



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, February 3, 2015
Location: Holladay Municipal Center - 4580 S 2300 E
Time: 6:00 PM

AGENDA ITEMS

PRE-MEETING / WORK SESSION -

- 6:00 PM 1. **PLANNING COMMISSION ANNUAL TRAINING** - *Todd Godfrey, City Attorney, will conduct Annual Open Meetings training for the Commissioners and Staff.*

Light dinner will be served to the Commissioners.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matters may be considered and may be voted on. Public Notice was not required.)

- 7:00 PM 2. **Election of Planning Commission Leadership for the year 2015**
3. **Approve Minutes of the January 6, 2014 meeting**

OTHER BUSINESS

(The following matters are for discussion only.)

4. Text Amendment - Exposed Wall (Continued)
5. Text Amendment – Driveway Approach
6. Development Review Update
7. Bikes & Trails Update
8. General Plan Update
9. Report from Staff on upcoming applications

ADJOURN

On Friday, January 30, 2015 at 12:30 pm 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 10-9A-205 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 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1

1 **DRAFT**

2
3 **MINUTES OF THE CITY OF HOLLADAY**
4 **PLANNING COMMISSION MEETING**

5
6 **Tuesday, January 6, 2015**
7 **6:30 p.m.**
8 **Holladay Municipal Center**
9 **4580 South 2300 East**

10
11 **ATTENDANCE:**

12
13 **Planning Commission Members:**

14
15 Spence Bowthorpe, Vice Chair
16 Les Chatelain
17 John Garver
18 Matt Snow

13 **City Staff:**

14 Paul Allred, Community Development Director
15 Rick Whiting, City Planner
16 Jonathan Teerlink, City Planner
17 Pat Hanson, City Planner
18 Todd Godfrey, City Attorney
19 Tosh Kano, Public Works Director
20 Clarence Kemp, City Engineer

21
22
23 **PRE-MEETING/WORK SESSION**

24 Vice Chair Bowthorpe called the meeting to order at 6:10 p.m.

25
26 **1. All Agenda Items May Be Discussed.**

27 (18:38:43) City Planner, Rick Whiting, stated that the Highland Court Subdivision includes nine
28 twin homes or 18 units. There have been discussions regarding altering the access and road
29 configurations to include an access to 5600 South. The corner portion of the property is zoned
30 RM where the rest of the property is R-2, which is a lower density. Staff recommended approval.
31 Property access issues were discussed.

32
33 The Commission next discussed the Pingree Drive approach. Public Works Director, Tosh Kano,
34 stated that there are several existing 30-foot driveways in the neighborhood. He recommended
35 approved.

36
37 City Engineer, Clarence Kemp, stated that the Blankenship property is essentially a pre-existing
38 lot and a determination should be made as to whether it is reasonable. The lot is steep and the
39 applicant is asking for a driveway slope in excess of what would normally be allowed. The
40 Unified Fire Authority (UFA) has weighed in and agreed to the proposal. He stated that when a
41 variance is granted, it falls on the Planning Commission to set reasonable requirements. Possible
42 requirements were discussed.

43
44 (18:59:30) *Vice Chair Bowthorpe moved to close the Work Meeting and move to the Council*
45 *Chambers for the Regular Meeting. Commissioner Snow seconded the motion. The motion*
46 *passed with the unanimous consent of the Commission.*

1
2 **CONVENE REGULAR MEETING**

3 Vice Chair Bowthorpe called the Regular Meeting to order at 7:03 p.m.
4

5 **ACTION ITEMS**

6 **2. Highland Court – Twin Home Subdivision – 5610 South Highland Drive –**
7 **Conceptual Plan – R-M/R-2-10 Zones – Staff Planner: Rick Whiting.**

8 (19:05:26) City Planner, Rick Whiting, presented the staff report and stated that the applicant has
9 proposed to build a 20-unit subdivision on 3.0 acres. It was noted that there is dual zoning in
10 place on the property. The applicant proposed to develop as if the entire project were in the R-2-
11 10 Zone. There are also nine twin homes with 18 dwelling units proposed in the twin home
12 configuration and two single-family detached homes. Staff recommended approval.
13

14 The applicant's representative, Lee Conan, stated that the application is straight forward and all
15 conceptual plan requirements have been met. As requested, an exit along 5600 South will be
16 explored. Homes will be a mix of both single and two-story homes.
17

18 Mr. Whiting reviewed the land use along Highland Drive to determine if the request is new and
19 unique. He determined that it is not. He explained that other developments have been done with
20 comparable or higher density in the past.
21

22 (19:16:40) Vice Chair Bowthorpe opened the public hearing.
23

24 Reed Tateoka gave his address as 5645 South Nations Way. He determined that the preliminary
25 proposal suggests that the twin home be placed 4.85 feet from his property line, which he believed
26 would put him at a great disadvantage. If the setback were changed and this was the back lot, they
27 would be required to have a 20-foot setback. He recommended staff take the least burdensome
28 alternative and require that the proposed project be as carefully designed as possible.
29

30 Sandra Simpson gave her address as 1920 East Nations Way and expressed concern with a
31 decrease in water pressure and density. A decrease in her property value was also of concern.
32

33 Tom Nelson, who resides at 2155 Pheasant Way, stated that a letter received by staff was included
34 in the packet and contains a summary of the Highland Drive Master Plan Committee
35 recommendations to the City. He considered it to be important and asked that it be incorporated
36 as part of the minutes. He remarked that he may be in favor of the development with the
37 exception of one major flaw and other minor items. Access to the proposed property and safety
38 were his main concerns. The staff report stated that the proposed use and development will not
39 have a material adverse effect on the character of the area or the public health, safety, and general
40 welfare. It was not the traffic that concerned him but the type of traffic. Street configuration was
41 detailed. Mr. Nelson urged the Commission to carefully consider ~~the~~ an alternative entrance ~~to~~ on
42 5600 South and not Highland Dr.
43

44 Jerry Sonkens gave his address as 2076 Pheasant Lane and identified his concern as the
45 streetscape and what will happen between Highland Drive and 5600 South. Visual barriers were
46 an issue as well.

1
2 Richard Tempest, who resides at 2392 Cottonwood Lane, reported that he served on the Highland
3 Drive Master Plan Citizens Committee. One of the key elements was recognizing the peculiarities
4 of the stretch from Arbor Lane to the Van Winkle Expressway. It is not a corridor through the
5 City, but primarily a residential road. He urged the Commission to recognize the danger of
6 Highland Drive access to the project and recognize that moving the entrance to 5600 South would
7 not only be responsible, but enhance the viability of the project and provide for the safety of future
8 residents.

