



PLANNING COMMISSION MEETING AGENDA

September 27th 2022

City Council Chambers – 4580 S 2300 E

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in a *public hearing* portion of the 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 09/26/2022 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 ITEMS

1. **“Royal Holladay Hills, Block B” – Concept Plan – 1915 East Rodeo Walk Dr. (R-M/U Zone)**
Review and consideration of conceptual submittals by Applicant, Steve Peterson for redevelopment details for the 8.06 acre “Block B” within the Royal Holladay Hills mixed-use development. Review of commercial uses will be conducted according to regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C). *File #19-9-19-1*

DISCUSSION ITEMS

2. **Text Amendment – 13.72.030; Foothill Canyons Overlay Zones; Minimum Lot Size**
Staff presentation and preview of an application proposed to amend Title 13, of the Holladay City Code, Land Use and Development Regulations as they relate the changing the one acre minimum lot size of new properties within Holladay’s Foothill Canyons Overlay Zone (FCOZ) – *Public Hearing Scheduled for 10/4/2022*

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.

Request: **Concept Subdivision Plan - Block “B” – Royal Holladay Hills**
Project: *Royal* Holladay Hills Mixed-Use development -- Conceptual Site Redevelopment Review of Overall Subdivision of approximately 8 acres of land for commercial development previously approved per 2007 Site Development Master Plan (SDMP)
Address: 1915 East Rodeo Walk Dr.
Zone: RM-U (Regional Mixed Use)
Applicant: Steve Peterson, KMW Development
Planner: Jonathan Teerlink
Notice: Mailed 09/16/2022
N’hood Meeting: Held on June 12th

GOVERNING ORDINANCES:	13.65.070(C)	Regional Mixed-Use Zone (RM-U)
	13.03	SUBMISSION REQUIREMENTS
	13.06	GENERAL ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES
	13.08.050	SITE PLAN
	SDMP, 2007	“COTTONWOOD MALL” SITE DEVELOPMENT MASTER PLAN (SDMP)

REQUIRED PLANNING COMMISSION ACTION: Administrative

Review of redevelopment site plans require 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 09/23/2022.

EXECUTIVE SUMMARY

Applicant Steve Peterson requests a **conceptual** review of Block “B” within proposed Holladay Hills mixed-use development as regulated by the 2007 Site Development Master Plan (2007 SDMP).

The redevelopment application proposes,

- To amend previous conceptual approvals granted in September 2019
- adaptive reuse of the existing building with various site improvements.
- commercial redevelopment uses only – no residential uses or spaces are proposed.
- Renewed parking plan to accommodate the new retail spaces
- The proposed development pattern of this Block “B” includes retail and commercial spaces and complies with Section 13.65, RM-U Zone, and pages 1,3,5 and 6 of the 2007 SDMP.
- site features with prominent outdoor dining, open space and landscaping as required by the SDMP.

TECHNICAL REVIEW COMMITTEE ANALYSIS

Sentimentally known as, “The Macy’s” or “Old ZCMI” building, 1915 E Rodeo Walk Drive is the location of a vacant 3-story retail building. As currently laid out, within a master planned project area, this site is formally known as Block “B”. The 2007 Site Development Master Plan (SDMP) regulates the type of land uses and development patterns for each block. The first page of the SDMP gives a great deal of direction regarding minimum and maximum requirements/allowances for commercial space, etc. Standards for Block B are summarized as primarily commercial with a mixed-use allowance for multiple types of ancillary, retail uses (pg 3 SDMP). General building height guidelines foresee 3 stories at this location as an “Existing Superstore” (pg 6 SDMP).

RECOMMENDATION

The applicants have provided the TRC with ample information to consider the appropriateness of the presentation at a conceptual level; land use, height, parking, landscaping. Architectural design of the buildings should be a focus and reviewed as per building design standards on page 14 of the SDMP. Details such as grading, drainage, utilities, traffic, and other civil engineering matters will be considered in greater detail at the next stage; preliminary site plan for each block. However, it should be noted that many of these details are already known and have been substantially addressed within the SDMP.

Staff recommends approval of the **Conceptual Site plan, after** proper consideration of public input and upon discussion of the item described the above.

TRC FINDINGS:

The TRC finds that the conceptual subdivision requirements are sufficiently and substantially met and comply with the requirements for submissions, the SDMP and the RM-U Zone.

SUPPORTING MATERIALS

- Applicant information regarding submittal including conceptual layout and neighborhood meeting information.
- Overall conceptual subdivision of Holladay Hills plat.
- Pages 1,3,5 and 6 of the SDMP.

NOTICE OF A PUBLIC HEARING CONCEPT SITE PLAN – HOLLADAY HILLS “BLOCK B”

Date: Tuesday, SEPTEMBER 27th 2022
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

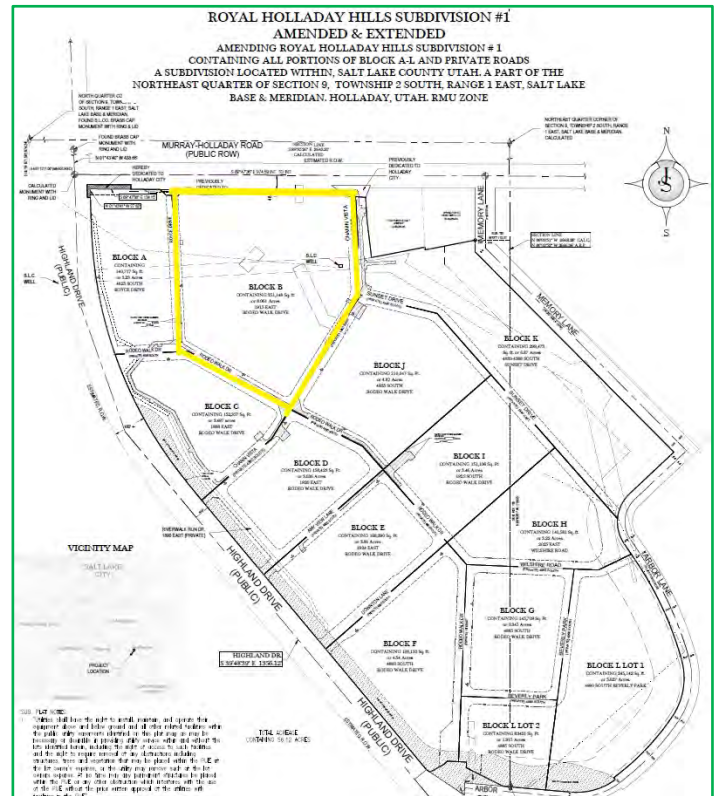
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a conceptual site layout and land uses for “**BLOCK B**” (8.06 acres) within “Royal Holladay Hills” mixed-use development in the R/M-U zone located at **4835 South Highland Drive (Cottonwood Mall)**. All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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

Please submit comments via email by 5:00 pm 09/26/2022 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.



