

2014
LEADERSHIP & COMMITTEES
City Council

<u>POSITION</u>	<u>TERM</u>	<u>COUNCIL MEMBER</u>
Mayor Pro-tem	year	Lynn
RDA Chair & Vice Chair	year	
Muni Council of Council Governments (meet on 4 th Mon @ Noon – Murray City Hall)	Year	Steve
COG		Mayor & Jim (alternate)
Youth City Council		Pat & Sabrina
Mosquito Abatement	expires April 2016	Pat
Arts Council Liaison		
Historical Comm. Liaison		
ULCT Legis. Policy Committee		Lynn, Rob
Education Committee		
Emergency Preparedness		Dave Chisholm & Jim
Parks, Trails & Open Space		Sabrina & Jim
UFA		Mayor
Unified Police District		Mayor

Administrative Board for County SSD No. 1

four years

Sabrina

Mt. Transportation Exec Committee

Jim

Tree Committee

Steve

Holladay Foundation

Rotary

**NOTICE OF MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, JANUARY 16, 2014**

**COUNCIL CHAMBERS
4580 S 2300 E
HOLLADAY, UTAH 84117**

- 5:00 p.m.** **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*
- 5:30 p.m.** **Briefing Session** – *The Council will review and discuss the agenda items; NO decisions will be made.*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay Municipal Council will hold a City Council meeting in the Council Chambers beginning at **6:00 p.m.** It is possible that a member of the Council will be participating by electronic means. The Council Chambers shall serve as the anchor location. *In an effort to conserve resources, the Council has gone paperless. Council Members will be using a variety of electronic devices during the meeting.*

6:00 p.m. **Council Meeting**

AGENDA

- I. **Welcome** – Mayor Dahle
- II. **Public Comments**
The public is invited to address the City Council on any subject for three minutes, five minutes for a group spokesperson, additional time allotted at the discretion of the Chair. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council
- III. **Pledge of Allegiance**
- IV. **Public Hearing on Proposed Rezone for Property Located at 4235 S Highland Dr from R-M (Residential Multi-family) to C-1 (Commercial) (Request from Karl Jakob's to rezone .17 acres)**
- V. **City Manager Report** – Randy Fitts
- VI. **Council Reports**
- VII. **Other Business**
- VIII. **Adjourn City Council Meeting and Convene to a Council Work Meeting**
 - a. **Update on Fire Station**
 - b. **Review Proposed Non-Discrimination Ordinance** –*Council Member Gunn & Craig Hall*
 - c. **Update on Highland Dr Master Plan and RO Zone** – *Council Member Palmer*
 - d. **Update on City Hall Signage**
 - e. **Discussion on Earlier Public Hearing for Proposed Rezone at 4235 S Highland Dr**
 - f. **Review & Discussion of Committee Assignments**
 - g. **Review & Discussion of 2014 Priorities**
 - h. **Update of Current City Projects**

- i. **Calendar** – *schedule of upcoming meetings*
Local Officials Day – Jan. 29
 - j. **Other Business** – *as may properly be introduced*
- IX. ***Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition – (If needed)***
- X. ***Adjourn Work Meeting***

All details regarding the agenda may be found online at www.cityofholladay.com

On Tuesday, January 14, 2014 at 10:00 am a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted at City Hall, Holladay Library, City internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD users should call 7-1-1.

Dated this 14th day of January, 2014

Stephanie N. Carlson, MMC
Holladay City Recorder



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE: January 16, 2014

AGENDA ITEM: Jakob Properties Rezone

SUBJECT: Rezone .17 acres of land located at 4325 S Highland Dr. from R-M to C-1 zoning

SUBMITTED BY: City of Holladay Planning Commission

RECCOMENDATION:

The Planning Commission recommends adoption of the proposed zone change with the following suggested provisions: (Please note: These are from minutes that are not yet approved)

Findings:

- 1. Uses along this portion of Highland Dr. are typically commercial and higher density residential. The proposed use will fit and compliment the established development patterns on the street;*
- 2. The requested zone change is within the parameters of the General Plan.*

Recommendations:

- 1. Staff, before moving this on to City Council, research parking requirements and provide details.*
- 2. Provide landscaping requirements for the C-1 zone.*

SUMMARY: The applicant, Karl Jakob, wishes to rezone this property from R-M (Residential Multi-family) to C-1 (Commercial) in order to be able to open a beauty and hair salon at this location. The proposed business meets all landscaping requirements of the C-1 zone.

