CITY of HOLLADAY

# PLANNING COMMISSION
# MEETING AGENDA

*SEPTEMBER 13th 2022*
*City Council Chambers – 4580 S 2300 E*

Some commissioners may be participating remotely (via Zoom). This meeting will be transmitted via live video stream on the City of Holladay webpage. Participation in the *public hearing* portion of this meeting can be accomplished in either of the following ways:

- In-person comments: at Holladay City Hall.
- Emailed comments: must be received by 5:00 pm on 09/12/2022 to the Community and Economic Development Department; cmarsh@cityofholladay.com

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**AGENDA**

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

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

***PUBLIC HEARING***

1. **"Davies" 3 lot Subdivision – Concept Plan – 6171 South Holladay Blvd (R-1-43)**
   Review and consideration of an application by the Property Owner, Jonathan Davies, to subdivide 3.28 acres of land within this one-acre, single-family zone. This three-lot, residential subdivision application will be reviewed at the concept level in accordance zone and subdivision standards as per Holladay Ord 13.10 *File #22-1-07*

***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*

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

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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.

**Planning Commission**
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

# FILE# 21-1-07 DAVIES SUBDIVSION - CONCEPT

**ADDRESS:**

6171 South Holladay Blvd

**LEGAL DESCRIPTION:** *22-14-353-012*

BEG S 89°59' E 930.8 FT FR SW COR OF SW 1/4 SEC 14, T 2S, R 1E, SLM; N 0°09' W 393 FT; N 0°08'13" W 1.05 FT; N 89° 56'07" E 394.83 FT; S 0°08'13" W 1.05 FT; S 0°36' W 44.61 FT M OR L TO W BANK OF UPPER CANAL; S 35°51'30" W 94.13 FT; S 13°35'53" W 37.9 FT; S 4°21'28" E 157.54 FT; S 26°00'15" E 18.6 FT; S 63°51'10" E 41.44 FT; S 0°36' W 43.59 FT M OR L; S 89°59' W 140 FT M OR L; S 40.83 FT M OR L; N 88°24'47" W

**APPLICANT/REPRESENTATIVE:**

Jonathan Davies

**PROPERTY OWNER:**

LWD RV TR OF 1988

**ZONING:**

R-1-43

**GENERAL PLAN DISTRICT:**

Country Estates-Protected (CE-P)

**CITY COUNCIL DISTRICT:**

District #5

**PUBLIC NOTICE DETAILS:**

Published 12/01, Mailed 12/03

**REQUEST:**

Zone Map Amendment

**APPLICABLE REGULATIONS:**

13.14
13.10
2016 General Plan

**EXHIBITS:**

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

**STAFF:**

Carrie Marsh, City Planner

**DECISION TYPE:**

***Administrative:***

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

**SITE VICINITY MAP**




**Notes:**

CITY OF HOLLADAY
Planning Commission
September 13th 2022
Item #1

| | |
|---|---|
| Request: | **RESIDENTIAL SUBDIVISION – CONCEPT REVIEW** |
| Project: | "Davies" Three (3) lot Single Family Residential Subdivision |
| Address: | 6171 South Holladay Boulevard, Holladay Utah 84121 |
| Zone: | Residential Single Family Once Acre (R-1-43) |
| Applicant: | Jonathan Davies, Owner |
| File No: | 22-1-07 |
| Notice: | Mailed notice on 09/02/2022 |
| Staff: | Carrie Marsh, Jonathan Teerlink |

| | | |
|---|---|---|
| **GOVERNING ORDINANCES:** | 13.14 | R-1-43 ZONE |
| | 13.08.10C | CONCEPTUAL PLAN APPROVAL STANDARDS |
| | 13.10.50 | CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIRMENTS |

**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 and approval must be during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500' of the subject parcels. The applicant held the required neighborhood meeting on July 29th 2022.

**SUMMARY**
An application from the property owner, Jonathan and Leslie Davies (Owners) to subdivide 3.281 acres (142,922 sqft) of land located at the north-east corner of Holladay Blvd and Big Cottonwood Canyon Rd. (6200 S). Application has been prepared in compliance with the one-acre minimum lot size requirement of the R-1-43 zone.