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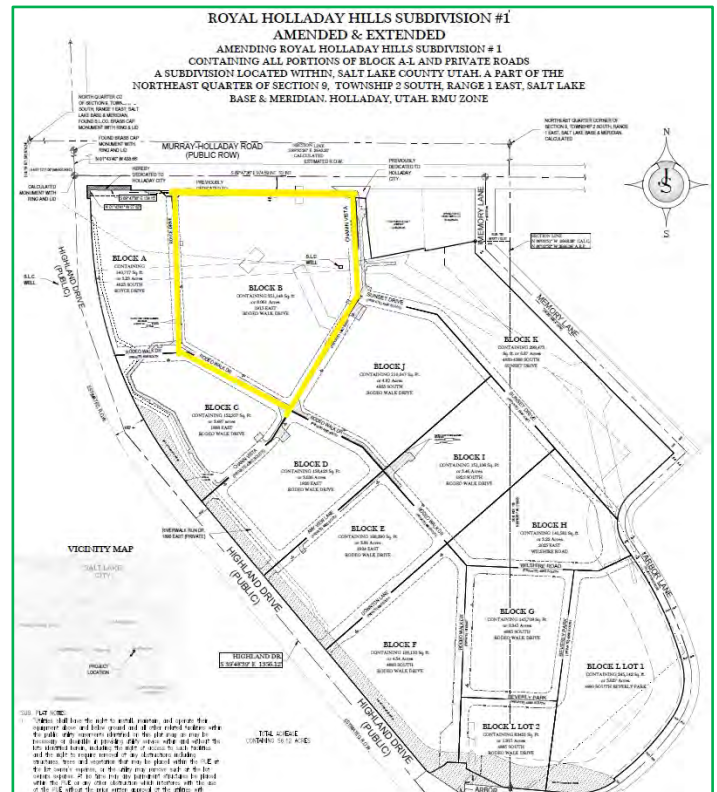
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BUILDING B

Date
25 AUGUST 2022
Revisions

GRAPHIC CONVENTIONS

	BUILDING SECTION NUMBER SHEET NUMBER
	WALL SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	WINDOW TYPE
	WALL TYPE
	REVISION NUMBER
	DOOR NUMBER
	GRID REFERENCE
	ROOM NAME ROOM NUMBER
	FINISH FLOOR ELEVATION
	EXISTING ELEVATION

STANDARD ABBREVIATIONS

@	AT	HT	HEIGHT
ACT	ACOUSTICAL CEILING TILE	LAV	LAVATORY
APF	ABOVE FINISHED FLOOR	LH	LEFT HAND
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT / ARCHITECTURAL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BO	BOTTOM OF	MLWK	MILLWORK
BRG	BEARING	MTL	METAL
BS	BOTH SIDES	NIC	NOT IN CONTRACT
BTWN	BETWEEN	NTS	NOT TO SCALE
BW	BOTH WAYS	OC	ON CENTER(S)
CPC	CAST IN PLACE CONCRETE	OD	OVERFLOW DRAIN
CJ	CONTROL JOINT	OH	OPPOSITE HAND
CLG	CEILING	PC	PRECAST
CLR	CLEAR/CLEARANCE	P	PLATE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
CO	CLEAR OPENING	PTD	PAINTED
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RA	RETURN AIR
CT	CERAMIC TILE	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RD	ROOM
DWG	DRAWING	REF	REFERENCE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RH	RIGHT HAND
EJ	EXPANSION JOINT	RM	ROUGH OPENING
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EOP	EQUIPMENT	SPEC	SPECIFICATIONS
FD	FLOOR DRAIN	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUC	STRUCTURAL
FF	FINISH FLOOR	T&B	TOP AND BOTTOM
FFE	FINISH FLOOR ELEVATION	T&G	TONGUE AND GROOVE
FLR	FLOOR	TEMP	TEMPERED
FOC	FACE OF CONCRETE	TO	TOP OF
FOF	FACE OF FINISH	TOC	TOP OF CURB
FOM	FACE OF MASONRY	TOM	TOP OF MASONRY
FRT	FIRE RETARDANT TREATED	TOP	TOP OF PARAPET
GA	GAUGE	TOS	TOP OF SLAB
GC	GENERAL CONTRACTOR	TOW	TOP OF WALL
GWB	GYPSON WALL BOARD	TYP	TYPICAL
GYP	GYPSON	UNO	UNLESS NOTED OTHERWISE
HO	HEAD OF	W/	WITH
		W/O	WITHOUT

GENERAL NOTES

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF NELSEN PARTNERS, INC. AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE EXCEPT BY WRITTEN AGREEMENT WITH NELSEN PARTNERS, INC.

MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, RELEVANT FEDERAL, STATE, AND LOCAL STANDARDS AND CODES, AND THE REQUIREMENTS OF ALL OTHER GOVERNING AUTHORITIES. THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. PLAN DIMENSIONS GIVEN ARE FROM FACE OF FINISH MATERIAL, UNLESS OTHERWISE NOTED.

WALLS SHOWN IN ALIGNMENT ARE IN ALIGNMENT WITH FINISHED SURFACES. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERINTENDANT AND NELSEN PARTNERS, INC. BEFORE PROCEEDING WITH ANY WORK. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

PENETRATIONS AND JOINTS IN FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE RESISTANT JOINT OR PENETRATION ASSEMBLY DESIGNED TO RESIST PASSAGE OF FIRE FOR A PERIOD NOT LESS THAN THE RATING OF THE FLOOR, WALL OR ROOF IN WHICH IT IS INSTALLED. CONTRACTOR SHALL DEFINE ASSEMBLY BASED ON PENETRATING ITEM AND SUBMIT FOR APPROVAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DELEGATED DESIGN ASPECTS OF THE WORK.