9
10 Ann Wilson gave her address as 2080 Wildwood Drive and expressed concern and opposition to
11 the development being accessed from Highland Drive.

12
13 Gloria Chapman, who resides at 1900 Frontier Road, stated that Highland Drive is a dangerous
14 street. She expressed her opposition to the proposed access design.

15
16 Chris Petrogeorge gave his address as 2593 Flamingo Drive and stated that if the developer wants
17 to access the proposed from 5600 South, they will have to go through his property. He was of the
18 opinion that the City of Holladay has been overdeveloped.

19
20 Laurel Smith gave her address as 2174 Pheasant Way and expressed support for the proposal. Her
21 concerns included traffic and the lack of green space.

22
23 David Wells, who resides at 2011 Pheasant Way, expressed concern with security issues during
24 construction.

25
26 Joan Lewis gave her address as 1932 East 5600 South and urged the developers to review traffic
27 issues.

28
29 Shauna Tateoka gave her address as 5645 South Nations Way and asked the Commission to move
30 the location of the proposed homes so that she has sunlight and a view. She wanted to be able to
31 continue to have the quality of life she currently enjoys. She was worried that the project will
32 cause a decrease in her property value.

33
34 (20:04:18) There were no further public comments. The public hearing was closed.

35
36 Commissioner Chatelain pointed out that although many have expressed concerns with traffic and
37 speed, those issues are not directly related to the proposed project. He suggested that those who
38 spoke on the topic address the City Council who regulates and enforces speed limits. He directed
39 them to encourage improvements to the traffic management of Highland Drive and 5600 South as
40 a solution.

41
42 Mr. Conan addressed the concerns identified and stated that the Highland Drive issue is not going
43 to go away unless something is done. They designed the development with the intent of
44 eliminating eight separate driveways accessed via Highland Drive and condensing them into a
45 single access. They aligned it directly across the street, which is what they've been asked to do.
46 This was not the simple solution despite what some may think. Engineers would review the

1 design and were willing to accommodate the wishes of the City. It was their intent to have a wall.
2 It was noted that many of the concerns raised will be addressed at the preliminary plat stage.

3
4 Community Development Director, Paul Allred, stated that the subdivision ordinance requires the
5 development of a Street Tree Plan.

6
7 | Mr. Kano remarked that ~~that he~~ was very familiar with the concerns expressed. Since the closure
8 of the Cottonwood Mall, Highland Drive traffic has reduced by 25%. He was agreeable to
9 | opening 5600 South and lining an access ~~it~~-up with the assisted living facility directly across the
10 street.

11
12 Commissioner Snow believed that building a wall would create a tunnel effect and increase speed
13 along Highland Drive. Commissioner Garver concurred and added that when the mall is
14 completed, traffic will be as congested if not more so than in years past.

15
16 (20:22:40) *Commissioner Chatelain moved to approve the Highland Court Twin Home*
17 *Subdivision Conceptual Plan located at 5610 South Highland Drive in the R-M/R-2-10 subject*
18 *to the following:*

19
20 ***Findings:***

- 21
22 ***A. The proposal represents continued positive movement in the overall***
23 ***redevelopment in the general vicinity. Several disinvested and vacant properties***
24 ***would be removed and upgraded.***
25
26 ***B. The proposed project meets the requirements for a residential subdivision in the***
27 ***R-M & R-2-10 zones, i.e. area, lot width, access, slope, public safety, etc.***
28
29 ***C. The proposed project meets the required maximum density of the underlying***
30 ***zones.***
31
32 ***D. This application is consistent with land use patterns in the general vicinity.***
33 ***Many two family and multi-family developments exist along both sides of this***
34 ***segment of Highland Drive.***
35
36 ***E. The UFA has approved emergency access as proposed. Details of access, road***
37 ***design, fire hydrant capacity, and placement will be addressed in the Preliminary***
38 ***Plat review and approval process.***
39
40 ***F. The proposed project has been reviewed by the TRC and meets City requirements***
41 ***for Conceptual Plan.***
42
43 ***G. Utility providers can serve the property and have (or are expected to) provide***
44 ***appropriate service availability letters.***
45

1 **Requirements:**

- 2
- 3 1. *A Preliminary Plat and any other requirements for the subdivision shall be*
- 4 *submitted to the Technical Review Committee (TRC) for review and*
- 5 *recommendation to the Planning Commission.*
- 6

7 *Commissioner Snow seconded the motion. Vote on the motion: John Garver-Nay, Les*

8 *Chatelain-Aye, Matt Snow-Aye, Vice Chair Spence Bowthorpe-Aye. The motion passed 3-to-1.*

9

10 **3. Pingree Drive Approach – Approach Design Exception – 1920 East Longview Drive –**

11 **R-1-10 – Staff Planner: Jonathan Teerlink, Tosh Kano.**

12 (20:26:00) Mr. Kano reviewed the Pingree Drive Approach and stated that the request is for a 35-

13 foot exception. There are several homes in the neighborhood that already have 35-foot driveways

14 and he recommended the Planning Commission grant the waiver to allow the exception.

15

16 The applicant stated that the original home was torn down. This is a rebuild and will have a three-

17 car garage. The issue was as stated and the exception would allow the homeowners to exit straight

18 out of the garage.

19

20 (20:29:28) Vice Chair Jensen opened the public hearing. There were no comments. The public

21 hearing was closed.

22

23 Commissioner Garver commented that along the proposed street there are newer homes that have

24 met the 25-foot requirement. He was confident that it could be completed and done nicely.