**BACKGROUND**
Currently improved with one, single-family home, this 3.28-acre parcel is largely undeveloped. The topography at the eastern portion of this parcel renders a large area unbuildable, due to steep slopes positioned below Upper Canal's irrigation waterway.

**TECHNICAL REVIEW COMMITTE ANAYSIS - CONCEPTUAL REVIEW**

*Zone use compliance:*
The current and proposed use of the property as single-family residential complies with the R-1-43 land use regulation.

*Residential Density compliance:*
The 3-lot subdivision proposal complies with the R-1-43 zone as proposed: 3 lots measuring greater than one acre in size.

*Parking compliance:*
N/A, on-site parking will private and residential in nature, to be reviewed at the building permit stage

*Storm water retention compliance:*
Stormwater management is required and shall be submitted at a later date (at building permit stage). Review and approval is subject City Engineering department compliance, in relation to proposed size for each building permit, on each lot.

*Fire protection/access compliance:*
Unified Fire Authority has determined each lot to accessible

*Traffic:*
Utah Department of Transportation reports current average daily traffic counts (AADT) for Holladay Blvd are 10,000 daily car trips. 6200 south, west of the intersection is reported at 8,200 AADT. Adding two addition homes to this street, at a rate of 6.5 average daily trips will increase traffic by .125%.

A seven (7) foot dedication of the Holladay Blvd. is required at this location. The dedication is required to widen this section Holladay Blvd. to the master planned width of 80 feet.

**RECOMMENDATION**

All required conceptual level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City's submission requirements. The TRC recommends that the commission approve the **CONCEPTUAL SUBDIVISION PLAN** based upon the following findings:

***FINDINGS:***

1) Proposal is in accordance with the development, land use standards, and lot size criteria specified in the Holladay City general plan and title 13 of the Holladay zoning and subdivision regulation codes, and
2) The new lots are proposed to have direct access to public street(s), and
3) All trunk utilities area readily available, pending submittals of official connection letters from each provider, and
4) Areas of steep slopes are indicated and labeled and unbuildable as permit Holladay Grading Standards 13.76.

**MOTION EXAMPLES**

*"I _____ move to (approve, Deny, Continue) the CONCEPT PLAT application submitted by, Jonathan Davies for "Davies Subdivision" a three lot residential subdivision in the R-1-43 zone, upon finding that the subdivision:*

**CONCEPTUAL SUBDIVISIONS; PROCESS, REVIEW STANDARDS & DRAWING ELEMENTS**

**Process:**

Decisions regarding an administrative land use application shall be based on the "substantial evidence" standard as follows:

a. Any administrative land use application for which substantial evidence in the record shows compliance with requirements applicable to the application shall be approved.
   - "Substantial evidence" is that quantity and quality of relevant evidence adequate to convince a reasonable mind to support a conclusion.
   - Modifications may be imposed to conform an application with applicable requirements of this title.

b. A decision under this subsection shall include at least the following elements:
   - A statement of approval, approval with requirements, or disapproval, as the case may be; and
   - A summary of evidence presented which forms the basis for the decision, including specific references to applicable standards set forth in this title, other provisions of this code, or other applicable law

**Review and Approval:**

Conceptual Review And Approval:

1. The Community Development Director shall review the application for compliance with applicable regulations. The Community Development Director shall notify the developer of the staff recommendation of approval or denial (for noncompliance) of the application review findings and comments, and the need for other information that may assist the Technical Review Committee to make its recommendation to the Planning Commission.
2. When the Community Development Director determines, after review of the application, that one or more of the application requirements and procedural steps are not applicable to the project under consideration, such requirements may be waived in writing.
3. The applicant shall address identified items and resubmit the information to the Community Development Director.
4. When the Community Development Director determines the application is complete, the application shall be forwarded to the Technical Review Committee for review and recommendation.
5. The Community Development Director shall notify the developer of the recommendation of the Technical Review Committee approval or denial (for noncompliance) of the application and the need for other information that may assist the Technical Review Committee to make its recommendation to the Planning Commission.
6. Upon recommendation from the technical review committee, the community development director shall forward the application to the planning commission. (Ord. 2016-04, 4-14-2016)
7. The planning commission shall hold a public hearing to consider the application. The City shall provide notice of this here as per public noticing provisions provided in Appendix C: "Noticing Requirements" of Title 13..(Ord. 2016-27, 11-3-2016)
8. After review of the application, the planning commission shall:
   a. Approve the application, with or without additional requirements or conditions;
   b. Continue review of the application pending further investigation; or
   c. Deny the application.
9. A conceptual decision by the planning commission does not carry appealable entitlement under the provisions of this title; instead, the planning commission's decision shall provide guidance for compliance with the requirements of this title and direction prior to a submission for preliminary approval.
10. Except as provided in subsection F of this section, the applicant may apply for preliminary approval only after conceptual approval is granted. Conceptual plan approval shall be valid for one year from the date on which the conceptual plan was approved. Resubmission of the conceptual plan may be required by the planning commission prior to filing an application for preliminary approval.