PROJECT DIRECTORY

OWNER

WOODBURY CORPORATION

2733 EAST PARLEYS WAY
SUITE 300
SALT LAKE CITY, UT 84109
801-485-7770

CONTACT: LYNN WOODBURY

CIVIL

S.E. SCIENCE

P.O. BOX 2412,
SALT LAKE CITY, UT 84110
801.433.2498

CONTACT: PAUL FESER

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CONTACT: GEORGE MELARA

LANDSCAPE

DIG STUDIO

600 N. 4TH STREET
SUITE D
PHOENIX, AZ 85004
602.595.4101

CONTACT: BRANDON SOBIECH

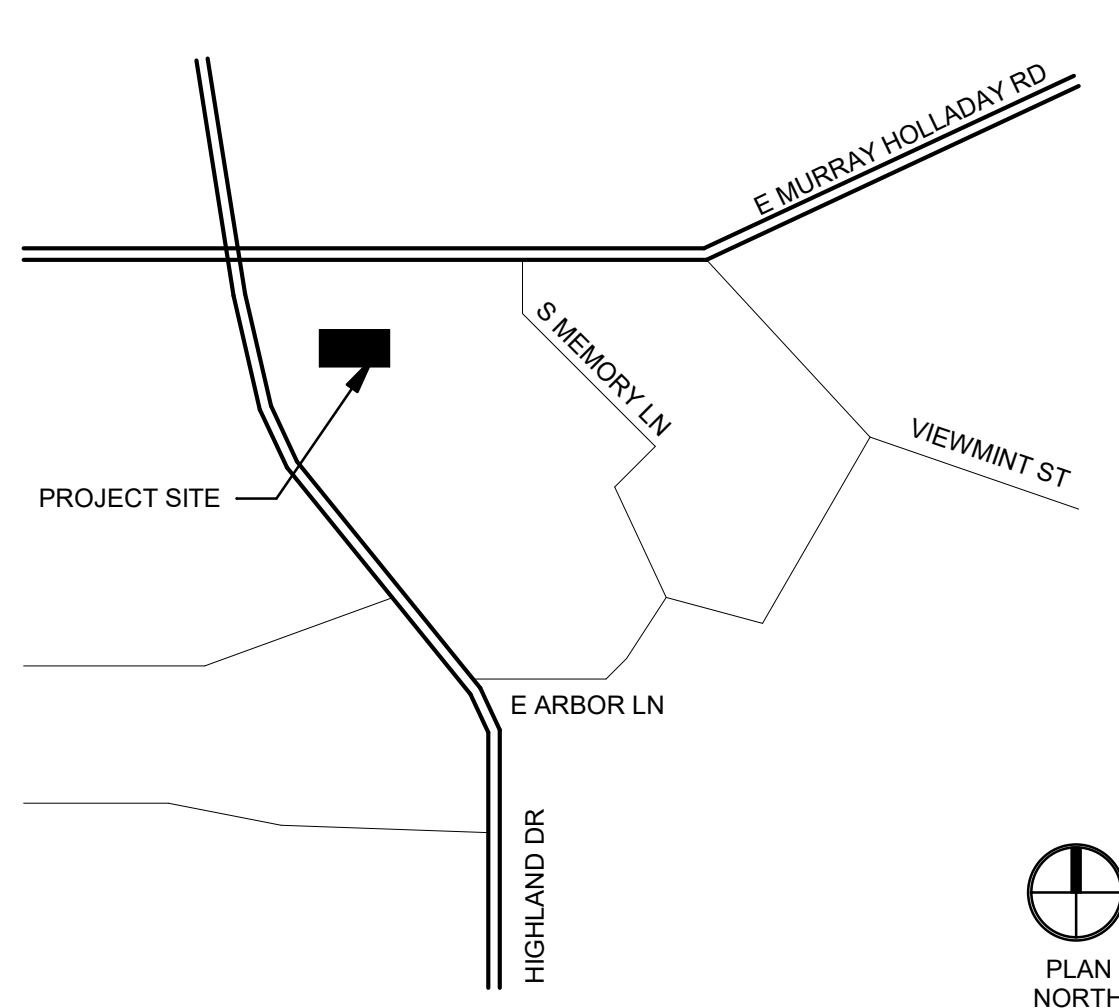
INDEX OF DRAWINGS

A 100 COVER SHEET

ARCHITECTURE

A 201 FIRST FLOOR PLAN
A 202 SECOND FLOOR PLAN
A 203 THIRD FLOOR PLAN
A 301 EXTERIOR ELEVATIONS
A 302 EXTERIOR ELEVATIONS
A 110 SITE PLAN

VICINITY MAP



NOT FOR
CONSTRUCTION

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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Project No.
21060