25 Driveway design issues were discussed.

26

27 (20:34:10) *Commissioner Snow moved to recommend the City Council approve the Approach*

28 *Design Exception for the Pingree Drive Approach located at 1920 East Longview Drive in an R-*

29 *1-10 subject to the following:*

30

31 **Recommendation:**

32

33 *Upon review of the application by the Public Works Director, Tosh Kano, made a*

34 *recommendation to grant the applicant's request to increase the approach by 9 feet for a*

35 *proposed width of 34 feet. He has indicated that the application would not create a safety*

36 *hazard for the area based on the following findings:*

37

- 38 1. *The drive approach is located on a curve of a very slow street.*
- 39
- 40 2. *It will be recommended to the City Council to change the Code in order to increase the*
- 41 *maximum width from 25' to 35'.*
- 42
- 43 3. *The Community Development Department Staff feels that a 34-foot wide driveway*
- 44 *approach in this particular residential area would not adversely impact street traffic or*
- 45 *aesthetics based upon the following:*
- 46

1 **Findings:**

- 2
- 3 1. *The requested width of the approach is not out of line with existing uses on the street.*
- 4
- 5 2. *A wider drive approach for a residential use may be convenient for the homeowner,*
- 6 *however, the speed of vehicles entering a drive as wide as 34 feet are faster than a 25-*
- 7 *foot approach. Since there seems to be slower traffic in this area and little pedestrian*
- 8 *use this may not be an issue.*
- 9

10 *Commissioner Chatelain seconded the motion. Vote on the motion: John Garver-Aye, Les*

11 *Chatelain-Aye, Matt Snow-Aye, Vice Chair Spence Bowthorpe-Aye. The motion passed*

12 *unanimously.*

13

14 Commissioner Chatelain recommended the regulation be reviewed.

15

16 **4. Blankenship FCOZ Waivers – 6415 Crest Mount – FR-20/FCOZ (continued) – Staff**

17 **Planner: Jonathan Teerlink.**

18 (20:38:00) City Engineer, Clarence Kemp, presented the staff report and stated that the request

19 pertains to a legally subdivided lot characterized by very steep slopes. There is a request for a

20 steeper than allowed driveway. The UFA reviewed the design and was amenable given the length

21 of the driveway. He recommended approval subject to conditions having to do primarily with the

22 fact that it is a steep area. What is not listed in the recommendations, but is necessary, is that the

23 driveway be heated given the slope. The bottom 20 feet of the driveway also be at a much lower

24 percentage to ensure safety.

25

26 Vice Chair Bowthorpe clarified that the first waiver is for a driveway with a 15% slope, which

27 exceeds the administrative approval standards. The second waiver is for development from slope

28 protection regulations, which also exceeds administrative approvable standards.

29

30 Project Architect, Jeff Schindewolf, stated that the driveway design is the least steep option. Their

31 preference would be to use asphalt rather than a concrete heated driveway. The driveway is

32 designed with a 5% slope for the first 20 feet. The geotechnical report was also provided. Snow

33 removal issues were discussed. Mr. Schindewolf detailed the post and beam design.

34

35 (20:50:57) Vice Chair Bowthorpe opened the public hearing. There were no comments. The

36 public hearing was closed.

37

38 Mr. Kemp stated that the applicant has a legally divided lot and the zoning restrictions would

39 make it virtually undevelopable. These types of issues under a normal situation would be

40 addressed at the subdivision phase. He noted that this is a lot that existed prior to the

41 incorporation of the City.

42

43 (20:56:35) *Commissioner Chatelain moved to grant the proposed 15% slope driveway waiver,*

44 *which exceeds administratively approvable standards set fort in Holladay Ordinance*

45 *13.72.030.E subject to the following:*

46

1 **Findings:**

- 2
- 3 1. *The slope upon which the driveway is constructed and exists is man-made and*
- 4 *not natural.*
- 5
- 6 2. *Given the narrow width of the lot at the Right of Way line, no alternate location*
- 7 *for access is feasible or available.*
- 8
- 9 3. *No individual segment or increment of the driveway that will cross slopes*
- 10 *between thirty percent (30%) and fifty percent (50%) exceeds one hundred feet*
- 11 *(100') in length.*
- 12
- 13 4. *Fire safety concerns have been addressed or otherwise mitigated.*
- 14

15 **Conditions:**

- 16
- 17 1. *Shall not exceed 10% grade within 20' of the Right of Way.*
- 18
- 19 2. *All retention walls to comply with standards set forth in 13.72.030.*
- 20

21 *Commissioner Snow seconded the motion. Vote on the motion: John Garver-Aye, Les*

22 *Chatelain-Aye, Matt Snow-Aye, Vice Chair Spence Bowthorpe-Aye. The motion passed*

23 *unanimously.*

24

25 *Commissioner Chatelain moved to grant the wavier for development from slope protection*

26 *regulations, which exceed administratively approvable standards set forth in Holladay*

27 *Ordinance 13.72.030.B subject to the following:*

28

29 **Findings:**

- 30
- 31 1. *The subject property is a legal lot of record.*
- 32
- 33 2. *The proposed use is permitted in the underlying zone.*
- 34
- 35 3. *The proposed structure does not encroach on any natural slopes over 40%*
- 36 *(13.72.060.A.3).*
- 37
- 38 4. *Strict compliance with the slope protection standards in subsection 13.72.030B or*
- 39 *13.72.030D3 and D4 of this chapter would render the site completely*
- 40 *undevelopable.*
- 41
- 42 5. *Strict compliance with the slope protection standards in subsection 13.72.030B or*
- 43 *13.72.030D3 and D4 of this chapter would result in a substantial economic*
- 44 *hardship, not created by the applicant or otherwise self-imposed.*
- 45
- 46 6. *Over 75% of the lot's 2.76 acres will remain in a natural private state.*

1
2 **Conditions:**
3

- 4 1. ***A Soils and Geotechnical report prepared by a licensed professional geologist. Recommendations therein shall be strictly followed throughout site work and the construction of the home.***
5
6
7
8 2. ***Geotechnical report shall include a rock-fall analysis***
9
10 3. ***All other FROZ ordinances must be fully complied with.***
11

12 ***Commissioner Snow seconded the motion. Vote on the motion: John Garver-Aye, Les Chatelain-Aye, Matt Snow-Aye, Vice Chair Spence Bowthorpe-Aye. The motion passed unanimously.***
13
14
15

16 **5. Election of Planning Commission Leadership for 2015.**

17 (21:07:29) ***Commissioner Chatelain moved to continue the above item to the next meeting. Commissioner Garver seconded the motion. The motion passed with unanimous consent of the Commission.***
18
19
20

21 **6. Approve Minutes of the November 5 and 18, 2014 Meetings.**

22 The minutes from November 5, 2014, were reviewed and discussed.
23

24 (21:14:56) ***Commissioner Snow moved to approve the minutes of November 5, 2014. Commissioner Snow seconded the motion. The motion passed with unanimous consent of the Commission.***
25
26
27

28 The minutes of November 18, 2014, were reviewed and modified.
29

30 ***Commissioner Chatelain moved to approve the minutes from November 18, 2014, with the changes noted. Commissioner Garver seconded the motion. The motion passed with the unanimous consent of the Commission.***
31
32
33