ANALYSIS This petition meets all City of Holliday requirements for rezone and it is in compliance with Appendix K of the General Plan – the Highland Drive Corridor Master Plan. The proposed land use will require six parking spaces. Nine are proposed. No changes to landscaping are anticipated.

FISCAL IMPACT: If the rezone is adopted - the proposed commercial business could bring some, albeit minimal, ongoing sales tax receipts.

CONTACT PERSON: Rick Whiting, City Planner

EXHIBITS: City Council Summary Report & Planning Commission Staff Reports with supporting maps, graphics, photos and documentation



**CITY OF HOLLADAY
Planning Commission**

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**Staff Report  
November 19, 2013  
Item 3**

*Project Name:* **Jakob Properties Rezone**

*Application Type:* **Rezone**

*Nature of Discussion:* **Public Hearing, Discussion, Possible Recommendation**

*Notice:* **Mailed 11-8-13 as required by law**

*Planner:* **Rick Whiting**

**EXECUTIVE SUMMARY**

*Request:* **Rezone from Residential - Multi-family (R-M) to Commercial (C-1)**

*Project No.* **13-4-12**

*Address:* **4235 S Highland Dr.**

*Applicant:* **Jakob Properties, Karl Jakob, Owner**

Property Area: **.17 acres**

Near by Zoning: **R-1-10, C-1, R-M, R-2-10**

**BACKGROUND:**

Upon successful rezoning of the subject property to C-1, Mr. Jakob proposes that the property will to be used for a beauty salon – a land use not allowed in the current zone but permitted in the proposed zone. (Please see attached maps, charts and photos.)

Staff has received no comments from neighboring property owners about this request to date.

A Neighborhood Meeting is scheduled for Tuesday, November 19, 2013 at 10:00 am. A report of the meeting's proceedings will be provided at the PC meeting on Tuesday evening.

## ZONING ANALYSIS:

Review of the current zoning map reveals that the subject property lies between C-1 Commercial on the north and higher density multi-family (R-M) zoning to the south. It is bounded in the rear by single family residential that is largely unaffected by the properties that front on Highland Drive. The proposed rezone would simply extend the existing commercial zoning to the south by one lot. Properties south of the subject property are somewhat disinvested and could be candidates for redevelopment relatively soon. The Highland Drive Corridor Master Plan (HDCMP) identifies and classifies this northern segment of Highland Drive as predominantly commercial and encourages further movement in that direction. These facts support the suggestion that the proposed rezone is appropriate given its location along, and access from, the northern segment of Highland Dr.

## APPLICABLE ORDINANCES

Chapter 13 – 13.05.110: POWERS AND DUTIES  
13.06.020: ZONING MAPS  
13.32 MULTI-FAMILY RESIDENTIAL ZONES  
13.56 C-1 COMMERCIAL ZONE  
13.90.060: CONDITIONS TO ZONING MAP AMENDMENT  
13.90.070: GENERAL PLAN AMENDMENT; PROCEDURE  
13.90.072: HEARING; NOTICE  
City of Holladay – GENERAL PLAN, Pages 5 to 48  
City of Holladay – GENERAL PLAN, HDCMP – Appendix K – Page 2

## GENERAL PLAN REVIEW

**The Highland Drive Corridor Master Plan (HDCMP) Amendment - Appendix K** to the General Plan - updates and refocuses many of the below referenced values. It was adopted in February 2012. Staff suggests that with regard to any conflicting values, the HDCMP should be considered as superseding the General Plan due to its recent adoption and specificity. It should also be noted that:

1. An amendment to the HDCMP making some adjustments to that document is now before the City Council. It suggests that the focus of the HDCMP (noted below) is on the segment of Highland drive south of this property between Arbor Lane and 6200 South not the northern segment in which this property is located; and
2. The subject property abuts C-1 zoning.

The HDCMP and the current General Plan address related topics as noted below. (Emphasis has been added.)