A 100
COVER SHEET

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR CONSTRUCTION

HOLLADAY HILLS BLOCK B
ADAPTIVE REUSE
Woodbury Corporation
HOLLADAY HILLS, UTAH

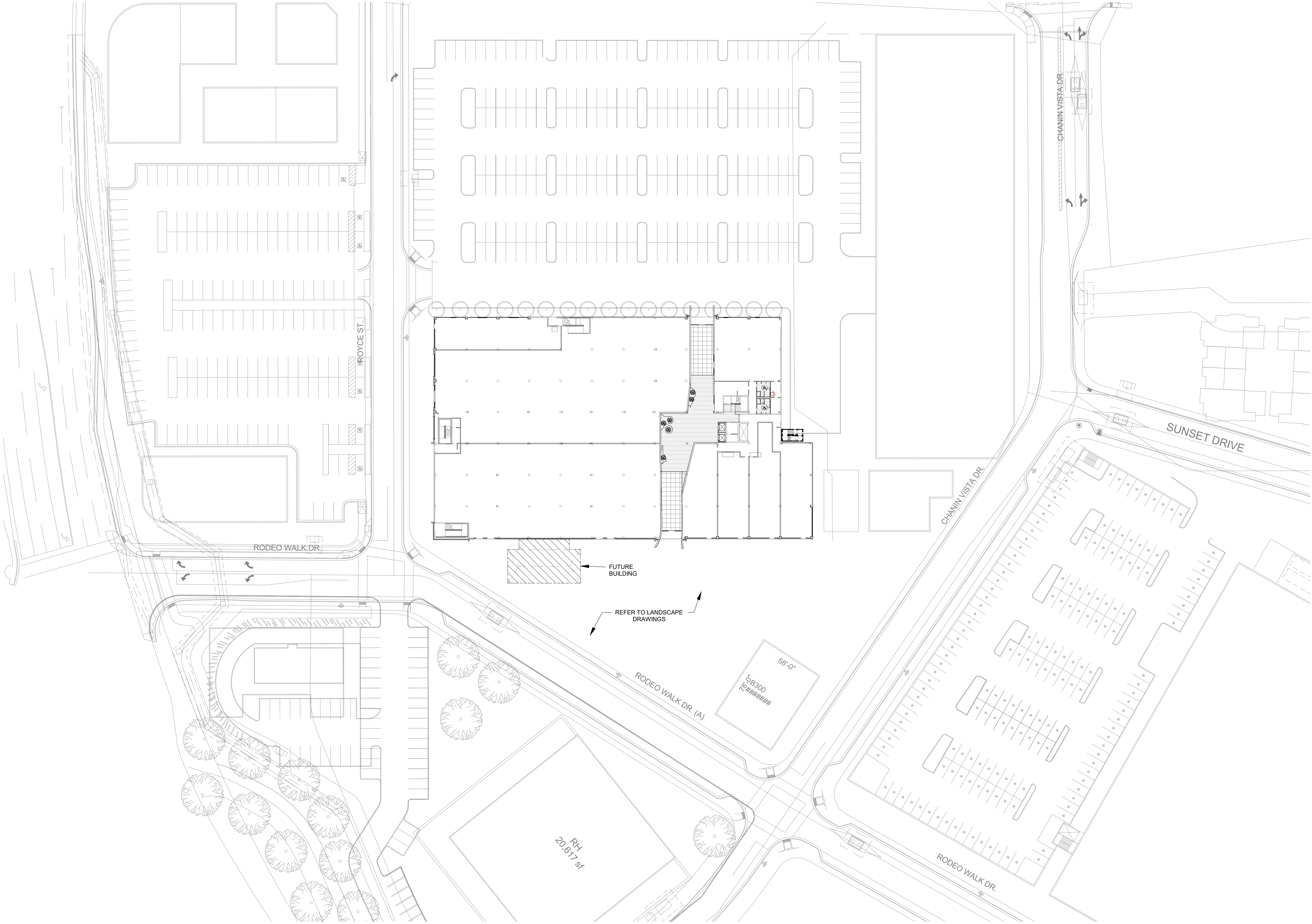
Date
06 SEPTEMBER 2022
Revisions

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Project No.
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A 110
SITE PLAN

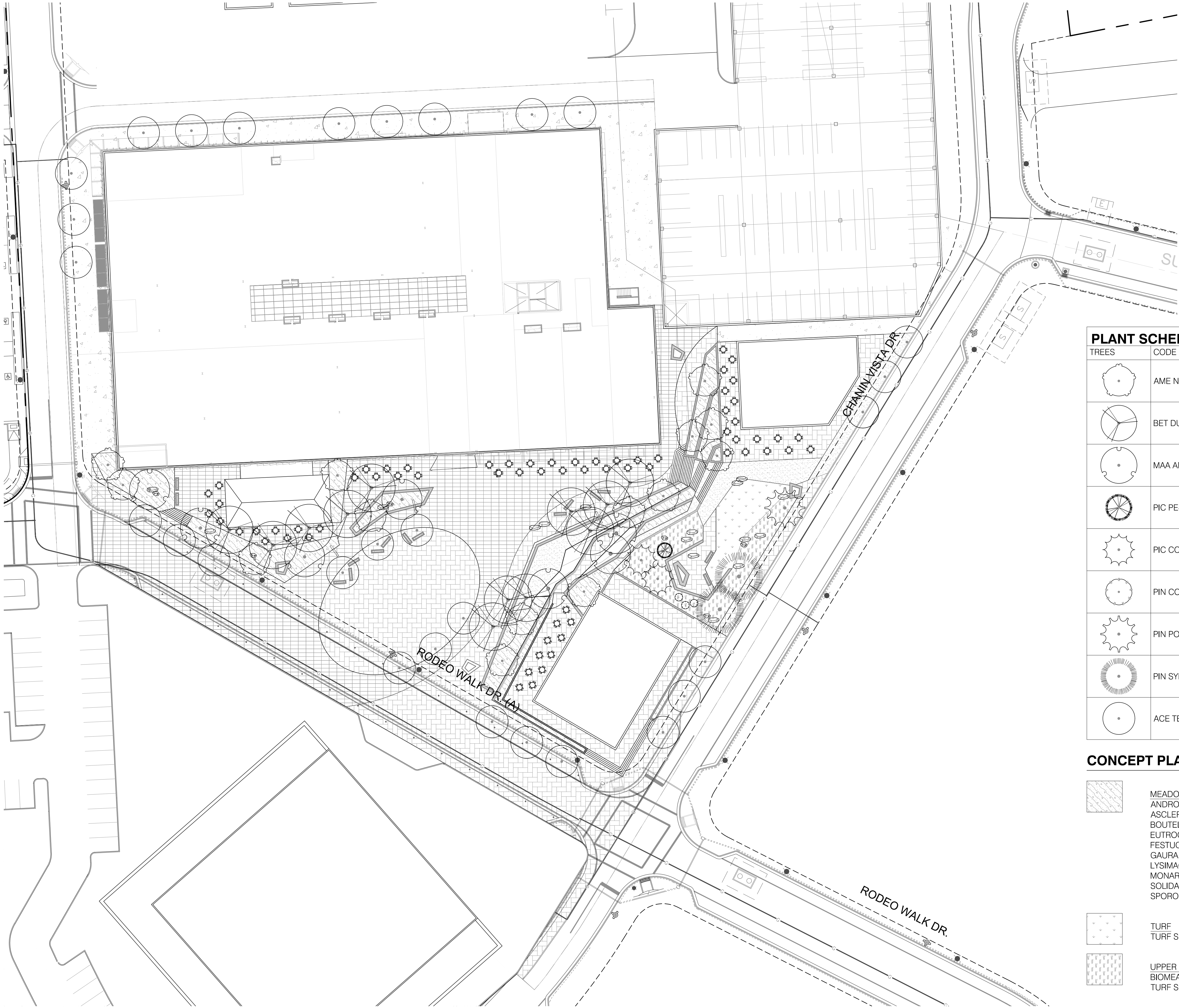


01

SITE PLAN

SCALE: 1" = 40'-0"