34 **OTHER BUSINESS**

35
36 **7. Updates or follow-up on items currently in the development review process.**

37 Mr. Allred stated that the next General Plan Meeting is scheduled for February 25, 2015.
38

39 The Titan Development project was discussed. Mr. Allred stated that the Reuel's building is being demolished and the plans include moving it to the street. He noted that a new site plan will be submitted and that the Design Review Board (DRB) scheduled a new building along the sidewalk.
40
41
42

43 Commissioner Chatelain asked if public input regarding Highland Drive would be desirable. Mr. Allred stated that the consultants have made suggestions as well as the stakeholders. He suggested getting junior high and high school students involved to help generate interest in the community.
44
45
46

1
2
3
4
5
6
7
8
9
10
11

8. Report from Staff on Upcoming Applications.

9. Discussion of Possible Future Amendments to Code.

ADJOURN

(21:44:22) Commissioner Chatelain moved to adjourn. Commissioner Garver seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 9:45 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, January 6, 2015.*

3
4
5
6
7
8
9



10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
13
14 Minutes approved:

DRAFT



**CITY OF HOLLADAY
Planning Commission**

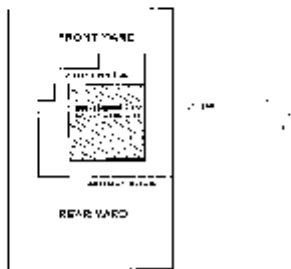
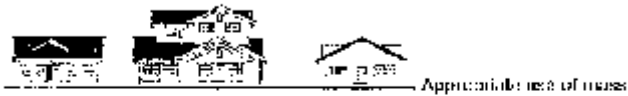
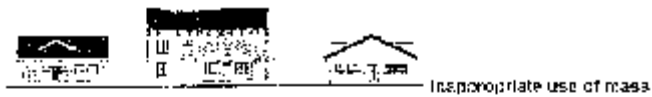
~~~~~  
**Staff Report  
February 3, 2015  
Item 4**

*Discussion:* **Text Amendment – Exposed Wall (Continued)**

*Planner:* **Jon Teerlink & Pat Hanson**

**13.14.100: MASS AND SCALE:**

- A. Purpose: The purpose of this section is not to restrict architectural freedom but address the appropriate size of a structure given its context within an established neighborhood. Two (2) factors influence the perception of mass and scale of a structure: the physical relationship of the structure to the size of the adjacent structures and the physical distance between structures.
- B. Limitation: To avoid any large, continuous building mass of uniform height, no portion of any building shall continue more than forty feet (40') horizontally without a minimum of an eighteen inch (18") break in the roofline and/or an articulated architectural element such as overhangs, projections, insets, material and textural changes, or other architectural elements used to create shadow patterns along the elevation of the building.
- C. Second Story Locations: Second story portions of a building shall be designed with adjacent structures in mind. Reduction in the overall scale of the building can be accomplished by the use of varied upper story setbacks, providing significantly larger setbacks for the entire structure and/or placement of the major portion of the second story over the rear portion of the first story.



Appropriate location of second story

**D. Exposed Wall Surfaces:**

- 1. No vertical wall surface may be greater, at any point, than the maximum height allowed by this Chapter.
- 2. Where affected by slope, an exposed wall surface may exceed that maximum height when:
  - a. The wall elevation is offset by a horizontal step back for at least eight feet (8").
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_



**CITY OF HOLLADAY  
Planning Commission**

~~~~~

**Staff Report
February 3, 2015
Item 5**

Discussion: **Text Amendment – Driveway Approach**

Planner: **Jon Teerlink & Pat Hanson**

AMENDMENTS - TITLE 13

13.08.150: SPECIAL EXCEPTIONS AUTHORIZED:

The following special exceptions are authorized under this title:

A. *Development Near Waterways*: The planning commission may grant an exception to the buildable area or portion of a buildable area as set forth in section 13.76.400 of this title upon receipt of a positive recommendation from the community development director and the technical review committee. The recommendation shall be based upon the following:

1. Consent of any state or federal regulatory body with jurisdiction over such waterways;
2. The location and age of existing structures within the same base flood elevation;
3. The current base flood elevation as per FEMA regulations;
4. Proposed measures to protect and preserve the existing riparian corridor; and
5. Submittal by the property owner of a natural hazards disclosure and acknowledgment form.

~~B. Driveway Approach In The Public Right Of Way~~: The planning commission may grant a special exception for a driveway approach in the public right of way exceeding the maximum width as per section 14.12.110 of this code upon a recommendation from the community development director and the technical review committee based on the following:

- ~~1. Unusual topographical conditions;~~
- ~~2. Aesthetic considerations; or~~
- ~~3. Other exceptional conditions or circumstances such as:~~
 - ~~a. Current and future street width as per the city's adopted circulation map;~~
 - ~~b. The nature and condition of the street;~~
 - ~~c. Posted vehicle speed;~~
 - ~~d. Location and width of abutting and adjacent driveways;~~
 - ~~e. Types of established uses within five hundred feet (500') of the proposed exception; and~~
 - ~~f. Existing public improvements in the immediate vicinity.~~

~~C. Reduced Width Of A Private Driveway, Lane Or Road~~: The planning commission may grant a special exception for the width of a private drive, lane or road upon a recommendation from the community development director and the technical review committee based on the following:

- ~~1. Unusual topographical conditions;~~
- ~~2. Aesthetic considerations; or~~
- ~~3. Other exceptional conditions or circumstances such as:~~
 - ~~a. Configuration of existing parcels and proposed lots;~~
 - ~~b. Consent of public safety;~~
 - ~~c. Preservation of significant trees, natural features and/or historic landmarks;~~
 - ~~d. Snow storage; and~~
 - ~~e. Reduction of negative environmental impacts. (Ord. 2012 15, 9-20-2012)~~

14.12.110: DRIVEWAY APPROACHES:

A. *Commercial, Industrial, Manufacturing and Multiple-Family Uses*: Requirements for commercial, industrial, manufacturing, and multiple-family uses requiring motor vehicle access shall meet the requirements as hereinafter provided:

1. Access shall not be by more than one driveway approach for each one hundred feet (100') of frontage on any street. The city planning commission or staff where specifically delegated, may modify this requirement when considering a particular site plan in those cases where the commission or staff determines that the safety and convenience of the general public would be better served by more or less driveway approaches.
2. Wherever possible, adjacent sites should share driveway approaches.

