting with UDOT and their preference was to close that access. The east
30 access would remain. Mr. Loomis noted that there would be 32 townhomes and conceptual
31 building elevations were available for the Commission to review. The intention was to have three-
32 story townhomes with rooftop amenities. There would mainly be masonry brick materials and the
33 idea was to have high-end gated townhomes for sale. Mr. Loomis explained that there would be
34 two-to-three bedroom units with square footages ranging from 1,500 to 2,600 square feet.
35

36 Commissioner Lloyd asked if there would be carports or garages. Mr. Loomis reported that all
37 units will have a two-car garage. Commissioner Lloyd believed the units on the east side would
38 have garages on the easement or right next to it. Mr. Loomis explained that those garages were
39 separated from the easement by a driveway. He added that each unit will have a garage and the
40 majority of units will also have a driveway for additional parking. The Concept Plan would far
41 exceed the parking requirements. The requirement was 65 parking stalls and there would be
42 approximately 95, which would include the garages, driveways, and visitor parking stalls.
43

44 Mr. Loomis reported that the plan was to include a lot of amenities, with gated entrances on the
45 east and west sides. The Concept Plan showed an area for open space but there could be a

1 swimming pool, hot tub, firepit, or barbecue area for the residents. Council Member Lloyd asked
2 about storm drain retention. Mr. Loomis explained that they do not have access to storm drains
3 on Holladay Boulevard. Henry Walker Homes met with engineers and conducted a preliminary
4 design of the site for utilities. The plan was to have 100% on-site retention that would meet the
5 Low Impact Development (“LID”) standards and would not require there to be access to a storm
6 drain system.

7
8 Chair Howard Layton pointed out that Mr. Loomis seemed to have a lot of the design and Site Plan
9 in the works. Mr. Loomis explained that they were prepared to move forward with the Preliminary
10 Plat. Council Member Prince noted that based on the drawings shown during the Planning
11 Commission Meeting, some units will have full driveways in front of the homes and some will
12 not. Mr. Loomis stated that some units had additional driveway spots and some did not. However,
13 there would be guest parking stalls in the development as well.

14
15 Chair Layton opened the public hearing.

16
17 *Brent Godfrey* gave his address as 6161 South 2090 East and reported that he owns an office
18 condominium in the Village Professional building located at 2200 East 4500 South. There had
19 been a right-of-way running from 4500 South southbound to the south property line, which was a
20 right-of-way of necessity that provides access to 10 parking spaces on the east side of one of the
21 Medical Village buildings. The redevelopment and demolition of the building would eliminate
22 the necessity for that right-of-way. However, the developer believed the right-of-way could be
23 repurposed and used in perpetuity to back seven condominiums with double garages and double
24 driveways up to the property line. That right-of-way would also be used to access a gate to the
25 gated community.

26
27 Mr. Godfrey believed that the proposed development was a radical and dramatic change in
28 character from two commercial professional office properties to one residential condominium
29 property and one professional office property. He did not think the two would blend well. There
30 needed to be a physical boundary wall between the two properties. Mr. Godfrey felt the
31 development needed to be confined to the Medical Village 2.3 acre grounds that they owned, with
32 Village Professional left to exist without any encroachment from the project. The Medical Village
33 property has three points of ingress/egress. He believed they should be required to use those, as
34 the Village Professional would be left with a shortage of parking to handle the commercial needs.
35 Without a barrier, there could be illegal parking, snow removal problems, and higher safety risks.

36
37 The development would be a major detriment and overburden of the right-of-way. Additionally,
38 the rights of nearby property owners would be diminished. Mr. Godfrey stated that the
39 development concept was flawed. The City Code addressed compatibility requirements with
40 surrounding properties for proposed Planned Unit Developments (“PUD”). He felt that the
41 application, as submitted, was not compatible with his property and would cause adverse impacts
42 to owners and their businesses. As a result, Mr. Godfrey believed the application should be denied.