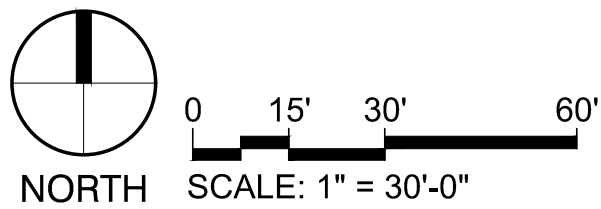
REF: 01 / A301



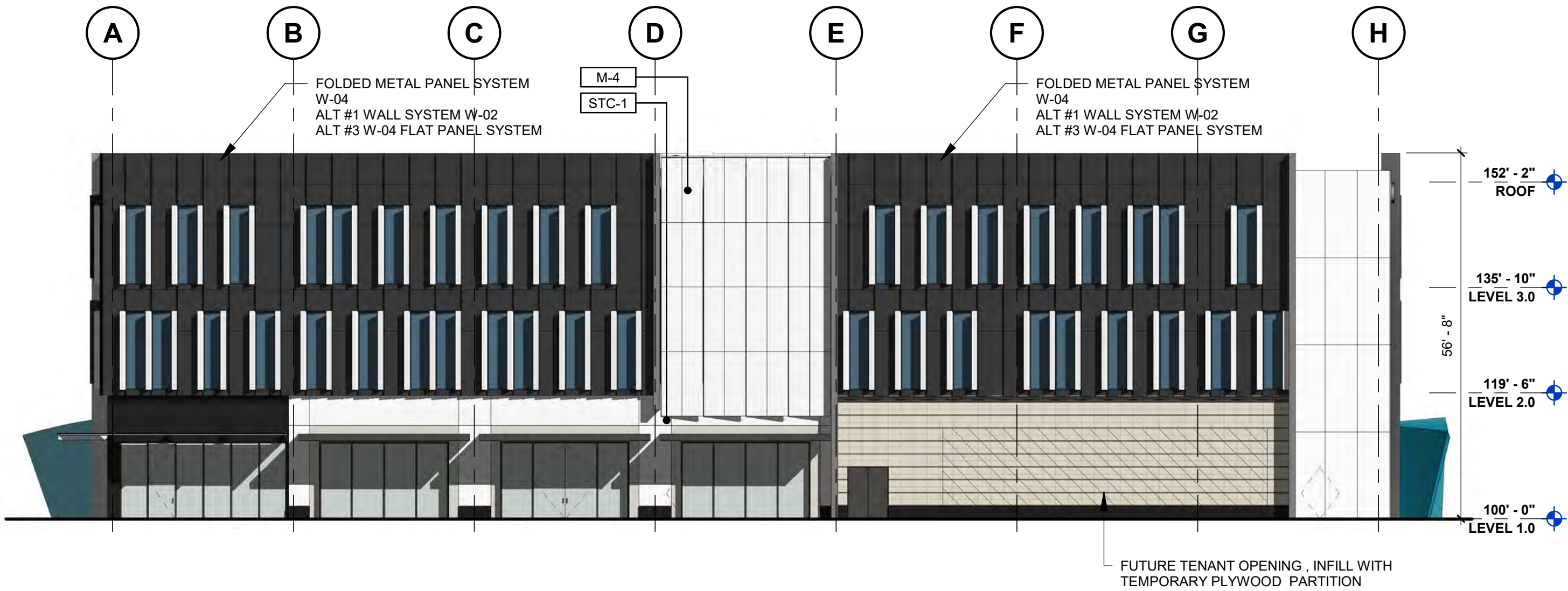
1 OVERALL SITE PLAN
1" = 30'-0"

PLANT SCHEDULE				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AME NLV	14	AMELANCHIER CANADENSIS AUTUMN BRILLANCE AUTUMN BRILLANCE SERVICEBERRY	2" CAL.
	BET DUR	12	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	2" CAL.
	MAA AMU	7	MAACKIA AMURENSIS AMUR MAACKIA	2" CAL.
	PIC PE4	1	PICEA GLAUCA 'PENDULA' WEeping WHITE SPRUCE	2" CAL.
	PIC CO2	2	PICEA PUNGENS COLORADO SPRUCE	2" CAL.
	PIN CO2	4	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	2" CAL.
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE	2" CAL.
	PIN SYL	2	PINUS SYLVESTRIS SCOTCH PINE	2" CAL.
	ACE TEE	30	STREET TREE - AS PER MASTERPLAN	2" CAL.