3. Additional driveway approaches may be warranted by the following table 3-A for on center spacing of driveway approaches:

Table 3-A
Recommended Driveway Approach Spacing :

Median Barrier	Principal Arterial	Arterial	Collector
No	250 ft.	200 ft.	175 ft.
Yes	185 ft.	115 ft.	85 ft.

4. No two (2) of said driveway approaches shall be closer to each other than fifty feet (50').

5. No driveway approach shall be closer than one hundred feet (100') to the point of intersection of the two (2) property lines at any corner. If there is not one hundred feet (100') of frontage, then the driveway approach will be placed five feet (5') from the property line furthest from the intersection of the property lines, if the nearest existing driveway approach is fifty feet (50') or further away. In no instance shall a driveway approach be closer than sixty feet (60') from the projected intersection right of way lines with a minimum of five foot (5') flared section. Flared driveway approaches are required for distinction from intersection corners.

6. The minimum width of a driveway approach shall be twelve feet (12') and the maximum shall be thirty feet (30').

7. The community development director may approve a driveway approach up to a maximum of fifty feet (50') wide.

B. *Single-Family Dwellings*: Single-family dwellings shall meet the following requirements as hereinafter provided:

1. Single-family dwellings shall be permitted only one access unless a circular driveway approach is utilized.

2. There shall be a minimum of thirty five feet (35') between the entrances of circular driveway approaches and the two (2) closest edges of the driveway approach.

3. Corner lots will be allowed to have one driveway approach per street frontage.

4. There shall be a minimum ten feet (10') distance between all approved driveway approaches except on cul-de-sacs.

5. The minimum street driveway approach width at the property line shall be ten feet (10') and the maximum shall be ~~twenty five feet (25')~~ thirty-five feet (35').

6. A minimum five foot (5') radius or flared section shall be used.

7. No radius or flare portion of a driveway approach shall intersect the adjacent projected property line except where shared approaches are utilized.

8. On corner lots, driveway approaches shall be set back a minimum of twenty five feet (25') from the point of intersection of the right of way lines.

C. *Grades*: All driveway approach grades shall not exceed four percent (4%) within twenty feet (20') of the roadway boundary.

D. *Approaches*: Approaches shall be a minimum of five feet (5') from a side property line at the front lot line except on cul de sacs.

AMENDMENTS - TITLE 14

14.12.150: EXCEPTIONS:

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the city council after receiving recommendations from the planning commission and the department; provided, that the variation or exceptions are not detrimental to the public safety or welfare. (1999 Code)

The following exceptions are authorized under this title:

A. *Driveway Approach In The Public Right Of Way:* The Community Development Director may grant an exception for a driveway approach in the public right of way exceeding the maximum width as per section 14.12.110 of this code upon a recommendation from the technical review committee based on the following:

1. Unusual topographical conditions;

2. Aesthetic considerations; or

3. Other exceptional conditions or circumstances such as:

a. Current and future street width as per the city's adopted circulation map;

b. The nature and condition of the street;

c. Posted vehicle speed;

d. Location and width of abutting and adjacent driveways;

e. Types of established uses within five hundred feet (500') of the proposed exception; and

f. Existing public improvements in the immediate vicinity.

B. *Reduced Width Of A Private Driveway, Lane Or Road:* The Community Development Director may grant an exception for the width of a private drive, lane or road upon a recommendation from the technical review committee based on the following:

1. Unusual topographical conditions;

2. Aesthetic considerations; or

3. Other exceptional conditions or circumstances such as:

a. Configuration of existing parcels and proposed lots;

b. Consent of public safety;

c. Preservation of significant trees, natural features and/or historic landmarks;

d. Snow storage; and

e. Reduction of negative environmental impacts.

C. *Reduced width of a Public Street:* The Community Development Director may grant an exception for the width of a public street as allowed by section 14.12.100 A, upon a recommendation from the technical review committee based on the following:



**CITY OF HOLLADAY
Planning Commission**

~~~~~

**Staff Report  
February 3, 2015  
Item 6**

*Discussion:*    **Development Review**

*Planner:*       **Pall Allred**

# HOLLADAY PLANNING COMMISSION SUMMARY REPORT -- LAND USE

**MEETING DATE:** February 3, 2015

**AGENDA ITEM:** Work Session

**SUBJECT:** Land Use Update

**SUBMITTED BY:** Paul Allred, Community Development Director

## Report on selected major land use projects and matters in Holladay since July 2014.

### **SITE PLANS (COMMERCIAL DEVELOPMENT)**

- **Ludlow Dental Office**, 3900 S. 2000 E. -- This project has been delayed *again*. Nothing new to report at the moment.
- **Murray Holladay Rd Dental Office (2200 Block) (Dr. Rasch)** – The new dental office building is finally coming up out of the ground and proceeding according to plan.
- **Millrock** – Staff has reached out to Millrock to offer assistance on site plan approval for development plans when submitted. Millrock has indicated they are working internally and will submit plans in the not too distant future.
- **Holladay Village Square**. Project is substantially complete and most tenant space is occupied or under lease.
- **Salt Pizza Site Plan** – Mark Olsen commercial building on Kentucky and Holladay Blvd has been approved by the Planning Commission. Construction cost issues, at the moment, have stopped the development from commencing.
- **Olympus Clinic Site Plan & Amended Plat – (HV Zone)** Project is under construction with footing and foundation work begun. A few minor items remain to be completed.
- **Canyon Slope Square** –Bandits Restaurant is now open. It is the last pad to be developed in the project.
- **Titan Development – HV zone** – old Michael's (Building) – This site was denied a variance by the Hearing Officer to tear down and rebuild in place. They then opted to remodel in place. The Planning Commission has approved their building remodel and revised site plan.
- **Summit Cyclery** – HV Zone – A new bicycle shop building and site plan have been approved on the old Spin Cycle site by the Planning Commission. Demolition of the old building is complete and footing and foundation work has begun.
- **Cottonwood (Mall)** – All quiet at the moment. Nothing to report.

## **RESIDENTIAL SUBDIVISIONS**

- **Tobermory Ridge 24 unit townhome development** – RM Zone-- 1300 East just south of Spring Lane. The majority of the homes are under construction and roads are all installed.
- **Monarch Woods Subdivision – R-1-8 zone -- 5310 S. Highland Dr.** – All improvements are in and one home is complete. Dedication of land along Highland Drive is complete.
- **Highland Place 6 lot single family subdivision – R-1-8 Zone -- 5246 Highland Drive.** The PC has granted preliminary approval with staff to review and check final plat. This project is directly to the north of Monarch Woods subdivision and immediately to the south of Café Madrid.
- **Holladay Vista Estates 6 lot single family subdivision** – Nunley Circle approx. 5900 S. Highland Drive --The final plat has been approved and recorded. No construction as of yet.
- **Ivory Homes -- Woodley Place Subdivision** 4150 S. 2300 E. – 10-lot detached single family subdivision in the R-2-10 zone. The development has been re-platted as a PUD. Improvements are in and home construction is imminent.
- **Yourdon Subdivision – 5 lot, single family development – R-1-21 zone – 5619 Pheasant Way** -- Project has received preliminary approval from the PC.
- **Cottonwood Lane 4-Lot, single family subdivision – 5156 S. Cottonwood Ln.** Total of 4 homes (3 new) are approved. These lots back onto Big Cottonwood Creek. Stream Exception was approved as part of the project by the PC upon recommendation from City Engineer.
- **Ivory Wren Subdivision** – 3 new single family homes between Valley View and Wren. Subdivision is platted and improvements are in and homes under construction.
- **Oakcrest Way** – 2-lot subdivision (creates one new lot) – 2424 E. Oakcrest Way – R-1-21 zone – Project has received preliminary approval.
- **Ivory Homes – Olympus Orchards PUD 6 single family lot Subdivision 2400 E. 3900 S.** Ivory Homes has received final approval for the 6 homes PUD. The PUD will allow the homes to face each other on the private road instead of facing out onto 3900 South.
- **Orchard Hollow 3 lot single family subdivision approx. 4300 S. Holladay Blvd.** The project has platted, street dedicated, improvements completed. Lots are for sale. No homes under construction, however.
- **Pheasant Cove -- 11 lots Single Family Subdivision – R-1-10 zone -- 5555 Highland Drive** – Project has received final approval with accompanying Development Agreement. Infrastructure improvements underway including sidewalk along Highland Dr. Demolition of abandoned structures complete and some clearing of dead/dying trees.
- **Nunley Villas approx. 5900 South Highland Dr. –Twin Homes** – Proposed 4-twin home (8 dwellings) development at the west end of Nunley has received

final approval, land has been cleared of dilapidated dwellings and new twin homes are under construction.

- **Red Rock Subdivision** —1 lot plat at top of Heughs Canyon area. This is the last of the large lot (approx... 20 acres) parcels in the city. Initially started in 1995 by Salt Lake County. Final plat approved, recording delayed.
- **Blosch Subdivision -- 1961 East 4500 S.** – Final approval granted by PC to divide one lot into two in order to build a new home with possible teardown of existing home also.
- **Keone Subdivision** —2521 Murray Holladay Road – Final approval has been granted by the PC for a four lot, single family subdivision (2 homes are already existing on the site). No construction is proposed at this time and the land will eventually be developed as a “family compound”.
- **Sycamore Lane Subdivision** —2 lot plat on Sycamore Lane near west end of street. Adds 2 new homes to the street, 1 new net. Has received final approval.
- **Sycamore Drive (McComber)** —This development is on hold indefinitely.
- **Dreyfous Farms** – A two large lots subdivision created from a previously envisioned PUD, has received final approval.
- **Kentucky Ave Subdivision** – The plat has been recorded, property sold to Mark Olsen.
- **Grand Holladay Condominiums (north of Challenger School) on 2300 East – RM Zone** -- 11 townhomes proposed. Final approval has been granted by the PC. The developer has been slow in platting the project.
- **Bell/McPhie Mixed Use Office& Condominiums -- HV Zone -- 15 townhomes, with a small office component at the street level on Murray Holladay Road, (just east of The Store)** Project is in preliminary stage of development. Some re-design is proposed due to recent HV text amendments. Applicants indicate drawings are forthcoming.
- **Spring Creek Woods -- R-1-10 zone -- 8 lot subdivision just south of the Holladay Village on the east side of Holladay Blvd** -- The development has received final approval, is platted, and infrastructure improvements are underway. A stream exception was approved for homes backing onto Spring Creek.
- **Millcreek Place —3 lot subdivision – Approx. 1850 E. 3900 S. – R-2-10 zone** – Two new lots are proposed on a private lane just east of Oakwood Villa PUD.
- **Amended Plats:** A few minor amendments have been approved this year. The platting process is slow with these applications.

## **ORDINANCES/PLANS/STUDIES/TASKS**

### **Text Amendments/Rezoning:**

- **Annexation Study** – Completed overview of general land use conditions, zoning issues, potential for commercial and residential development, if any. Assisted with redistricting efforts, mapping, calculations, statistical data, etc.
- **Site Plan Checklists/Ordinance** – Ordinance change approved to correlate checklists and ordinances.

- **Adjacent vs. Abutting** -- Staff and PC have completed their review of proposed text amendment to more clearly define these two terms and how they are used throughout our land use ordinances. Item should be in front of Council early 2015.
- **Holladay Village zone sign rules – overview for appropriateness** – New development in the Village, so far, is not complaining much about our sign regulations at this point, and the signs that are in place look very good in staff opinion. It may be that our rules are not too stringent after all. However, staff would suggest that the width or projection allowance of “fin” or “blade” signs may be too restrictive.
- **Exposed wall heights in residential zones** – The Council approved amendments dealing with the maximum height of cuts and fills and retaining wall heights, but the PC has postponed action on the maximum wall height allowance for later this year.
- **HV Zone Amendments** – The PC recommended approval of several significant changes to the HV zone regulations, in particular; buffering guidelines, building height, formatting, uses in Appendix A, landscaping, ground floor retail requirements, etc. These recommendations will be coming to the CC for consideration in August.
- **Update Moderate Income Housing Plan** – Will be looked at during the General Plan update currently underway.
- **3900 South Land Use Study** -- Melissa Frye, intern, has completed her work and Pat and Paul are considering the data and will bring this information to the attention of the consultant in charge of the General Plan re-write.
- **Update Bike Trail Plan Map** – We’ve been successful in obtaining funding for our bike routes update which will occur next spring. Two separate grants have been obtained. In January 2015, Staff will present a detailed overview of the Bikes Trails Plan including proposed changes to maps.
- **GENERAL PLAN UPDATE** – Consultant selected and Plan update underway including completion of Public Scoping Meeting in November. Completion scheduled for no later than early December 2015.
- **Residential Office Zone request – (R-1-15 to RO) to R-1-15 zone** -- 1992 Hedgewood Ct – Burt Carson proposes to renovate existing home for use allowed in new RO zone in early December.

**CONTACTS: (801-527-3890)** Paul Allred, Rick Whiting, Jon Teerlink, and Pat Hanson



**CITY OF HOLLADAY  
Planning Commission**