43
44 Commissioner Roach wondered if Mr. Godfrey would approve of a wall between the development
45 and the Village Professional property. Mr. Godfrey believed the wall would provide a defined

1 barrier. It would also allow the commercial businesses to function with absolute control. Chair
2 Layton pointed out that there was a shared access off of 4500 South. Mr. Godfrey confirmed that
3 there was a shared access at that point of ingress/egress.
4

5 *Steve Call* gave his address as 4702 Moss Creek Circle in Murray and identified himself as the
6 legal counsel for the developer. He wanted to address an issue that he had previously discussed
7 with Mr. Teerlink. Last year, the owners of the property referred to by Mr. Godfrey and Medical
8 Village, which owned the subject property, entered into negotiations regarding an easement
9 agreement. The property that Mr. Godfrey referred to as the Village Professional property was
10 represented by Jonathan Hafen from the Parr Brown law firm. Various provisions were discussed
11 and agreed to. Mr. Call reported that the Commercial Owners Association and each of the
12 individual property owners signed a written Easement Agreement. The Easement Agreement was
13 also signed by Medical Village who then sold the property to the developer.
14

15 The Easement Agreement included all of the terms regarding the reciprocal easement. It stated
16 that the Medical Village had a right-of-way over the Village Professional property. After thorough
17 discussions, the Easement Agreement was signed and executed. The Easement Agreement was
18 provided to Mr. Teerlink and there were additional copies available for Commissioners to review.
19 Mr. Call clarified that the property that Mr. Godfrey had an interest in was held by his trust and he
20 had signed the Easement Agreement. The Easement Agreement was recorded with the Salt Lake
21 County Recorder's Office on March 25, 2021, and the property was subsequently sold by Medical
22 Village to the developer.
23

24 Mr. Call noted that a wall could not be added between the property lines, as it would interfere with
25 the easement. The Easement Agreement outlined all of the terms and conditions, including how
26 the easement would be maintained and how snow would be managed. It was a binding and
27 enforceable agreement that could not be terminated by Mr. Godfrey on an individual basis. Eight
28 owners signed the Easement Agreement. Mr. Call noted that the information shared with
29 Mr. Teerlink and the Commission included the Easement Agreement and exhibits prepared by the
30 surveyors and engineers as well as copies of the abstracts. Mr. Call stated that he would take
31 whatever action necessary to enforce the Easement Agreement.
32

33 Chair Layton stated that the Planning Commission was currently considering the Concept Plan.
34 Details about the actual site layout, design, and architecture would be discussed at a future meeting.
35 It sounded like there would be continued discussions regarding access near the property. While it
36 was beneficial for the Commission to be aware of the issues, it was not pertinent to what the
37 Commission was looking at as it related to the actual Concept Plan. Mr. Godfrey acknowledged
38 the Easement Agreement but did not believe the use was appropriate. Chair Layton commented
39 that it was something for the two parties to continue to discuss.
40

41 *Michelle Shorens* was one of the owners of the Village Professional Building. The day after she
42 moved into the building, she was told to sign the Easement Agreement or be sued. She did not
43 have the ability to pay the legal fees, so she signed the document. However, she did not agree with
44 it. Ms. Shorens felt that the development would put a strain on the area and residents would park

1 in the already limited parking spaces. She noted that the development had two entrances/exits off
2 of 2300 East and one entrance off of 4500 South.

3
4 Mr. Loomis clarified that the development has one access off of Holladay Boulevard, not two.
5 Additionally, he did not feel that adding a wall between the properties would benefit either party.
6 He pointed out that mixed-use zones are becoming more common and he believed the two uses
7 would be compatible. With proper management, the concerns expressed by those present would
8 be addressed. For instance, there could be strict Covenants, Conditions, and Restrictions
9 (“CC&Rs”) enforced by a management company, which would address issues like garage sales
10 and parking on neighboring properties. Mr. Loomis explained that they were willing to work with
11 neighbors to manage the parking situation. The Site Plan could address parking signage and the
12 CC&Rs could address any restrictions or requirements for future owners.