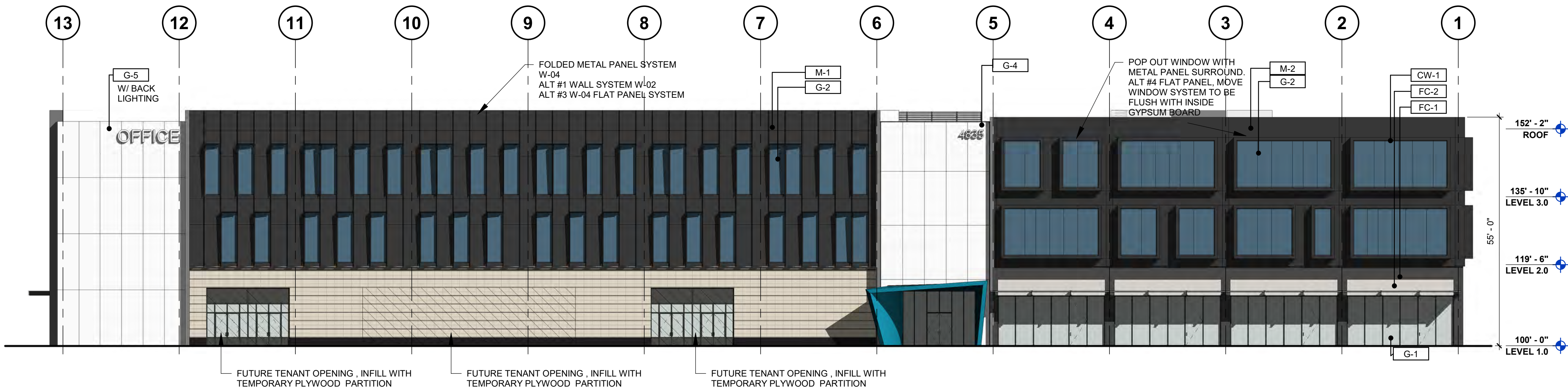
CONCEPT PLANT SCHEDULE		
	MEADOW GRASS MIX - TERRACE PLANTINGS ANDROPOGON SCOPARIUS / LITTLE BLUESTEM ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED BOULETELOUA GRACILIS / BLUE GRAMA GRASS EUTROCHIMUM DUBIUM / JOE PYE WEED FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE GAURA LINDHEIMERI / GAURA LYSIMACHIA NUMMULARIA 'AUREA' / GOLDEN CREEPING JENNY MONARDA DIDYMA / BEE BALM SOLIDAGO CANADENSIS / GOLDENROD SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	6,138 SF
	TURF TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	1,461 SF
	UPPER MEADOW GRASS BIOMEADOW BLEND TURF SOD BIOBLUE / BIOGRASS	2,716 SF



MARK	DESCRIPTION	FINISH	MANUFACTURER	MODEL	MATERIAL SIZE	COLOR	NOTES
ST-1	LIMESTONE						
DIVISION 3 - CONCRETE							
CONC-1	CAST IN PLACE CONCRETE 1	-					
PC-1	PRECAST CONCRETE	-					
DIVISION 4 - MASONRY							
BR-1	BRICK TYPE 1	SMOOTH WITH SHEEN	SUMMIT BRICK COMPANY	LAKEWOOD - BLACK DIAMOND	1/2 x 2 1/4 x 7 5/8	BLACK	Stacked Bond
CMU-1	CONCRETE MASONRY UNITS	-					
FC-1	FIBER CEMENT	GRAPHITE	EQUITONE	TECTIVA	REF ELEVATIONS	TE85	
FC-2	FIBER CEMENT	STRUCTURED	EQUITONE	LINEA	REF ELEVATIONS	LT 90	
DIVISION 5 - METALS							
M-1	ALUCOBOND	METALLIC	3A COMPOSITES USA	BLACK METALLIC	REF ELEVATIONS	BLACK	PLUS Material Number: 69874
M-2	ALUCOBOND	BRUSHED	3A COMPOSITES USA	BRUSHED CARBON	REF ELEVATIONS	BLACK	PLUS Material Number: 69610
M-3	COPPER	MILL	KME	TECU® PATINA	TBD	P0000602	
M-4	ALUMINUM	PERFORATED	McNICHOLS	ROUND	TBD	BONE WHITE	Round, Aluminum, Alloy 3003-H14, .0320" Thick (20 Gauge), 0.033" Round on 0.050" Straight Centers, 34% Open Area
M-5	METAL	-					
DIVISION 6 - WOOD, PLASTICS & COMPOSITES							
WD-1	WOOD PANEL	-					
WD-2	WOOD BOARD	-					
DIVISION 7 - THERMAL & MOISTURE PROTECTION							
MP-1	METAL PANEL TYPE 1	-					
RF-1	TPO MEMBRANE ROOF	-					
DIVISION 8 - OPENINGS							
CW-1	CURTAIN WALL TYPE 1	-	OLD CASTLE	RELIANCE	2 1/2" x 6"		CAPTURED STRUCTURAL SILICONE GLAZED VERTICAL MULLIONS
CW-2	STOREFRONTS TYPE 1	-	OLD CASTLE	Series 6000 XT storefront	2" x 6"		
G-1	CLEAR INSULATED GLAZING	-	VIRACON		1"	Insulating VE1-2M (Transmitted Color)	
G-2	REFLECTED INSULATED GLAZING	-	VIRACON		1"	Insulating VE1-2M (Reflected Color)	
G-3	60 MIN FLOOR GLAZING	-	GREEN LITE GLASS	LITEFLAM XT 60	2 3/4"		STC 52
G-4	TRANSLUCENT GLAZING	-	OKALUX	light-diffusing insulating glass	1"		
G-5	TRANSLUCENT GLAZING	-	3FORM	Chroma XT	2"	Ghost - 30% translucent white	
G-6	SKYLIGHT	-	MAJOR INDUSTRIES	AUBURN LOW-E			SOLARBAN 60 CLEAR INSULATED GLASS
G-7	PURE MID IRON	-	VIRACON	Laminated VLE1-70	3/8"	Pure Mid Iron - Clear Glass	
DIVISION 9 - FINISHES							
ACT-1	ACOUSTIC CEILING TILE 24 x 24	-					
ACT-2	ACOUSTIC CEILING TILE 24 x 48	-					
CPT-1	CARPET 1	-					
CPT-2	CARPET TILE	-					
GB-1	Gypsum Wall Board	-					
P-1	PAINT 1	-					
P-2	PAINT 2	-					
P-3	PAINT 3	-					
P-4	PAINT 4	-					
P-5	PAINT 5	-					
STC-1	STUCCO TYPE 1	SMOOTH	LaHABRA	INSUL-FLES STANDARD EIFS	-	DOVE GREY	
TL-1	TILE 1	-					
TL-2	TILE 2	-					