~~~~~

**Staff Report
February 3, 2015
Item 7**

Discussion: **Bikes & Trails Update**

Planner: **Pall Allred**



HOLLADAY PLANNING COMMISSION SUMMARY REPORT

MEETING DATE: February 3, 2015

AGENDA ITEM: Discussion Item at Work Meeting

SUBJECT: Overview of Bicycle Route Improvement Plan and Grants

SUBMITTED BY: Staff: Paul Allred, Clarence Kemp, and Holly Smith

Overview

- The City has received funding from two grant programs for bike route improvements. The total amount received is shown on the [attached financial summary below](#).
- One grant is a Transportation Alternatives Program (TAP) grant from UDOT and will be used to update, expand and improve the main “spine” (Phase 1) of the City’s present bike routes which are shown below on the [attached color coded map, “Bike Network Improvement Plan”](#), which was developed late last fall.
- The other grant is from excise tax revenues for the Paint Ready Active Transportation program (PRAT), received from Salt Lake County for on-road bicycle route improvements only.
- We must spend the funds from the PRAT grant by June 30th of this year.
- Staff has been working with a consulting engineer on the major part of the network to be built with UDOT funds.
- The UDOT grant has more “strings attached” and is more planning intensive than the County grant due to the federal guidelines for bike infrastructure.
- We will use the smaller, less restrictive Salt Lake County grant to leverage the funds from UDOT to extend the scope of the TAP project.
- Any remaining funds will be used on expansion of other “Preliminary Phase 1 Expansion Priorities” as shown on the map.
- The sudden infusion of grant money fortunately allows the City to rapidly update and expand the bike network, which is part of the City’s Parks and Trails Plan general plan element.
- Part of the expansion and update of the plan proposes a new vision and updated opportunities for bike route planning and implementation that are slightly different than the previous plan which is attached, [Parks and Trails Element](#).
- The basic spine of the network was planned with the input from Chad Mullins, who was the former chair of both the City’s and County bike committees. Chad has been working

with the City on bike issues for some time now and has a great deal knowledge and expertise.

- Staff proposes that the Council review the new **Bike Network Improvement Plan Map** and comment on any issues or concerns they might have before we go to bid in next few weeks.
- There are potentially more bike funds available in the near future from Salt Lake County, TAP, and Recreational Trails Program (State of Utah) to complete additional routes.

FINANCIAL SUMMARY OF BIKE GRANTS

Citywide Bicycle Improvements Project, Phase I

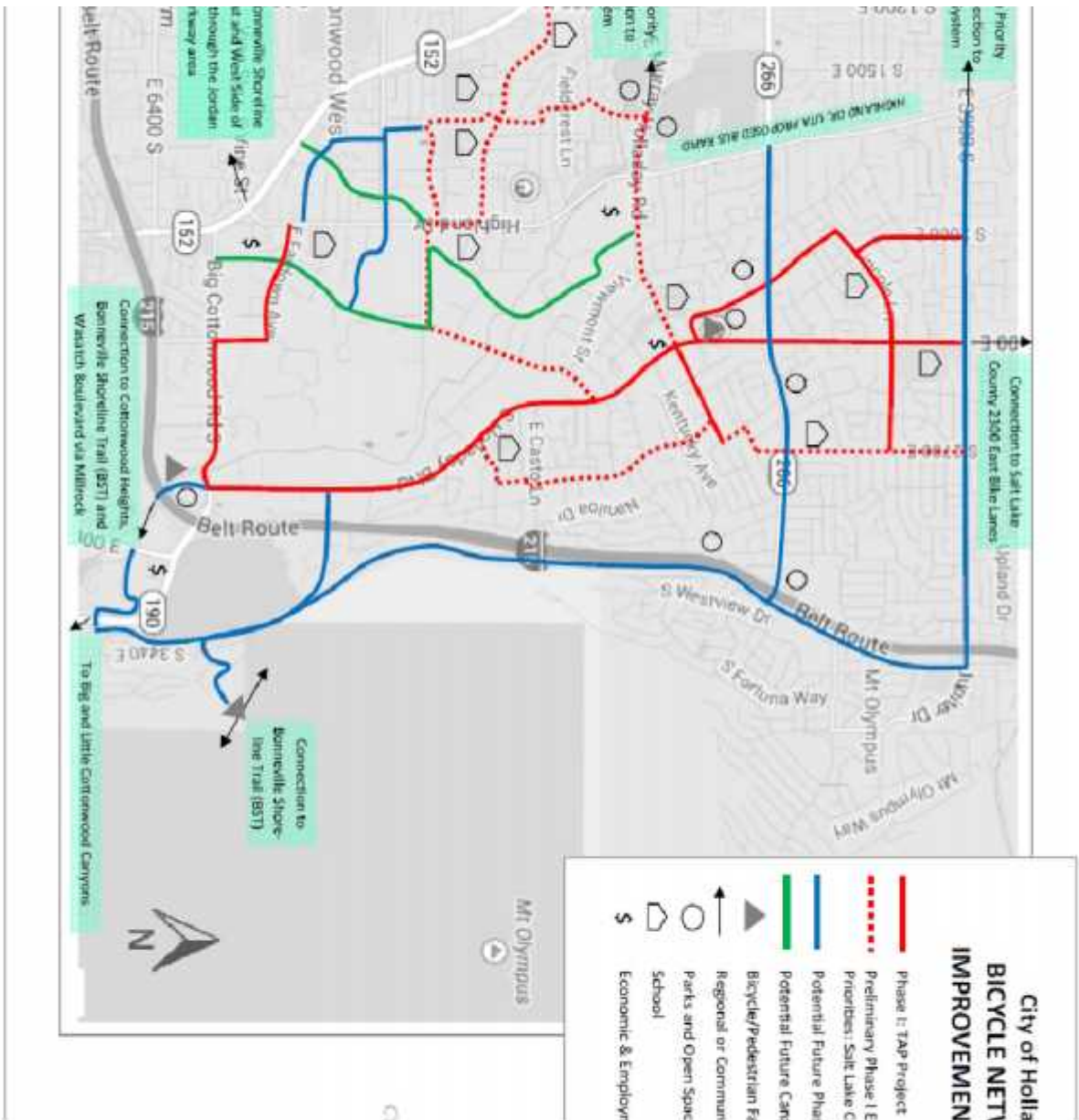
Salt Lake County Grant (Local Funds)	Grant Award	Local Cash Match
Paint Ready Active Transportation (PRAT) - SL Co.	\$ 80,000	\$ -