**Conceptual Plat Elements:**

Conceptual Plat: Unless waived by the Community Development Director as not applicable, the following items shall be submitted for conceptual subdivision review:

1. All information required by section 13.03.040 of this title;
2. A scaled drawing of the proposed subdivision. Such drawing shall include:
   a. Name of development;
   b. Name, phone number and address of applicant/developer and engineer or land surveyor responsible for the drawing;
   c. Name, phone number and business address of property owner;
   d. Date of preparation, scale, north arrow and current zoning designation;
   e. A vicinity map containing sufficient information to locate accurately the property shown on the plat;
   f. The number of proposed lots with lot widths and area;

g. Names and locations of existing and proposed fronting streets, public or private;
h. Existing contours;
i. Existing location of all significant trees as defined in section 13.04.040 of this title.

Prior to approval of an application for subdivision, the planning commission shall hold a public hearing as provided in subsection 13.10.060A of this chapter and shall approve, approve with modifications, continue for further investigation, or deny the conceptual subdivision plat,

a. When public facilities are required within the boundaries of a proposed development for the benefit of the community as established in the Holladay city general plan, the developer shall reserve a site appropriate in area and location for such public facility.
b. Unless the planning commission indicates otherwise, denial of a conceptual subdivision plat shall not constitute an absolute disapproval of a proposed development, but rather shall give the developer guidance regarding the requirements and constraints for such development within Holladay.
c. An applicant may submit an application for preliminary plat approval after conceptual plat approval is granted.
d. A conceptual plat approval shall be valid for one year from the date of approval. Resubmission of a conceptual plat may be required by the planning commission prior to filing an application for preliminary plat approval.

CITY of HOLLADAY

## NOTICE OF A PUBLIC HEARING

Residential Subdivision – Concept/Preliminary Plan

**Date:** ***Tuesday, September 13th 2022***
**Time:** **As close to 6:00 pm as possible**
**Location:** **City Hall – City Council Chambers**
**Hearing Body:** **Planning Commission**

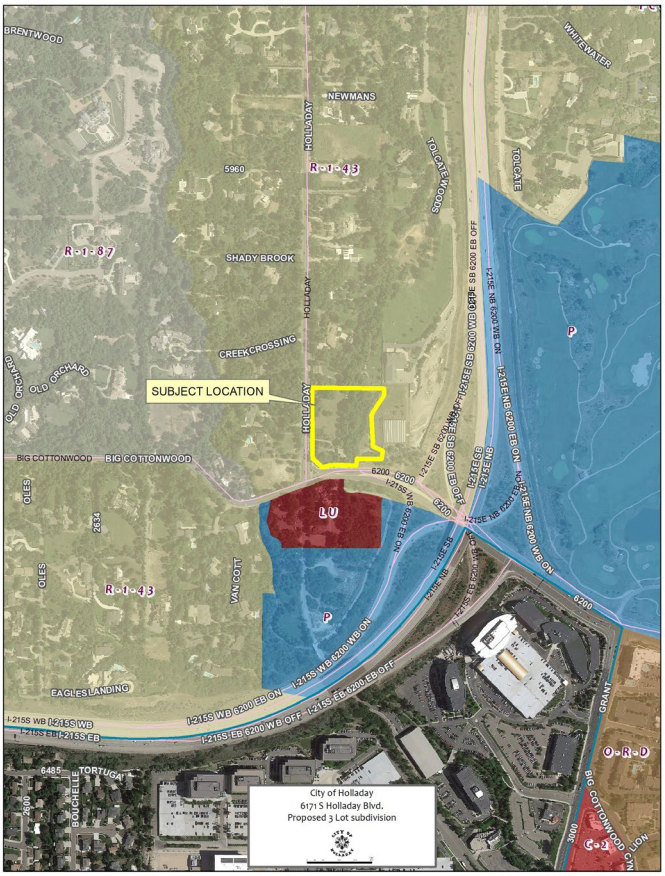
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a 3-lot subdivision plan proposed by the applicant, Jonathan Davies to subdivide. 3.281 acres of land located at **6199 South Holladay Blvd.** in the R-1-43 zone (residential, 1 acre), to accommodate development of a **three-lot, single family home subdivision.** This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

