

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

**Tuesday, January 21, 2014
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Chris Jensen, Chair
Spence Bowthorpe, Vice Chair
Lori Khodadad
Les Chatelain
John Garver
Matt Snow

City Staff:

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner
Jonathon Teerlink, City Planner

PRE-MEETING/WORK SESSION

Chair Jensen called the meeting to order at 6:30 p.m. The agenda items were reviewed and discussed.

With regard to the Sycamore Lane two-lot subdivision, City Planner, Rick Whiting, detailed the property and suggested that both the conceptual plan and preliminary plat could be considered together. All of the criteria and conditions appeared to have been met.

Next discussed was the Ivory Homes, Murano at Spring Creek eight-lot subdivision. Mr. Whiting stated that neighboring residents are concerned with the construction adversely affecting the creek bed. Details of the proposed subdivision were discussed. Mr. Whiting recommended the focus be on the natural quality of the property and the distances away from the stream. He noted that conceptual approval should be based on the developer meeting the requirements.

Mr. Whiting confirmed that all of the technical details of the Orchard Hollow three-lot subdivision have been dealt with and approved as part of conceptual and preliminary approval. Final approval requirements were discussed.

Community Development Director, Paul Allred, reviewed items currently in the development process and confirmed that the Food Truck Ordinance was approved.

(19:00:34) Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Wright seconded the motion. The motion passed with the unanimous consent of the Commission.

CONVENE REGULAR MEETING

Chair Jensen called the Regular Meeting to order at 7:05 p.m.

ACTION ITEMS

1. Sycamore Lane - Two-Lot Subdivision – 1925 East Sycamore Lane – Conceptual Plan & Preliminary Plat.

(19:04:55) City Planner, Rick Whiting, presented the staff report for the Ivory Homes, Murano at Spring Creek, eight-lot subdivision and stated that the application for conceptual plan was reviewed and determined to meet the requirements of the City Code. The technical requirements were accommodated and he recommended the matter be considered for approval. The applicant had further developed plans and details to present for review. Staff evaluated the proposal at length and felt it qualified for Conceptual Plan approval.

Nick Mingo, the applicant, concurred with Mr. Whiting's comments.

(19:10:09) Chair Jensen opened the public hearing.

David Kauffman gave his address as 1927 East Sycamore Lane and expressed concern with the required setbacks. He questioned the proposed property square footage and stated that he had yet to see a certified or recorded survey confirming its measurements. Mr. Whiting described how setbacks are established.

Walter Culum gave his address as 1978 East 4675 South and was of the opinion that one home would be the best use of property, rather than what is proposed.

Clark Wright gave his address as 1910 Sycamore Lane and questioned the use of the proposed development. Mr. Whiting confirmed that zoning only allows single-family detached homes.

(19:20:16) There were no further public comments. Chair Jensen closed the public hearing.

Mr. Mingo confirmed that he will not be occupying the property, but will be responsible for its sale.

Mr. Allred stated that the setbacks are set by a building envelope based on the homes on either side of the property. Side yards are determined as a percentage of the lot width. The area of the driveway is not counted against the lot width, as it conducts passage to the lot behind it.

(19:33:37) Commissioner Khodadad moved to approve the Sycamore Lane two-lot subdivision conceptual plan located at 1925 East Sycamore Lane. Commissioner Chatelain seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

(19:37:35) Mr. Whiting next detailed the Sycamore Lane two-lot subdivision preliminary plat as detailed in the staff report and confirmed that the item was reviewed by the Technical Review Committee (TRC). The will serve letters were in process or have been received. He noted that there is a six-inch detention basin located on both properties designated to control flood waters.

Commissioner Chatelain questioned the future of the trees located on the property. Mr. Mingo was of the belief that the trees are located on the neighboring property. Mr. Kauffman expressed

concern with the proposed concrete driveway interfering with the root systems of the existing trees. Mr. Allred detailed restrictions regarding impervious surfaces and landscaping details.

(20:51:32) *Commissioner Bowthorpe moved to approve the Sycamore Lane two-lot subdivision preliminary plat located at 1925 East Sycamore Lane subject to the following:*

Recommendations:

1. *Submittal and resolution of any corrections noted by the TRC on the drawings.*
2. *Final approval shall be done through the Technical Review Committee.*

Commissioner Snow seconded the motion. Vote on motion: John Garver–Nay, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed 5- to-1.

2. Ivory – Murano at Spring Creek - 8-Lot Subdivision – 4775 S Holladay Blvd. – Conceptual Plan – Staff: Rick Whiting, City Planner.

(19:54:30) Mr. Whiting presented the staff report and stated that Spring Creek runs through the north end of the property. The applicants' engineers studied the situation and assured the City that their intention is to construct homes without disturbing the stream. They gave assurance that the stream will not cause an impairment to the subdivision. In the preliminary stage of consideration, the stream will be studied at great length by City Engineer, Clarence Kemp, who will render his professional determination. Under the current zoning and the General Plan, this property could potentially have 11 lots, rather than the proposed eight. It meets the requirements of the General Plan. Staff recommended approval of the conceptual plan.