13
14 Commissioner Lloyd referenced earlier discussions related to UDOT. She wondered whether it
15 was the purview of UDOT to eliminate one of the entrances. For a development of the proposed
16 size and type, the number of vehicle trips would decrease dramatically when compared to a
17 corporate or professional property. If the use would decrease, she wondered why UDOT did not
18 want an existing entrance to continue to be utilized. Commissioner Lloyd liked the idea of the
19 townhomes and walkability in the City. However, she was concerned that the easement was an
20 issue in 2017 and was still being discussed. Mr. Loomis explained that the Easement Agreement
21 was intended to finalize those discussions. As for UDOT, any time there was new development,
22 an application needed to be sent to UDOT. It was noted that 4500 South is a UDOT road.

23
24 *Glenn Girsberger* gave his address as 1216 West Legacy Parkway in Centerville. He explained
25 that he had worked on the Easement Agreement with Mr. Call. Months had been spent negotiating
26 with the other side in good faith. Eventually, both parties were able to reach an agreement. It was
27 disheartening to hear negative feedback because he felt the conversations had now started to move
28 backward. The documentation shared by Mr. Call during the Planning Commission Meeting was
29 intended to inform Commissioners about the easement.

30
31 Commissioner Lloyd noted that some of the concerns expressed, such as parking, were legitimate
32 concerns that would need to be managed. Mr. Loomis reported that City Code requires the
33 development to have 65 parking stalls but the development would provide 95 total parking spaces.
34 That was an additional 30 parking spaces above and beyond the spaces required. He felt the
35 additional parking spaces would alleviate a lot of those concerns.

36
37 *Greg Strong* gave his address as 3737 South Melinda Lane in Millcreek and identified himself as
38 a former owner of one of the units at the Village Professional building. He was currently the
39 Property Manager for that organization. Mr. Strong noted that he was involved in the easement
40 negotiations and was not present to discuss that matter. However, he believed the design of the
41 Base 45 Townhomes had some inherent problems with regards to the Village Professional
42 property. If the developers wanted to be good neighbors, he felt that side should be redesigned to
43 ensure that there were no homes with double car driveways abutting the property.

44
45 There were no further comments. The public hearing was closed.

Commissioner Mackin reported that she was on the Planning Commission in 2017 when the application was originally discussed. The easement was a major source of discussion back then, but she saw that the developer had done their due diligence to create a document that clarified that easement. Moving forward, it was important for the developers and the neighbors to reach an agreement. Commissioner Mackin reminded those present that the easement was outside the purview of the Concept Plan approval. She hoped all parties could reach an understanding.

Commissioner Roach stated that the Planning Commission was currently looking at whether 32 units on the lot size made sense and whether the application fell within the parameters of the City Code. There would be additional opportunities for neighbors to share feedback.

Commissioner Mackin moved to approve the Concept Review for Base 45 Townhomes by J Fisher Companies at 2180 East 4500 South in the R-M (Multiple-Family Residential) Zone, with the following findings:

- 1. The proposal meets the General Plan vision for the creation of residential developments within existing zoning.***
- 2. The proposed density meets the R-M Zone allowances.***
- 3. The development has been reviewed for health and safety compliance by the Technical Review Committee ("TRC") at a conceptual level.***

The requirements were as follows:

- 1. Preliminary level subdivision drawings shall be submitted to the TRC for review.***
- 2. Submit a required Traffic Impact Study.***

The motion was seconded by Commissioner Prince. Vote on motion: Commissioner Lloyd-Aye; Commissioner Mackin-Aye, Commissioner Roach-Aye, Commissioner Prince-Aye, Chair Layton-Aye. The motion passed unanimously.

- 4. "Hulton Court, Amended" – Concept – 2394 thru 2397 Murray Holladay Rd. (R-1-10 and R-2-10) THIS ITEM HAS BEEN RESCHEDULED TO JANUARY 11th 2022 File. #20-1-15-1**

The above item was rescheduled to the January 11, 2022, Planning Commission Meeting.

ADJOURN

Commissioner Mackin moved to adjourn. Commissioner Prince seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 6:59 p.m.

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, December 14, 2021.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____

DRAFT