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

*Please submit comments via email by 5:00 pm 09/12/2022 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 by order of the Community and Economic Development Director, Jonathan Teerlink, 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.*




CITY of HOLLADAY

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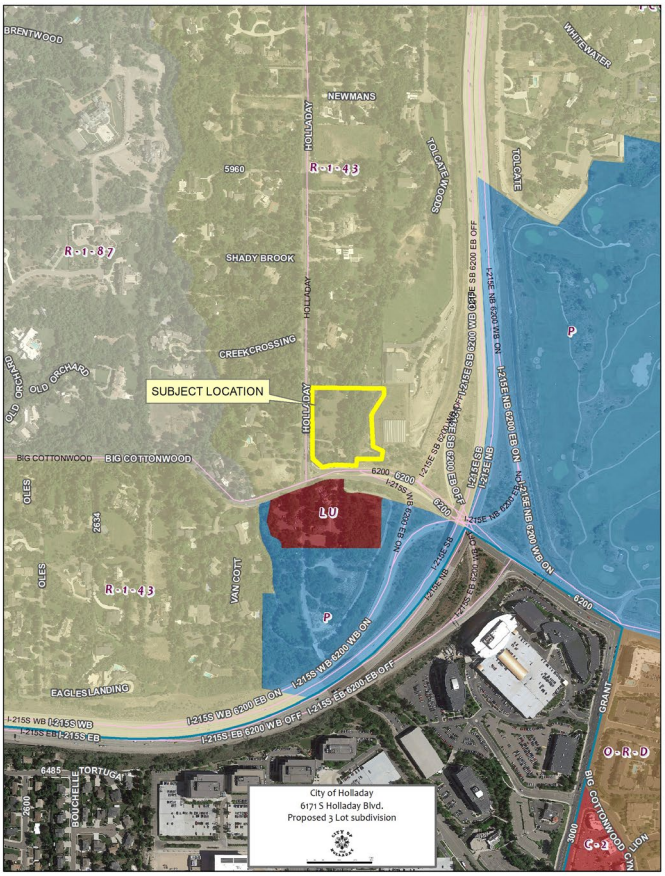
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