Skyler Tolbert, the applicant's representative, gave his address as 978 East Wood Oak Lane and welcomed comments pertaining to the proposal.

(20:03:19) Chair Jensen opened the public hearing.

Chair Jensen clarified that tonight's discussion is not a stream exception hearing, but rather a conceptual site plan for a subdivision. Any stream exception that may be requested by the applicant will require a separate public hearing.

Steve Crockett identified himself as the owner of property directly east of the project. He expressed concern about the stream setback and asked if there is enough room for eight lots. Flooding issues were discussed as well as the stream exception process.

Mary Jane Knights stated that she lives on Kentucky Avenue and expressed opposition to any stream exception closer than 50 feet from the stream. The destruction of trees was also of concern.

Clark Richards concurred with previous comments made and stated that the 100-foot setback should continue to be strictly enforced. He was opposed to the proposed property containing eight lots.

Wendy Zeigler gave her address as 2557 East Valley View Avenue and urged the Commission to enforce the 50 to 100-foot setback. She expressed concern with increased traffic and believed the additional trash cans will cause difficulty for bikers. She asked that they be addressed.

Jean Wright gave her address as 4769 Holladay Boulevard and was opposed to numerous changes to the neighborhood. She urged the Commission to preserve the surrounding properties.

Michael Sivack identified himself as the owner of the properties located at 4793 and 4797 South Holladay Boulevard. He expressed his opposition to the proposed development and detailed his frustration with Ivory Homes.

(20:30:10) There were no further public comments. Chair Jensen closed the public hearing.

Mr. Tolbert stated that they are working with the neighbors and accepting surveys. The significance of traffic for the eight homes is minimal and would be illustrated in a traffic impact study. He confirmed that they will contract with a private waste management company and garbage cans will be placed on the private lane. Stream exceptions will be proposed for Lots 3, 4, and 5.

Mr. Crockett suggested that any approval be subject to Ivory Development's ability to mitigate the very conditions imposed.

(20:48:05) *Commissioner Chatelain moved to approve the Ivory Homes Murano at Spring Creek eight-lot subdivision located at 4775 South Holladay Boulevard Conceptual Plan subject to the following:*

Findings:

- A. *The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;*
- B. *This project complies with the provisions of the City's General Plan for this area;*
- C. *This application is consistent with low density, single family land use patterns in the general vicinity;*
- D. *The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;*
- E. *The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;*
- F. *Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters; and*
- G. *Topographical, geotechnical and stream setback constraints can reasonably be mitigated and/or accommodated through subdivision design and building permit requirements.*

Requirements:

- 1. *A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission; and*

2. *A hillside protection and storm drainage plan may be required with Preliminary Plat submission.*

Commissioner Snow seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

The Commission took a five-minute break.

3. Orchard Hollow - 3-Lot Subdivision – 4245 South Holladay Blvd. - Final Plat – Staff: Rick Whiting, City Planner.

(20:57:26) Mr. Whiting presented the staff report for the Orchard Hollow three-lot subdivision final and stated that in this case, the Commission asked that the matter return for final plat approval. The TRC reviewed the application and found it to be substantially complete and ready for Commission approval. Any remaining items were generally applicable to the building permit stage of development. Staff recommended approval. Final plat requirements were discussed.

(21:03:40) *Commissioner Khodadad moved to approve Orchard Hollow three-lot subdivision located at 4245 South Holladay Boulevard final plat subject to the following:*

Findings:

- A. *The proposed project has been previously approved by the Planning Commission for Conceptual Plan and Preliminary Plat;*
- B. *The proposed project has been reviewed by the TRC and it meets City requirements for Final Plat approval. It is consistent with the Conceptual Plan and Preliminary Plats;*
- C. *This development will install public improvements where none currently exist;*
- D. *This project incorporates appropriate use for this land. It is compatible with surrounding land uses and makes a positive addition to the City;*
- E. *The health, safety and well-being of the community will not be negatively impacted by this development; and*
- F. *This project will increase the tax base of the City.*

Requirements:

1. *Prior to recordation of the Final Plat at Salt Lake County – any remaining unresolved items as per the TRC and payment of required fees must be completed; and*
2. *Bonding requirements have been determined by the City Engineer and must be accommodated.*

Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

4. Approve Minutes of the January 7, 2014.

(21:05:00) The minutes of January 7, 2014, were reviewed and discussed.

Commissioner Khodadad moved to approve the minutes of January 7, 2014, with the changes noted. Commissioner Chatelain seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

OTHER BUSINESS

- 6. Updates for Follow-Up on Items Currently in the Development Review Process.**
- 7. Report from Staff on Upcoming Applications.**
- 8. Discussion of Possible Future Amendments to Code.**

ADJOURN

(21:07:00) Commissioner Chatelain moved to adjourn. Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 9:07 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Tuesday, January 21, 2014.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: 2/19/2014