



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, March 17, 2015

Location: Holladay Municipal Center - 4580 S 2300 E

Time: 6:30 PM

AGENDA ITEMS

NO FIELD TRIP

PRE-MEETING / WORK SESSION -

- 6:30 PM 1. All agenda items may be discussed. No decisions will be made.
Light Dinner will be served to the Commissioners.

CONVENE REGULAR MEETING

- 7:00 PM 2. Welcome & Chair Opening Statement

ACTION ITEMS

(The following matter is a Public Hearing. It will be heard and may be voted on. Notice was posted in the newspaper as required by law. Public comment is encouraged.)

- 7:05 PM 3. **Section 13.32.080 - Text Amendment – Development Standards in R-M & R-2 Zones –**
Staff Planners: Paul Allred & Pat Hanson - *It is proposed that the setback standards in the
Multi-family - Zones be amended.*

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

4. **Approve Minutes of the February 3, 17 & March 3, 2014 meetings.**

(The following matters are for discussion only.)

5. **Section 13.14.100 - Exposed Wall Height- Proposed Text Amendment
(Continued)** - Staff Planner: Jonathan Teerlink - *The proposed Text Amendment
would allow lots with certain topography to increase the height of an exposed wall.
It also would limit the exposure of a foundation wall surface.*
6. **Ground Floor Retail Policies in the HV Zone –** Staff Planner: Paul Allred
7. Updates or follow-up on items currently in the development review process.

OTHER BUSINESS

8. Report from Staff on upcoming applications
9. Discussion of possible future amendments to code

ADJOURN

On Friday, March 13, 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



CITY OF HOLLADAY
Planning Commission

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Staff Report  
March 17, 2015  
Item 3

*Project Name:* **Development Standards in RM and R-2 zones**  
*Application Type:* **Text Amendment**  
*Nature of Discussion:* **Public Hearing with possible decision**  
*Planner:* **Paul Allred**  
*Applicant:* **Technical Review Committee (TRC)**  
*Public Notice:* **Published per law two weeks prior to hearing**

**BACKGROUND & SUMMARY**

Please see attached draft ordinance below. All new or amended language is highlighted in yellow.

The TRC sometimes recognizes formatting or regulations that do not make sense and need revision. Recently the TRC was reminded that some development standards in the RM/R-2 zones need revising. In particular, some of these setback regulations make little sense when they are compared to the regulations found in the R-1 zones. Example: the front setback in the R-1 zones for single family homes on *private roads* is only 20 feet, but 25 feet in the R-2 and RM zones. It is the TRC opinion that, intuitively, the setback for smaller lots should be the same or less than for a larger lot. The Highland Court development in the R-2 zone, which will be built on a *private road*, is a prime example where the minimum front setback at 25 feet is unnecessary and excessive.

As we prepared charts and section for this logical change, other problems, errors and issues appeared to us that needed attention as well. So, we have attempted to address them as we see them throughout. They are noted below in the ANALYSIS section.

**ANALYSIS**

Down below in red is some of the language from the existing text that the TRC believes should be used, in part, as rationale for the text changes in yellow in the chart.

Explanation of changes in charts and notes:

- The setback for homes on public roads is not proposed to change but the word “public” is added to the top of the chart for clarification purposes.
- As mentioned previously, proposed front setbacks for private road development are shown in a new chart 13.32.82 at the bottom of the attachment. This chart is also found in the R-1 zones.
- Rear setbacks are proposed to remain the same except to allow for modification under conditional use permit (PUD).

- Residential side setbacks in the R-2 zones should be allowed to be the same for multiple family dwellings as are allowed for single family dwellings in these zones except where, under conditional use, the Planning Commission modifies the setback(s) for a Planned Unit Development. (See Note 1 in both the chart and in the Note section)
- It is proposed that the side setback for RM residential structures, which can potentially be as tall as 40 feet, depending on the size of the property, be increased to 20 feet with a conditional use permit modification possible. See Note 2 in the chart and Note section.
- Commercial side setbacks should remain conservative but with the allowance for PC modification under CUP.
- Building separations should correlate with the minimum side setbacks, again, with the provision for PUD/CUP to modify.
- Because there are some commercial uses allowed in all three of these zones, Notes 2 and 3 are have been added to allow for the PC to modify setback under PUD or other conditional use permit.
- The word “between” has been added to clarify the intent in the building separation section.
- Marks for each dimension, example, 20' should be added throughout.