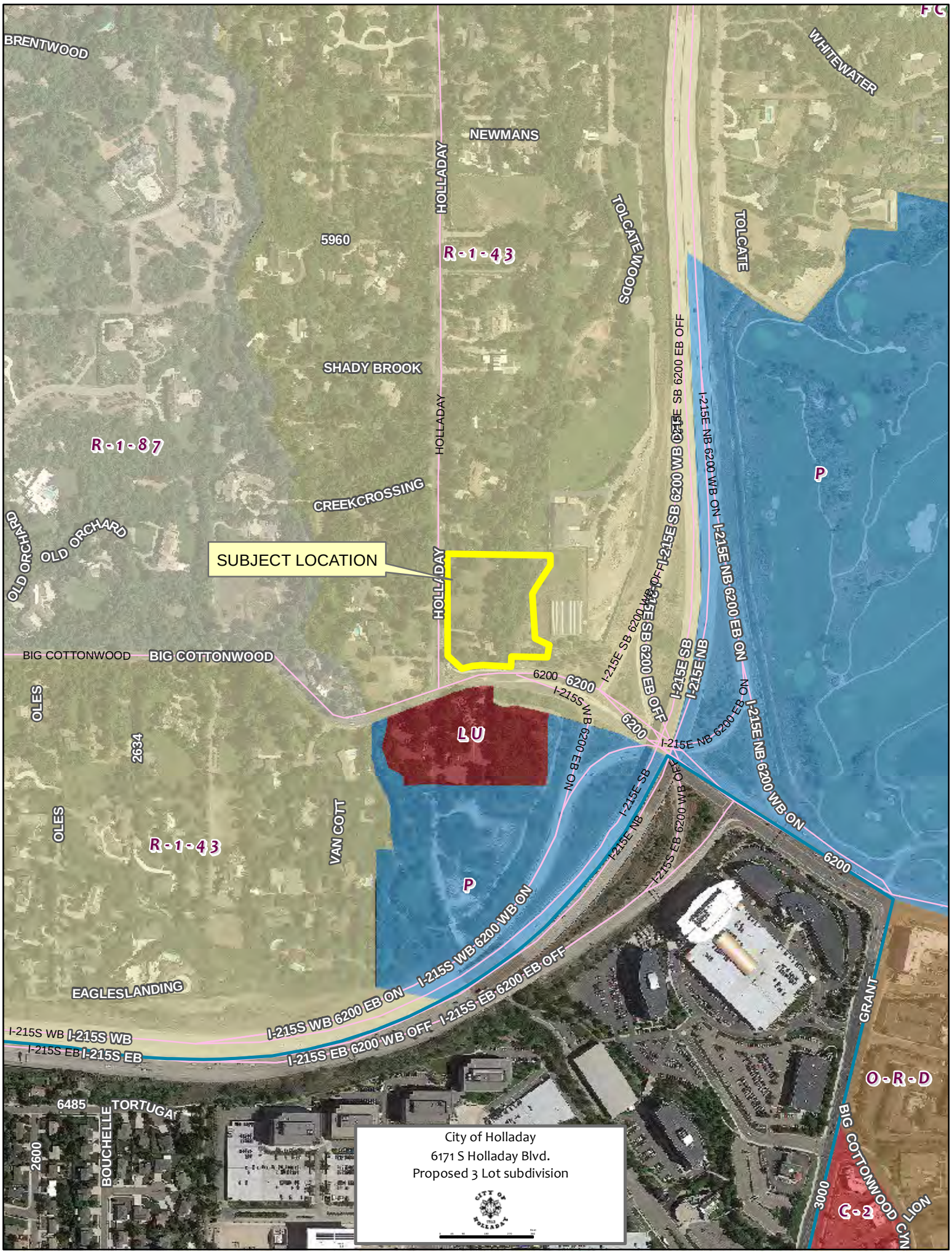
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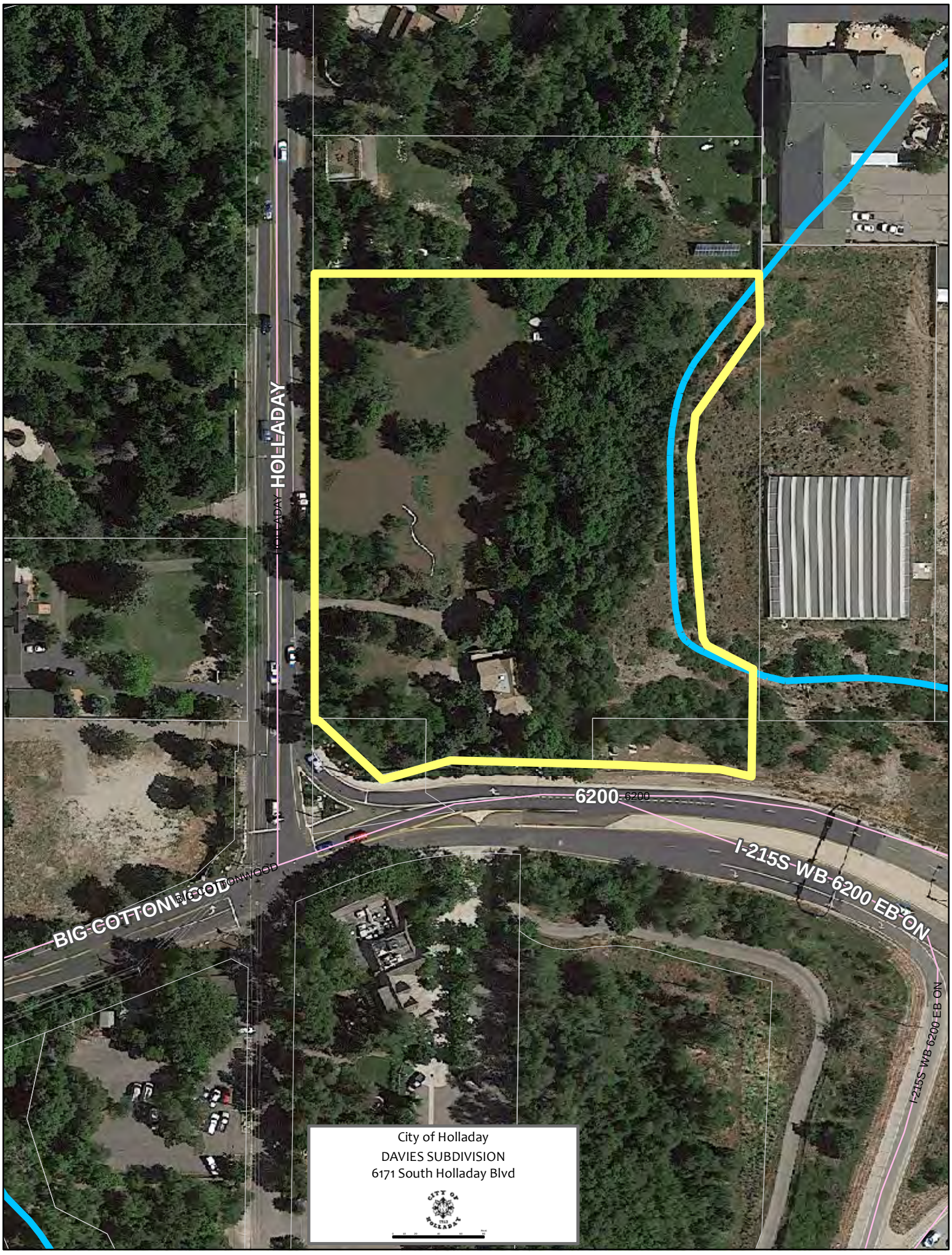
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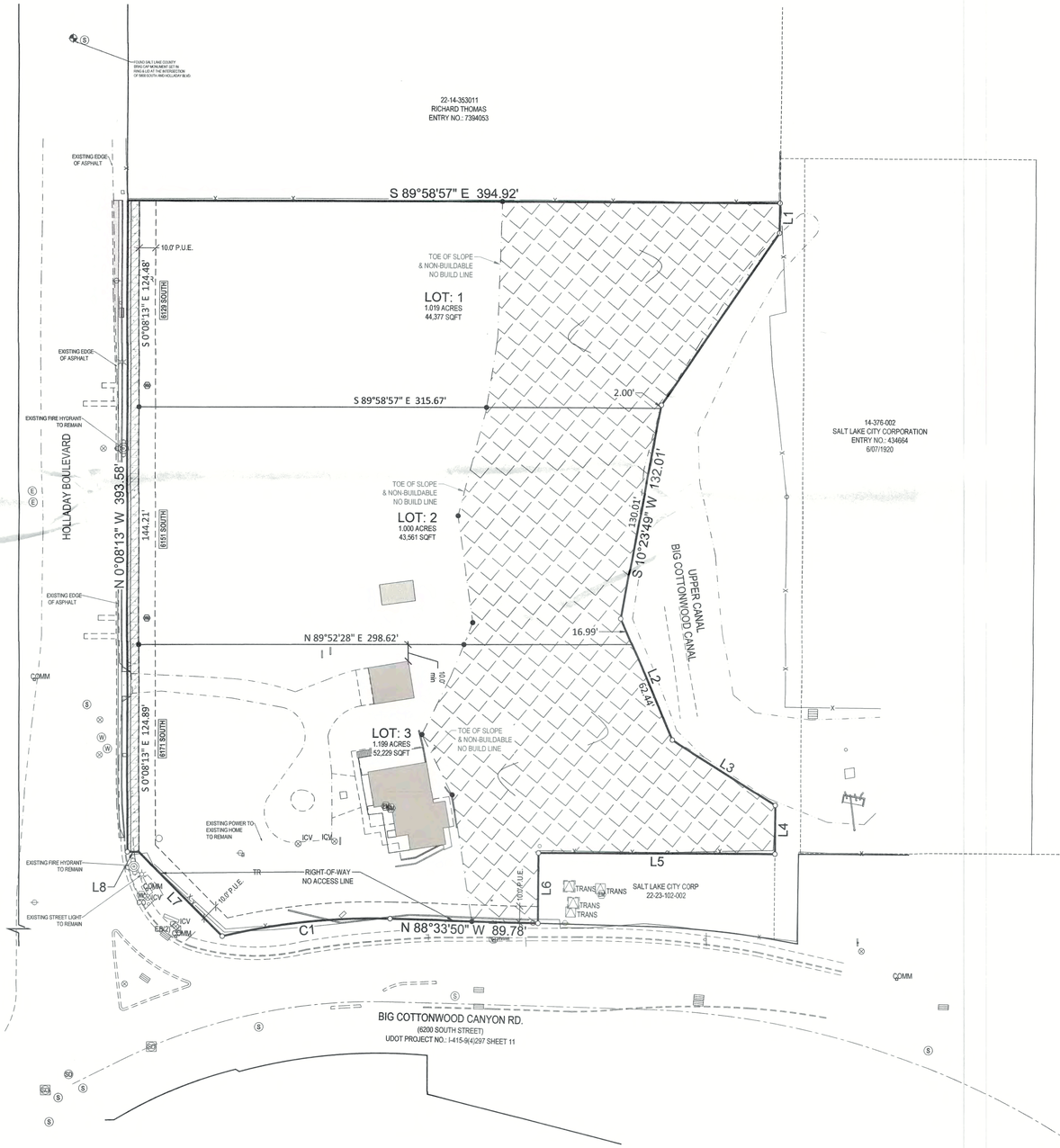

