

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

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

ATTENDANCE

Planning Commission Members:

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

City Staff:

Jonathon Teerlink, City Planner
Pat Hansen, City Planner
Clarence Kemp, City Engineer

PRE-MEETING/WORK SESSION

Chair Jensen called the meeting to order at 6:33 p.m. The agenda items were reviewed and discussed. City Planner, Jonathon Teerlink, detailed the Broadbent pool construction and stated that City Engineer, Clarence Kemp, required the applicant to move the pool location five feet to the north. The design plans were reviewed. Stream setback and protection conditions were discussed.

Mr. Teerlink next discussed the Paulos detached garage and confirmed that all setbacks have been met. The building envelope and footprint were reviewed.

Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Garver 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 7:03 p.m.

ACTION ITEMS

**1. Broadbent Pool Construction – Special Exception - 2712 East Hillsden Dr.
Staff: Jonathan Teerlink, City Planner.**

(19:03:55) Mr. Teerlink presented the staff report and stated that because the proposed construction is within the 100-foot buffer area of a perennial stream, it has been required to go through a focused review by City Engineer, Clarence Kemp. Mr. Kemp recommended the setback be two times the bank full width, which would effectively move the proposed pool to the north five feet. Additionally, he recommended that all excavation work, included the patio setting, concrete setting, and boulder placement be done on the uphill side.

Jeff Robinson, the applicant's representative, stated that he works for Dolphin Pools and has no issues with Mr. Kemp's recommendations. He confirmed that the proposed pool construction

would be at a distance of 68 feet including the rip-rap wall and pool decking at a distance of 59 feet from the middle of Big Cottonwood Creek.

(19:16:00) Chair Jensen opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Chatelain requested that the no disturbance area be clarified. It was noted that the 30-foot zone is to be measured from the high water mark and not from the middle of the stream. Mr. Teerlink clarified that the staff report discrepancy is due to Mr. Kemp being more interested in the measurement from the high water mark, whereas, the report shows measurements from the center line representing the site plan. Measurements were further discussed.

(19:30:15) *Commissioner Snow moved to approve the Broadbent Pool Construction special exception located 2712 East Hillsden Drive subject to the following:*

Findings:

1. *There is no stream course alteration is proposed.*
2. *No living structures are proposed with a FEMA floodplain.*
3. *The area where the pool is to be constructed is not considered wetlands.*
4. *The pool equipment including mechanical and chemical storage is outside of the 100-foot protection area.*
5. *The proposal does not require review of other agencies.*
6. *The proposed building is not located within the FEMA floodway.*
7. *No bank disturbance within the stream protection corridor.*
8. *The property is currently developed with a home built within 30 feet of Big Cottonwood Creek which existing prior to Holladay incorporation and stream protection ordinances.*

Requirements:

1. *The pool equipment (mechanical and chemical) is to be located greater than 100 feet from Big Cottonwood Stream.*
2. *Swimming pool improvements shall be placed no closer to the center of Big Cottonwood Creek than 30 feet.*
3. *Limit of disturbance/silt fencing shall be set at contour elevation 4,455 feet with all pool excavation work completed from the north side of said limit of disturbance.*
4. *The placement of pool decking and rip-rap boulders between 59 feet and 49 feet from the centerline of Big Cottonwood Creek shall commence only from the uphill side of 4,455 feet.*
5. *Landscaping of stream bank as per submitted plans shall be part of this approval and shall be included as an item of the final inspection of the pool.*
6. *All future landscaping, flatwork, and grading must be approved by the Community Development Director and City Engineer prior to commencing work.*
7. *Best construction management practices are to be followed to prevent pollution of water that may enter the stream system during construction. Specifically, the*

- limit of disturbance fencing and silt erosion control fencing shall be installed prior at the time of pool layout maintained throughout the duration of project.*
8. *All conditions listed in the City Engineers consent letter must be followed.*
 9. *All construction related improvements must follow current applicable Holladay codes.*
 10. *A revised soil report with structural calculations must be submitted to the City of Holladay.*
 11. *Staff is instructed to provide random inspections to ensure conditions are followed.*