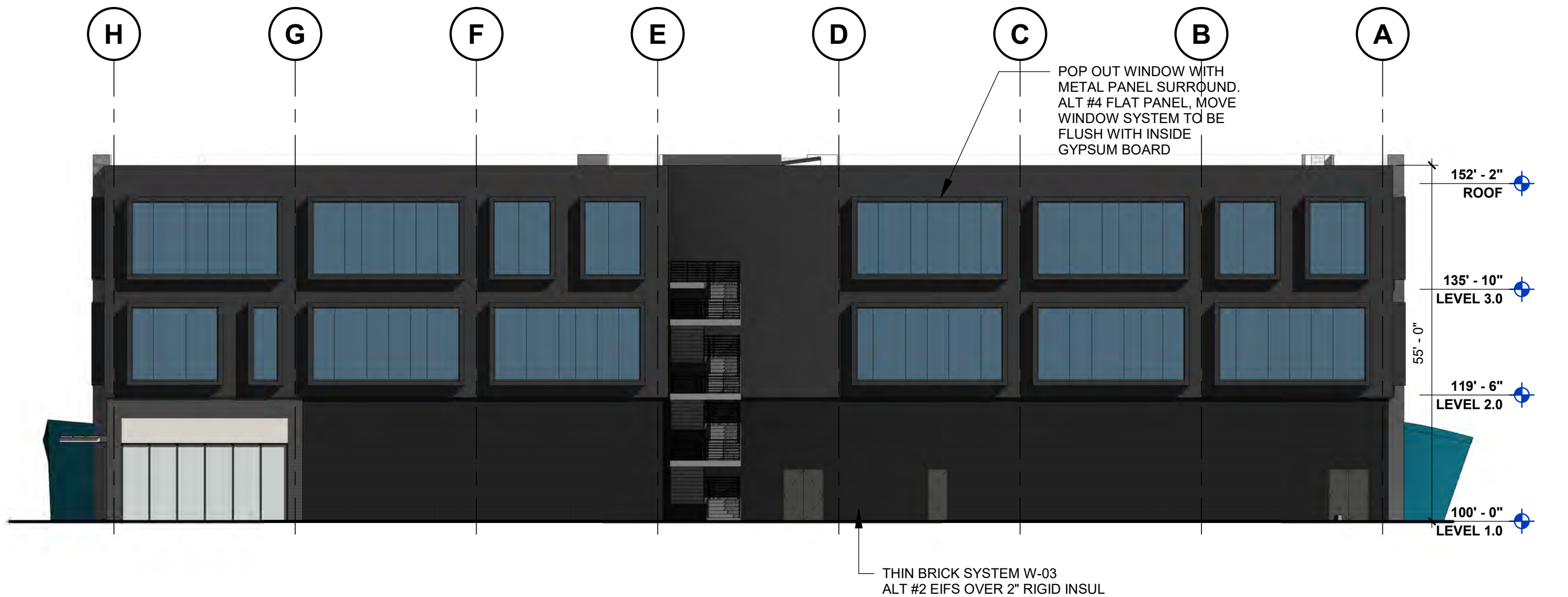


02 West Elevation CONCEPT
SCALE: 1/16" = 1'-0" REF: 01 / A130



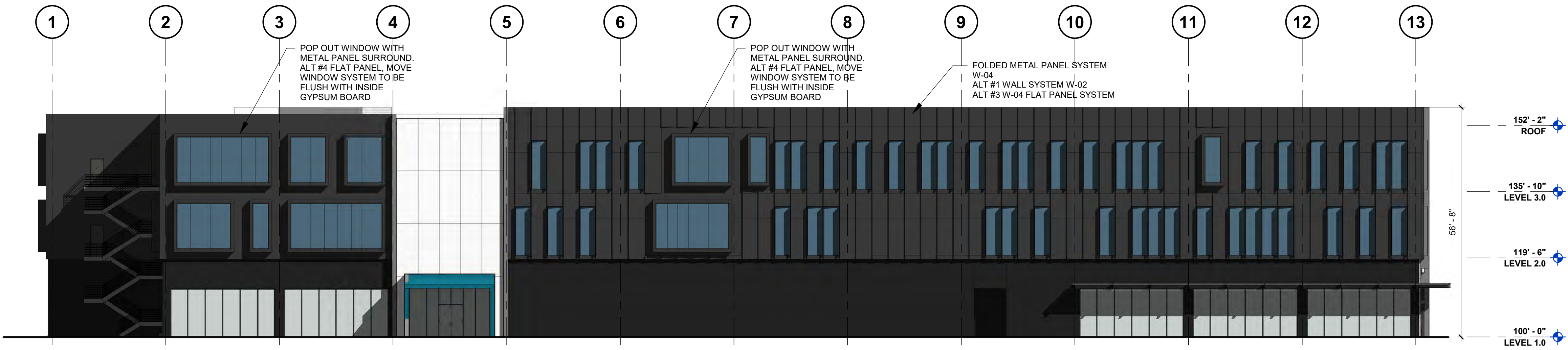
01 South Elevation CONCEPT
SCALE: 1/16" = 1'-0" REF: 01 / A130