- **“Higher density single family and multi-family residential zoning, such as the R-1-8, R-2-10 & R-M zones, should be employed in the mid-block spaces between these commercial developments in that order of priority.”** (City of Holladay – General Plan, Highland Drive Corridor Master Plan, Appendix K - II.B.2, Page 2)

**General Plan Considerations - (Selected Excerpts - City of Holladay – General Plan - pages 5 to 48)**

*The General Plan designates the subject property as “MDR – Medium Density Residential – 12 dwelling units per acre maximum.” (City of Holladay – General Plan, page 10)*

- **“Over time, the city’s vision may change. If the vision of The City of Holladay changes, the General Plan and the zoning plan should change to reflect the city’s new vision.” (City of Holladay – General Plan, page 5)**
- **“The vision for The City of Holladay is to promote a community composed of unique neighborhoods that are in harmony with the environment, history, and culture of the area, and where residents can enjoy the city’s natural amenities and open space. This will allow for the preservation of the city’s heritage and for responsible growth of both residential and commercial land uses including the development of a Village, while showing sensitivity to private property rights.” (City of Holladay - General Plan, page 8)**
- **“Specific property issues, including physical characteristics of the site, will be studied on a case-by case basis, especially when the Planning Commission and City Council are requested to zone, rezone, and/or grant a building permit for specific parcels.” (City of Holladay - General Plan, page 9)**
- . . . **“The community supports restricting uses and enforcing existing regulations to minimize the impact of these uses on the adjacent residential properties. the establishment of new, non-residential Redevelopment along Highland Drive that adversely impacts existing single family residences should be discouraged until compatible relationships can be determined and consequential traffic minimized.” (City of Holladay - General Plan, page 41)**
- **“The transition of the General Plan to zoning should have a direct correlation. However, exceptions may be made based on extenuating circumstances”. . . . “Zoning enforces the plan but still incorporates the vision of the community.” (City of Holladay - General Plan, page 48)**

**TRC OBSERVATIONS**

- *Road Configuration and Traffic - Highland Dr. is an arterial public roadway with constant heavy traffic. Approval or denial of this petition and possible subsequent approval of the proposed land use, however, would make no significant impact on traffic along Highland Drive.*

- *Density* – The current R-M zoning allows for 16 dwelling units per acre. The proposed C-1 zone does not allow residential except as an accessory to a permitted use.
- *Access* - This property is and would continue to be accessed only from Highland Dr.
- *Residential Proximity* – There are residences abutting this site to the south. (See Zoning Analysis, Page 1, and the attached maps and photos.)
- *Health and Safety* – If the rezone is approved, it would have minimal negative impact on the health, safety or welfare of the community.
- *Fire Protection and Access* – There appear to be no negative land use factors relative to fire protection. Planning Staff and the Unified Fire Authority would assess the adequacy of access and fire protection in conjunction with a business license application at a future time as appropriate.

### **SUGGESTED CONSIDERATIONS FOR PLANNING COMMISSION EVALUATION**

Does the proposed request meet all of the requirements for a zone change?

- A. Does this request comply with the intended direction of the City's General Plan for this area?  
*(Staff Note: Yes, this application fits within the concept of the land use designation under the Highland Drive Corridor Master Plan (HDCMP) in that the northern segment is predominantly commercial and higher density residential. The General Plan designation, MDR- (Medium Density Residential), however has no correlation.*
- B. Will there be a significant negative impact on the neighborhood if this zone change request is approved? Is such an impact definable, measurable and real?  
*(Staff Note: Not as proposed. However, this zone potentially allows higher impact uses. The size of this particular lot is quite small and self limiting for future uses, however, if combined with other properties – a significantly higher impact use could potentially be introduced in the future.*
- C. How would approval of this request harm property, life and safety?  
*(Staff Note: No significant impact is anticipated.)*
- D. Would land use patterns, i.e. single family, multi-family, commercial, etc; actually change in the general vicinity if the zone change were allowed?  
*(Staff Note: None would be expected.)*
- E. What would be the net result of new development if this request were approved?  
*(Staff Note: An increase in tax revenue from retail sales of health and beauty products would be realized by the City.)*
- F. Is the request within the character of the neighborhood?  
*(Staff Note: This request would simply expand existing commercial activity to the south by one lot.)*

- G. If other C-1 uses replace the intended use in the future – is there a potential harm that could inure to properties in the surrounding area?

*(Staff Note: Potentially Yes. Thoughtful care must be given to ensure that neighboring property owners' interests are protected. Possible recommended conditions of approval may be considered by the Planning Commission.)*

### **RECOMMENDATIONS:**

Staff recommends that the Planning Commission conduct a Public Hearing regarding this matter, discuss its merits and recommend adoption by the City Council of the proposed rezone.

(Suggested Motion:) I, \_\_\_\_\_, motion that we recommend to the City Council approval/denial of the rezone request for the .17 acre Jakob Properties parcel located at 4235 S Highland Dr. from R-M to C-1 based on the following.