## **RECOMMENDATION**

The TRC urges the PC to look at all the proposed changes to the section attached to this report and see if they are in agreement with the overall premise that the changes are logical and beneficial.

- Solicit and evaluate public comment.
- Discuss merits of proposed changes.
- Approve, modify or continue discussion on the changes.

**CONTACT PERSON:** Paul Allred, Jon Teerlink

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## **PROPOSED TEXT CHANGES**

### **13.32.080: SETBACK REGULATIONS:**

- A Purpose: The spacing of buildings and structures away from property lines, rights of way, physical hazards and natural features such as streams and other buildings, are essential elements of land use planning and of urban design. In particular, setbacks may provide for privacy, light, shadow, air movement, passive and active space, vegetation and also contribute directly to physical and psychological well-being. *Setbacks should vary*

proportionally depending upon the size and shape of the properties and also upon the type of the existing and proposed land use. In some instances setbacks should be uniform assuming there is a specific desired outcome for the setback, such as protection of views, public safety, economic development, etc. In other instances, variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and retention of fragile housing stock or other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house size, setbacks shall be applied within a flexible envelope.

- B. Implementation: Averaging of setbacks in all yard areas shall be allowed as shown below. Variations across the setback line may not exceed fifteen percent (15%) of the minimums required. Calculation of the average shall require at least ten (10) equally spaced measurements across any one "building line", as defined in section 13.04.040 of this title, and shown in figure 13.32.081 of this section. The minimum setback requirements for a main building are shown on table 13.32.081 of this section.

(Current graphic here will remain unchanged)

TABLE 13.32.081

|                |                                                                                                                                                                                   | R-2-8              | R-2-10             | R-M                  |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|----------------------|
| Front setback: |                                                                                                                                                                                   |                    |                    |                      |
|                | The minimum setback in feet from the front lot line for a main building on a public street.                                                                                       | 25'                | 25'                | 25'                  |
|                | No accessory structure or parking area may be constructed in the required front yard                                                                                              |                    |                    |                      |
| Rear setback:  |                                                                                                                                                                                   |                    |                    |                      |
|                | The minimum setback in feet from the rear property line                                                                                                                           | 20' or See note 2. | 20' or See note 2. | 20' or See note 2.   |
|                | Accessory buildings located entirely within the rear yard and a minimum of 6 feet from any other structure may have a minimum setback from any property line of                   | 3'                 | 3'                 | 3'                   |
| Side setback:  |                                                                                                                                                                                   |                    |                    |                      |
|                | The minimum side setback in feet for all dwelling types shall have a total of 25 percent of the required lot width, with no 1' side setback less than 10 percent of the lot width | See note 1.        | See note 1.        | 15 20' - See Note 2. |
|                | Other main buildings (not residential) shall have a minimum side setback in feet of                                                                                               | 30' or See Note 3  | 30' or See Note 3  | 30' or See Note 3.   |
|                | The minimum side setback in feet for an accessory building not located entirely within the rear yard shall be the same as for any dwelling or main building                       |                    |                    |                      |
|                | The minimum corner side setback in feet for any                                                                                                                                   | 20'                | 20'                | 20'                  |

|                      |                                                                                                                      |                       |                       |                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|
|                      | structure with frontage on a public street                                                                           |                       |                       |                          |
| Building separation: |                                                                                                                      |                       |                       |                          |
|                      | The minimum separation between any type of dwelling structures containing more than 1 dwelling unit in feet shall be | 46 13'<br>See Note 2. | 46 13'<br>See Note 2. | 46 13' or<br>See note 2. |
|                      | The minimum separation for between nonresidential buildings in feet shall be                                         | 10'                   | 10'                   | 10'                      |
|                      | The minimum separation for any accessory structure from another structure in feet shall be                           | 6'                    | 6'                    | 6'                       |

Notes:

1. Residential dwellings shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width. Except in no case shall any side setback be less than 6.5 feet or 13 feet combined unless otherwise approved by conditional use in Planned Unit Development, 13.78.

