

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

**Tuesday, February 4, 2014  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

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

**PRE-MEETING/WORK SESSION**

Vice Chair Bowthorpe called the meeting to order at 6:33 p.m. The agenda items were reviewed and discussed.

The Pheasant Cove Subdivision applicant, Norm Dahle, discussed the project and detailed the location of trees and water costs. Community Development Director, Paul Allred, stated that until Mr. Dahle obtains a conditional use for a Planned Unit Development (PUD), it does not exist. It can be viewed as a conceptual PUD/conceptual subdivision and the determination of whether to apply for a conditional use for PUD could be made at preliminary.

The Woodley Place Subdivision was next discussed. City Planner, Rick Whiting, reported that Ivory Homes requested an amendment to the previous Planning Commission approval for an eight-lot subdivision on approximately 1.35 acres to add two additional lots on an additional .30 acres of ground for a total of 10 lots on 1.65 acres. The acquisition of a seven-foot easement was discussed.

City Planner, Pat Hanson, detailed Beekeeping Chapter 13.76.240 of the City ordinance. The allowed number of bees per lot square footage was discussed. She explained that over the past few years, staff has received inquiries regarding the keeping of bees. Since land use regulations in Holladay differ from Midvale's, most of the accompanying language should go into Title 8, the Animal section of the City's Code. The number of hives, however, that can be kept on a parcel will need to be added to the supplementary regulations in Title 13 under the small and large livestock standards.

***(19:01:24) Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Khodadad seconded the motion. The motion passed with the unanimous consent of the Commission.***

## CONVENE REGULAR MEETING

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

### ACTION ITEMS

**1. Pheasant Cove – 5559 S Highland Dr. – 11-Lot Subdivision Conceptual Plan- Planner- Rick Whiting.**

(19:04:55) Mr. Whiting presented the Pheasant Cove 11-lot subdivision conceptual plan as detailed in the staff report and stated that the proposal meets the development agreement as well as the underlying zoning code. The developer wishes to consider whether or not to apply for a PUD at the preliminary plat phase of development. Staff recommended approval.

The applicant, Norm Dahle, gave his address as 2675 East Melony Drive and detailed the design plan concerning existing trees located on the property. They will make every effort to preserve as many as possible. The intent is to design 11 homes that fit well together and create an aesthetically pleasing subdivision due to the unique nature of its surroundings.

(19:21:09) Vice Chair Bowthorpe opened the public hearing. There were no public comments. The public hearing was closed.

(19:23:17) *Commissioner Khodadad moved to approve the conceptual plan for the Pheasant Cove Subdivision located at 5559 South Highland Drive based on 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 application is consistent with the low to medium density, single family land use patterns in the general vicinity.*
- C. *The UFA has initially approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process.*
- D. *The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan.*
- E. *Whether classified as a standard subdivision or a PUD, this project meets the requirements of the R-1-10 zone and the Development Agreement.*
- F. *This project is in compliance with the provisions of Appendix K of the General Plan, the Highland Drive Corridor Master Plan (HDCMP).*

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

**2. Woodley Place Subdivision - 4162 S 2300 E - Preliminary Plat (Re-Approval) - Planner, Rick Whiting.**

(19:25:54) Mr. Whiting presented the Woodley Place Subdivision preliminary plat located at 4162 South 2300 East as detailed in the staff report and stated that the request was previously approved by the Planning Commission as an eight-lot subdivision. The applicant has acquired .3 additional

acres of ground and would like to combine it with the previous subdivision. They are now requesting a 10-lot subdivision, which requires a re-approval of the preliminary plat. Staff reviewed the proposed amendment to the preliminary plat and recommended approval.

The applicant, Nick Mingo, stated that there was an oversight on the plan which shows a seven-foot dedication on 2300 East, which will be corrected. He stated that they are in the process of finalizing negotiations for the easement allowing for connection to the sewer. Language regarding the easement was discussed.

***(19:46:23) Commissioner Snow moved to approve the Woodley Place 10-lot subdivision preliminary plat located at 4162 South 2300 East based on the following:***

**Findings:**

- A. The proposed project meets the requirements for a residential subdivision in an R-2-10 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 land use patterns in the general vicinity.***
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement may be further addressed in the Final Plat review and Building Permit approval processes, as needed.***
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan and Preliminary Plat.***
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters.***
- G. This use represents an attractive alternative to the present use on this site.***

**Requirements:**

- 1. Any remaining issues with regard to the Preliminary Plat must be resolved per requirements of the TRC.***
- 2. A Final 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.***
- 3. The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission.***
- 4. The City Engineer must approve road design and construction details prior to Final Plan submission.***
- 5. Documentation must be received affirming that the abutting property owners (HOA) have agreed to allow a sewer easement and connection on their property or satisfactory alternative arrangements have been made.***
- 6. The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval.***

7. *A Right-of-Way Easement and Road Maintenance Agreement for the 10 proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;*
8. *A dedication to the City is required for the public right-of-way on 2300 East and the plat be amended to show the seven foot right-of-way and lot size adjustment accordingly.*
9. *The final plat must be reviewed by the Planning Commission.*

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

### **DISCUSSION ITEMS**

#### **3. Bee Keeping – Ch 13.76.240 – Staff: City Planner, Pat Hanson.**

(19:41:21) Vice Chair Bowthorpe stated that the above item will firm up the requirements and restrictions associated with beekeeping. It was suggested that a bee expert be brought in to educate the Commission on the various aspects of the issue.

Commissioner Chatelain was concerned with the allowable number of colonies throughout the City. Whether this would be a blanket use or conditional use was discussed. Vice Chair Bowthorpe recommended the item be continued for further discussion.

### **OTHER BUSINESS**

#### **4. Updates for Follow-Up on Items Currently in the Development Review Process.**

(19:50:10) Mr. Allred reported that subdivisions are continuing to move through. Murano will soon be seeking a stream exception and possibly preliminary plat. The stream exception and PUD were expected to go before the City Council at the next meeting.

Mr. Allred reported that the Carl Jacobs rezone on Highland Drive will be addressed by the City Council shortly. Additionally, the Highland Drive Master Plan is progressing. A proposed condominium project with a commercial component on Murray-Holladay Rd. was to be presented to the Commission in the near future. Procedural issues were discussed.

The Holladay Village Center was next addressed. Mr. Allred reported that most tenant improvements are under way and permits have been issued. The City Council was in the process of reviewing the PUD, which is up for public hearing.

Mr. Allred asked the Commission to read through HV Zone Section 13.71 and determine what level they would apply the Holladay Village rules to an existing building that is not up on the street. Goals for the surrounding areas were discussed.

5. **Report from Staff on Upcoming Applications.**
6. **Discussion of Possible Future Amendments to Code.**

**ADJOURN**

*(20:40:40) Commissioner Garver moved to adjourn. Commissioner Snow seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 8:41 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, February 4, 2014.*



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Teri Forbes  
T Forbes Group  
Minutes Secretary

Minutes approved: March 4, 2014