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M-4	ALUMINUM	PERFORATED	McNICHOLS	ROUND	TBD	BONE WHITE	Round, Aluminum, Alloy 3003-H14, .0320", Thick (20 Gauge), 0.033" Round on 0.050" Straight Centers, 34% Open Area
M-5	METAL	-					
DIVISION 6 - WOOD, PLASTICS & COMPOSITES							
WD-1	WOOD PANEL	-					
WD-2	WOOD BOARD	-					
DIVISION 7 - THERMAL & MOISTURE PROTECTION							
MP-1	METAL PANEL TYPE 1	-					
RF-1	TPO MEMBRANE ROOF	-					
DIVISION 8 - OPENINGS							
CW-1	CURTAIN WALL TYPE 1	-	OLD CASTLE	RELIANCE	2 1/2" x 6"		CAPTURED STRUCTURAL SILICONE GLAZED VERTICAL MULLIONS
CW-2	STOREFRONTS TYPE 1	-	OLD CASTLE	Series 6000 XT storefront	2" x 6"		
G-1	CLEAR INSULATED GLAZING	-	VIRACON		1"	Insulating VE1-2M (Transmitted Color)	
G-2	REFLECTED INSULATED GLAZING	-	VIRACON		1"	Insulating VE1-2M (Reflected Color)	
G-3	60 MIN FLOOR GLAZING	-	GREEN LITE GLASS	LITEFLAM XT 60	2 3/4"		STC 52
G-4	TRANSLUCENT GLAZING	-	OKALUX	light-diffusing insulating glass	1"		
G-5	TRANSLUCENT GLAZING	-	3FORM	Chroma XT	2"	Ghost - 30% translucent white	
G-6	SKYLIGHT	-	MAJOR INDUSTRIES	AUBURN LOW-E			SOLARBAN 60 CLEAR INSULATED GLASS
G-7	PURE MID IRON	-	VIRACON	Laminated VLE1-70	3/8"	Pure Mid Iron - Clear Glass	
DIVISION 9 - FINISHES							
ACT-1	ACOUSTIC CEILING TILE 24 x 24	-					
ACT-2	ACOUSTIC CEILING TILE 24 x 48	-					
CPT-1	CARPET 1	-					
CPT-2	CARPET TILE	-					
GB-1	Gypsum Wall Board	-					
P-1	PAINT 1	-					
P-2	PAINT 2	-					
P-3	PAINT 3	-					
P-4	PAINT 4	-					
P-5	PAINT 5	-					
STC-1	STUCCO TYPE 1	SMOOTH	LaHABRA	INSUL-FLES STANDARD EIFS	-	DOVE GREY	
TL-1	TILE 1	-					
TL-2	TILE 2	-					



02 East Elevation CONCEPT

SCALE: 1/16" = 1'-0" REF: 01 / A130



01 North Elevation CONCEPT

SCALE: 1/16" = 1'-0" REF: 01 / A130

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL
PERMITTING,
OR CONSTRUCTION

HOLLADAY HILLS BLOCK B
ADAPTIVE REUSE

Woodbury Corporation
HOLLADAY HILLS, UTAH

Date
06 SEPTEMBER 2022

Revisions

NOT FOR
CONSTRUCTION



CITY OF HOLLADAY
Planning Commission
September 27th 2022
Item #2

Request: **Presentation: 13.72 Minimum Lot Size, Foothills Canyon Overlay Zone (FCOZ)**
Project: Informational presentation only: current minimum lot size requirements of the FCOZ zone
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	Text Amendment Procedure / Requirements
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SUMMARY

Prepared as staff presentation only in preparation of upcoming applicant requests to amend the existing codified section 13.72 Foothill Canyon Overlay as it pertains to minimum lot size. Questions regarding current ordinance regulations may be answered by the staff, no other discussion or consideration by Planning Commission is required or intended by the

13.72.010: PURPOSE OF PROVISIONS:

A. The general purpose of the foothills and canyons overlay zone is to promote the health, safety, and public welfare of the residents of the city, and while being cognizant of private property rights, to preserve the natural character of the foothills and canyons by establishing standards for foothill and canyon development proposed in the city.

B. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. Preserve the visual and aesthetic qualities of the foothills and canyons, including prominent ridgelines, which are vital to the attractiveness and economic viability of the city;
2. Encourage development designed to reduce risks associated with natural hazards and to provide maximum safety for inhabitants;
3. Provide adequate and safe vehicular and pedestrian circulation;
4. Encourage development that fits the natural slope of the land in order to minimize the scarring and erosion effects of cutting, filling, and grading related to construction on hillsides, ridgelines, and steep slopes;
5. Prohibit activities and uses that would result in degradation of fragile soils, steep slopes, and water quality;
6. Provide for preservation of environmentally sensitive areas and open space by encouraging clustering or other design techniques to preserve the natural terrain, minimize disturbance to existing trees and vegetation, preserve wildlife habitat, and protect aquifer recharge areas;
7. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains from substantial alteration of their natural functions. (Ord. 2012-15, 9-20-2012)

13.72.020: OVERLAY ZONE; SCOPE AND APPLICATION; GENERAL PROVISIONS:

A. Scope/Application:

1. Maps On File: Maps delineating the boundaries of the foothills and canyons overlay zone are on file with the community development department. Such maps, as amended, are a part of this title as if fully described and detailed herein.

2. Applies To All Development: The standards and regulations contained in this chapter shall apply to all development that occurs within the mapped foothills and canyons overlay zone, as the term "development" is defined at section 13.04.040 of this title, including grading, clearing and other land disturbance activities.

3. Applicability To Development On Lots Of Record: The standards and regulations contained in this chapter shall apply to all development that occurs within the mapped foothills and canyons overlay zone on legally subdivided lots that were recorded prior to the enactment of the ordinance codified herein, including subsequent additions or expansions of buildings or structures constructed prior to the enactment of said ordinance, except when a waiver or exemption expressly allowed by this chapter has been granted.

13.72.030: DEVELOPMENT STANDARDS:

A. Lot And Density Requirements:

1. General Rule: All development in the foothills and canyons overlay zone shall comply with the standards for minimum lot size, minimum lot width, and maximum density required in the underlying zone.

2. Exception To General Rule; When Underlying Zone Permits Smaller Than One Acre Lots:

a. Lots Created After The Effective Date Hereof: If the underlying zone permits a minimum lot size of smaller than one acre, then the minimum lot size for development in this overlay zone shall be one acre.

b. Lots Of Record That Meet Underlying Zone's Minimum Lot Size Requirement: If the underlying zone permits a minimum lot size of smaller than one acre, then a lot of record approved prior to the effective date hereof that meets the minimum lot size requirement set forth in the underlying zone district shall have a minimum lot size of one-half (1/2) acre.

3. Exception To General Rule; Lots Of Record That Do Not Meet The Underlying Zone's Minimum Lot Requirements: If a lot of record subject to this chapter:

a. Was approved prior to the effective date of said ordinance; and

b. Does not meet the minimum lot size or lot width requirements set forth in the underlying zone district; and

c. Is not subject to the substandard lot consolidation provisions set forth in subsection A4 of this section;

then the minimum lot size or lot width requirements shall be waived and development may proceed on said lot of record subject to compliance with all other applicable development standards set forth in this chapter and in the underlying zone.