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

2. Paulos Detached Garage - Conditional Use – 2411 East Walker Lane – Staff: Jonathan Teerlink, City Planner.

(19:37:11) Mr. Teerlink presented the staff report and stated that because this is already over the allowed square footage and with the addition of the proposed single bay door, the project can be allowed, but only under a conditional use granted by the Planning Commission. The proposed garage and garage addition is entirely within the building envelope of the home and would be granted all the rights of height and coverage as would a single family home. It was found to meet all zoning requirements.

Joe Arnold, the applicant’s representative, gave his address as 2125 East Cottonwood Cove Lane and stated the proposal comprises an addition to an existing structure.

(19:43:05) Chair Jensen opened the public hearing. There were no comments. The public hearing was closed.

Placement and buffering of the proposed accessory structure was discussed.

(19:49:39) **Commissioner Chatelain moved to approve the conditional use to exceed the maximum footprint size for an accessory building located at 2411 East Walker Lane in the R-1-43 zone subject to the following:**

Findings:

1. ***May exceed the maximum footprint allowed by code, pending Planning Commission approvals.***
2. ***Complies with all Holladay Ordinances regulating accessory buildings (as per TRC review).***
3. ***When applying 13.08.040E “Conditional Use Approvals”, this project; meets zoning standards, the building will not likely have a negative impact on surrounding properties, be detrimental to the health, safety or and welfare of Holladay residents, persons working or residing in the vicinity or injurious to property or improvements in the vicinity and is necessary and desirable for this particular location and will contribute to the well-being of the neighborhood.***

4. *The use as proposed does not conflict with the intent of the General Plan.*

With the following recommended conditional requirements, to be provided to the satisfaction of the Community Development Department Director prior to issuing the building permit approval, Section 13.08.100 “Building Permit Zoning Compliance Review”:

Requirements:

1. *That the proposed accessory building elevations match or are compatible with the existing façade treatment of the existing garage. In this case brick exterior.*
2. *City engineer approved storm water retention plan be submitted*
3. *Garage security lighting, if any, be a full hood cut-off fixture and mounted in a manner so as to no expose the lighting element(s) to neighboring properties.*
4. *The setback from the western property line shall show a minimum distance of 11 feet. This setback area may provide for a hedgerow or tree-lined landscape buffer*
5. *Architectural treatments shall be retained as proposed or similar as to match the existing garage.*

Commissioner Snow seconded the motion. Vote on motion: Les Chatelain–Aye, John Garver–Nay, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed 4-to-1.

3. **Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East - Preliminary Plat – R-1-87 Zone – Staff: Rick Whiting, City Planner.**

(19:52:58) *This item was continued.*

4. **Approve Minutes of the February 4, 2014 Meeting.**

The minutes of February 4, 2014, were reviewed and discussed.

(19:53:34) *Commissioner Chatelain moved to approve the minutes of February 4, 2014. Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed unanimously.*

5. **Bee Keeping – Ch 13.76.240 – Staff: Pat Hanson.**

The above item was continued.

OTHER BUSINESS

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

Mr. Teerlink reported that an appeal was filed by Ms. Debbie Patillos and the hearing set for March 11, 2014.

It was reported that a permit was issued for the Bandits restaurant located near the Hyatt Hotel on 3000 East and 6200 South.

Mr. Teerlink indicated that tenant improvements in the Village are moving forward quickly.

The property owner of the old Michael's building located behind the Village has submitted an application to the DRB for design review.

The ski shop signage near Millrock was next discussed.

7. **Report from Staff on Upcoming Applications.**
8. **Discussion of Possible Future Amendments to Code.**

ADJOURN

(20:03:14) Commissioner Chatelain moved to adjourn. Chair Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 8:03 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, March 4, 2014.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: March 18, 2014