City of Holladay
6171 S Holladay Blvd.
Proposed 3 Lot subdivision

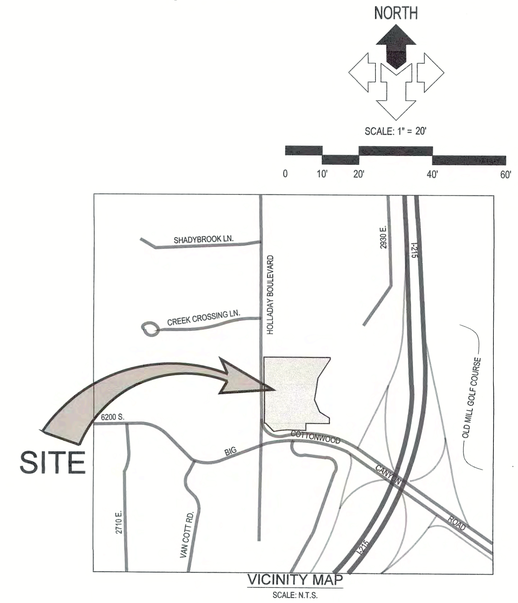

HOLLADAY
HOLLADAY
6200
6200
BIG COTTONWOOD
BIG COTTONWOOD
I-215S WB 6200 EB ON
I-215S WB 6200 EB ON
City of Holladay
DAVIES SUBDIVISION
6171 South Holladay Blvd

# DAVIES PARCEL

## 6171 SOUTH HOLLADAY BLVD.
## HOLLADAY, UTAH 84121

LOCATED IN THE NW 1/4 OF SEC. 23, & THE SW 1/4 OF SEC. 14 T. 2S., R.1E., S.L.B.&M.




VICINITY MAP
SCALE: N.T.S.

### DRAWING INDEX

| SHEET | DESCRIPTION |
|---|---|
| C0.00 | CIVIL COVER SHEET |
| C0.01 | GENERAL NOTES, LEGEND AND ABBREVIATIONS |
| C0.10 | SITE DEMOLITION PLAN |
| C1.01 | CIVIL SITE, UTILITY, AND EROSION CONTROL PLAN |
| C2.01 | GRADING AND DRAINAGE PLAN |
| C5.01 | MISCELLANEOUS CIVIL DETAILS |
| C5.01 | MISCELLANEOUS CIVIL DETAILS |

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO MOUNT OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO HOLLADAY CITY STANDARDS AND SPECIFICATIONS


OWNER & CONTACT:
ED DAVIES
432 SOUTH BEACH ROAD
HOBE SOUND, FL 33455
ed@daviesfl.com


PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
2-16-2022
STATE OF UTAH


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Structural Engineering • Land Surveying & HDS



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