#### Findings:

1. Uses along this portion of Highland Dr. are typically commercial and higher density residential. The proposed use will fit and compliment the established development patterns on the street; and
2. The requested zone change is within the parameters of the General Plan – Appendix K - Highland Drive Corridor Master Plan.



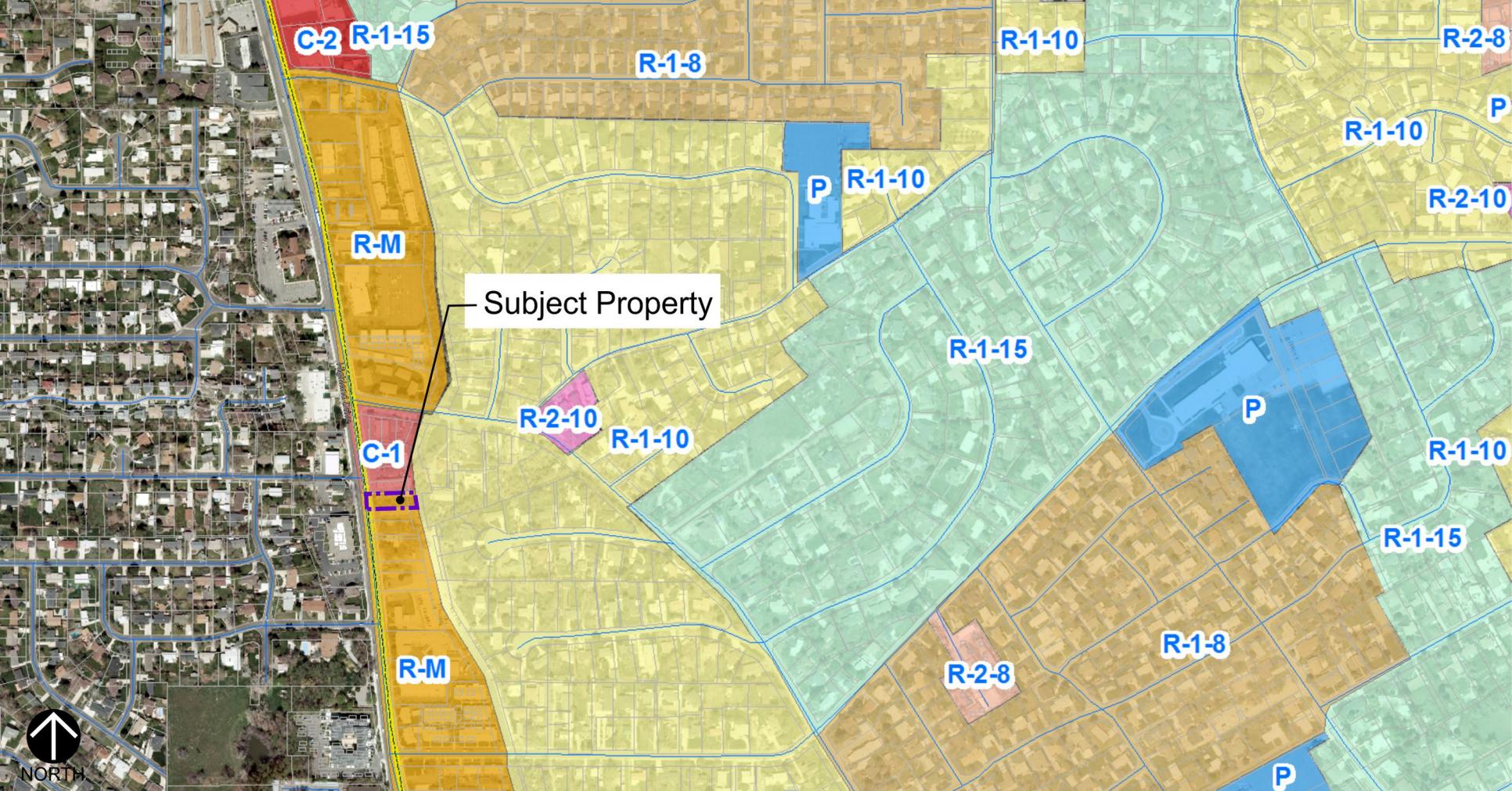




PAIS

RESTAURANT

JAKOB  
Marketing Partners



# Zoning Map

Jakob Properties - Rezone Request