Federal Grants	Grant Award	Local Cash Match	Total Project Cost
Transportation Alternatives Program (TAP) - WFRC	\$ 108,000	\$ 7,843	\$ 115,843
Transportation Alternatives Program (TAP) - UDOT	\$ 27,968	\$ 2,031	\$ 30,000
	\$ 135,968	\$ 9,874	\$ 145,843
		\$ 70,126	\$ 70,126
	\$ 135,968	\$ 80,000	\$ 215,969

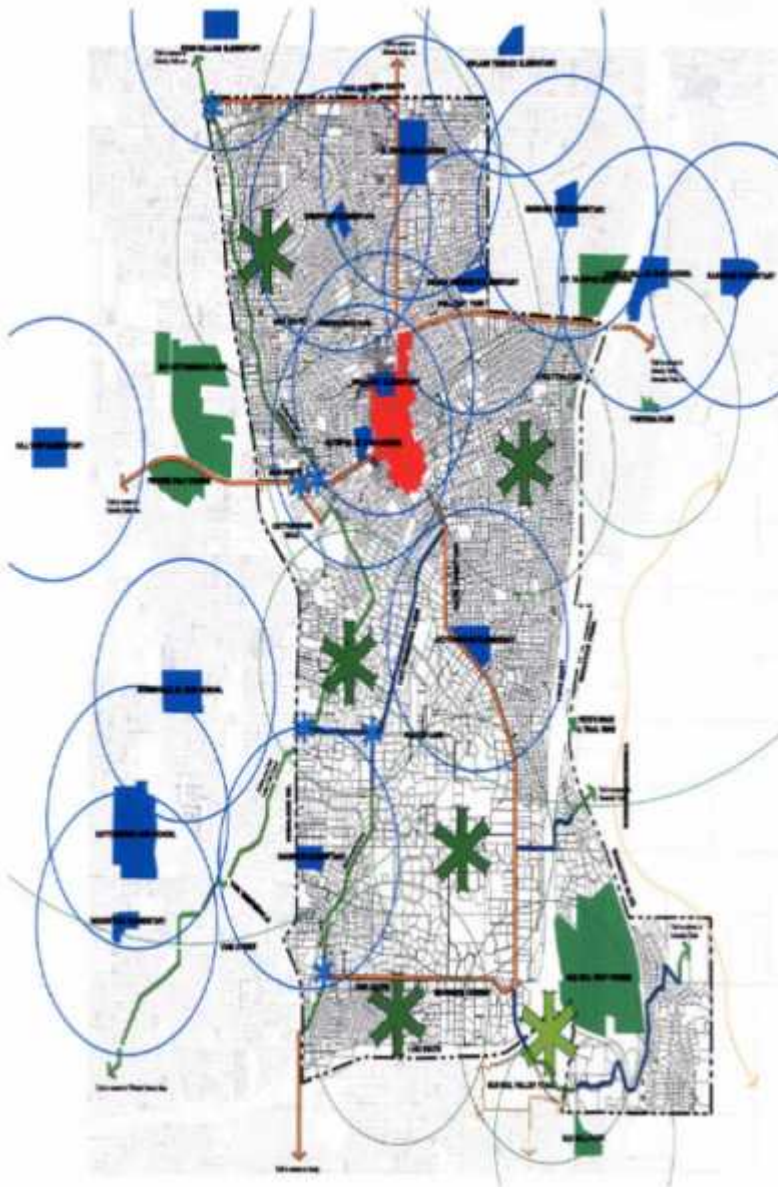
Notes: City must spend Salt Lake County grant award of \$80,000 by June 30, 2015; City required to return unspent funds to County.

City is using the Salt Lake County grant award to meet the local cash match requirements of Federal Grants and for additional project costs, thus, no cash outlay for City.

Prepared by Holly Smith



CURRENT PARKS & TRAILS MASTER PLAN



Composite plan

- █ Holiday City Center
- Existing trails
- █ Existing parks and public open space
- █ Existing public schools
- 12 mile radius service zone
- 2 mile radius service zone
- ★ Proposed park site area
- ★ Proposed County park site area
- Proposed trail system
- Proposed Independent route/trail system
- Proposed Paved roadside trail system
- ★ Proposed trail entries

Holladay Parks & Trails Master Plan

Prepared by: **MGB+A**
The Council Group



Figure 4



**CITY OF HOLLADAY
Planning Commission**

~~~~~

**Staff Report  
February 3, 2015  
Item 8**

*Discussion:*    **General Plan Update**

*Planner:*       **Pall Allred**

# THIS IS THE NEXT NEWSLETTER ARTICLE ON THE GENERAL PLAN UPDATE THAT WILL BE IN FEBRUARY EDITION

## HOLLADAY GENERAL PLAN UPDATE #2

The General Plan update is underway. A kickoff event to review the proposed elements of the Plan and gather input from residents was held on 11/19. The General Plan is our community blueprint for future growth and change. While a few residents attended and commented on their feelings about their community and issues for consideration in the General Plan, more participation is needed. The Plan is scheduled to be completed and adopted by the end of 2015 and it is highly important that the City receives important input on the Plan right now and in the coming few months as it is being drafted and then presented to the public, Planning Commission and City Council. All Holladay residents and businesses are invited to review progress on the Plan on the City's website, [www.cityofholladay.com](http://www.cityofholladay.com) and to also link to our consultant's website, [www.ldi-ut.com/holladay](http://www.ldi-ut.com/holladay) to share your Holladay stories and photos.

At least two more public face-to-face meetings for this project are planned. The next will be a **Workshop to Review and Develop Alternative Futures** that is scheduled to take place on **Wednesday, February 25<sup>th</sup> from 6:00 to 8:00 p.m** at City Hall. Please mark your calendar for this important event, and be sure to visit the project web page to track progress and provide your thoughts and input. If you have any questions, please contact Paul Allred, Community Development Director, at 801-527-3890, or Mark Vlasic, Landmark Design Project Manager at (801) 474-3300.