2. Unless otherwise approved by conditional use in Chapter 13.78: Planned Unit Development.

3. Unless otherwise approved by conditional use permit.

C. Front Setbacks on Private Rights Of Way: The minimum front setback for a main building fronting on a private right of way is shown on chart 13.32.82 of this section.

**CHART 13.32.82**

| <b>Right Of Way Width</b> | <b>Front Setback</b>                            |
|---------------------------|-------------------------------------------------|
| Less than 20 feet         | 30 feet from the centerline of the right of way |
| 20 feet and above         | 20 feet from the right of way line              |



**CITY OF HOLLADAY  
Planning Commission**

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Staff Report
March 17th 2015
Item 5

Project Name: Residential Exposed Wall Heights
Request: Holladay Ordinance Amendment
Nature of Discussion: Discussion only, continued from February 17th mtg.
Notice: No notice was required
Planner: Jonathan Teerlink

Executive Summary

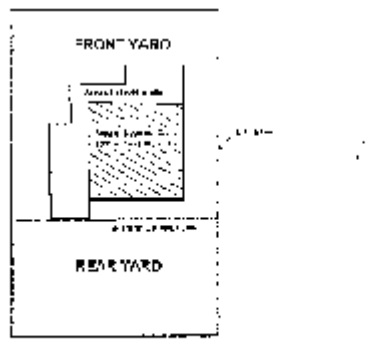
Under the guidance of the planning commission, staff has proposed additional changes to the residential zoning code as they relate to exposed wall of detached residential homes.

As discussed from the March 17th meeting, changes to the proposed code amendment have been made. Diagrams have also been proposed for the commission's consideration. See lines 21 through 26 of the draft ordinance.

1 **13.14.100: MASS AND SCALE:**

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- 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

22
23
24

D. Exposed vertical Wall Surfaces Within the Building Corridor:

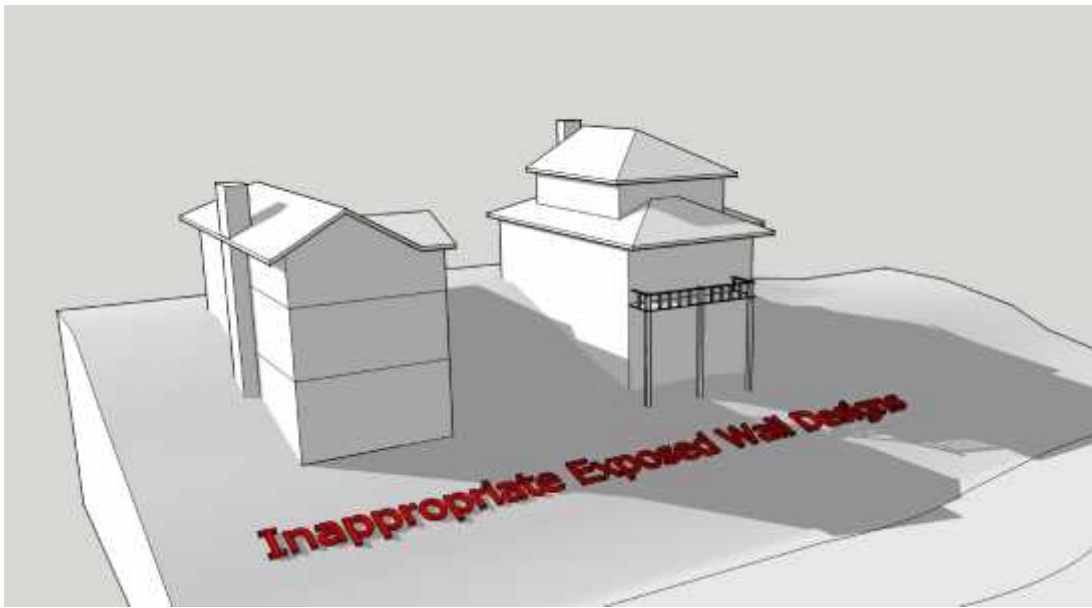
25 1. Lots with cross slopes where topography slopes from one side property line to the other side may
26 increase the height of an exposed wall when measured from the natural or finished grade of the downhill
27 side at a rate of one-half foot (0.5') for each one foot (1') difference between the average grades of the
28 uphill and downhill faces of the building, up to a maximum wall height of thirty feet (30') twenty five (25')
29 where at which point a minimum eight foot (8') horizontal step shall occur until the wall may continue
30 vertically.

31
32
33

2. An foundation wall surface, exposed to adjacent property lines and below the natural grade, shall be limited to a visible area no greater than 50% of the maximum potential foundation wall surface area (height of basement level multiplied by the width of basement level).



34



35

1 DRAFT

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

5
6 **Tuesday, February 3, 2015**

7 **6:00 p.m.**

8 **Holladay Municipal Center**
9 **4580 South 2300 East**

10
11 **ATTENDANCE:**

12
13 **Planning Commission Members:**

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

20 **City Staff:**

21 Paul Allred, Community Development Director
22 Jonathan Teerlink, City Planner
23 Pat Hanson, City Planner??

24 **CONVENE REGULAR MEETING**

25 Chair Jensen called the Regular Meeting to order at 6:00 p.m.

26
27 **1. Annual Training**

28 Todd Godfrey, City Attorney, conducted Annual Open Meetings training for the Commissioners and Staff.

29 **2. Driveway Approach**

30 The Planning Commission discussed in depth the issue of a proposed amendment for driveway width allowances. After some debate, they suggested to Staff that driveway approaches should be reduced overall and directed Staff to prepare a draft text amendment with maximum 30 feet of driveway opening per frontage and that the Community Development Dept. may grant an exception for reduced width upon review and compliance with other criteria.

31
32 **3. Election of Planning Commission Leadership for the year 2015.**

33
34 *The above item was tabled due to lack of a full compliment of commissioners.*

35
36 **4. Approve Minutes of the January 6, 2015, Meeting.**

37 The minutes of January 6, 2015, were reviewed and modified.

38
39 *Commissioner Cater moved to approve the minutes of January 6, 2015 with the changes noted.*
40 *Commissioner Chatelain seconded the motion. The motion passed with unanimous consent of the Commission.*

41
42 **OTHER BUSINESS**

1 **5. Exposed Wall.**

2 The Commissioners briefly discussed mass and scale of exposed walls. It was suggested that Staff
3 Should look at the Promontory development near Park City. The Planning Commission agreed to
4 consider what the true impacts of this ordinance might be from the actual grade or artificial grade.
5

6 **6. Misc. Updates.**

7 Paul Allred, Community Development Director, presented a Land Use Report and the
8 Commissioners received the following: a Bikes & Trails update; a General Plan update and a
9 report from Staff on upcoming applications.
10

11 **ADJOURN**

12 *A motion to adjourn was approved unanimously.*

13
14 The Planning Commission Meeting adjourned at 8:15 p.m.
15
16

17 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
18 *Holladay Planning Commission Meeting held Tuesday, February 17, 2015.*
19
20
21
22
23
24
25

26 _____
27 Paul Allred
28 Community Development Director
29

30 Minutes approved:
31

DRAFT

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

**Tuesday, February 17, 2015
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE:

Planning Commission Members:

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

City Staff:

Paul Allred, Community Development Director
~~Rick Whiting, City Planner~~
Jonathan Teerlink, City Planner
Pat Hanson, City Planner
Clarence Kemp, City Engineer
Tosh Kano, Public Works Director

CONVENE REGULAR MEETING

Chair Jensen called the Regular Meeting to order at 7:08 p.m.

2. Welcome & Chair Opening Statement.

Chair Jensen 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 changes to zoning maps and ordinances and approve subdivisions and conditional uses. The Planning Commission generally does not initiate land use applications; rather it acts on applications that are submitted. Commissioners do not meet with applicants except for at public meetings. Commissioners attempt to visit each property on the agenda where the location, the nature of the neighborhood, existing structure and uses related to the proposed applications are noted. Decisions are based on Commissioners observations, recommendations from the professional planning staff, the city zoning ordinance and general plan along with written and verbal comments by the public as well as any evidence submitted, all of which are of public record.'

Chair Jensen invited those interested to attend the Wednesday, February 25 Meeting Workshop with Planners assisting the City with the General Plan.

1 **ACTION ITEMS**

2 **3. Wanderland Subdivision – 4825 South Wander Lane. – Conceptual Plan –**
3 **R-1-10 Zone – Staff Planner: Rick Whiting.**

4 (19:12:06) Community Development Director, Paul Allred, presented the staff report for the
5 Wanderlust Subdivision Conceptual Plan and stated that the applicant wishes to divide his .77-acre
6 parcel into two lots. It is the applicant’s intention to demolish the existing structure and construct
7 two new homes. The Conceptual Plan complies with all City ordinances and there are no
8 significant concerns. Staff recommended approval.

9
10 Bill Struss, the applicant’s father-in-law, confirmed that a neighborhood meeting was held.
11 Approximately 10 to 12 residents were in attendance.

12
13 (19:18:12) Chair Jensen opened the public hearing.

14
15 Matt Weed gave his address as 2744 Blackburn Circle and stated that his concerns had been
16 alleviated. He voiced his support for the proposal as it presently exists.

17
18 There were no further public comments. The public hearing was closed.

19
20 (19:20:20) *Commissioner Chatelain moved to approve the Conceptual Plan to create the*
21 *proposed Wanderland Two-Lot Subdivision at 4825 South Wander Lane in the R-1-10 Zone,*
22 *based subject to the following:*

23
24 ***Findings:***

- 25
26 ***A. The proposed project meets the requirements for a residential subdivision in an***
27 ***R-1-10 zone, i.e. area, density, access, slope, public safety, etc.***
28
29 ***B. This application is consistent with the land use patterns in the general vicinity.***
30
31 ***C. The UFA has initially approved emergency access as proposed. Fire hydrant***
32 ***capacity and placement will be address in the Preliminary Plat review and***
33 ***approval process.***
34
35 ***D. The proposed project has been reviewed by the TRC and meets City requirements***
36 ***for Conceptual Plan.***
37
38 ***E. This project is in compliance with the provisions of the General Plan.***

39
40 ***Requirements:***

- 41
42 ***I. A Preliminary Plat and any other requirements for the subdivision shall be***
43 ***submitted to the Technical Review Committee (TRC) for review and***
44 ***recommendation to the Planning Commission.***
45

1 2. *Documentation is provided detailing the neighborhood meeting and should*
2 *include topics discussed, overall tone of the meeting and a list of those in*
3 *attendance.*

4
5 *Commissioner Garver seconded the motion. Vote on the motion: Jim Carter-Aye, John Garver-*
6 *Aye, Les Chatelain-Aye, Matt Snow-Aye, Spence Bowthorpe-Aye, Chair Jensen-Aye. The*
7 *motion passed with unanimous consent of the Commission.*

8
9 **4. Highland Court – Twin Home Subdivision – 5610 South Highland Dr. – Preliminary**
10 **Plat - R-M / R-2-10 Zones – Staff Planner: Rick Whiting.**

11 (19:22:15) Chair Jensen noted that the above item is not up for public hearing and comment will
12 not be taken at tonight’s meeting.

13
14 Mr. Allred presented the staff report for the Highland Court Twin Home Subdivision and stated
15 that the Highland Drive Master Plan speaks specifically to the idea of having a healthy dialogue
16 between neighbors, the City, and developers. Several significant changes were made to the project
17 since the Conceptual Plan was approved. The Tateoka issue was addressed and the developer
18 rotated the home in question so that it is a rear yard rather than a side yard and was modified to be
19 a single-story unit rather than two-story. With regard to public access, the original plan had only a
20 single access and there is now an egress onto 5600 South. It is not a full turn movement due to the
21 proximity of the driveway to the intersection. It was noted that the Highland Drive access was
22 widened. Concerns were expressed with the left hand turn movement coming in off Highland
23 Drive. Allowing the left hand turn eliminates the need for U-turns at the intersection. The City
24 was looking for funding to widen four intersections along Highland Drive in order to create better
25 turn movements.

26
27 Mr. Allred reported that the project was proposed to be gated. The developer agreed to recess the
28 gate to allow stacking off of Highland Drive. Other items needing to be addressed were identified
29 as landscaping and fencing. A six-foot fence will also have to be recessed at least four feet from
30 the back of the sidewalk. Street trees will be planted with each home. Staff recommended
31 approval subject to these issues being addressed.

32
33 Chair Jensen stated that a letter from Public Works Director, Tosh Kano, was included with the
34 staff report and was available for public review.

35
36 The applicant, Lee Conan, stated that all of the items identified by Mr. Allred they agreed to and
37 have been made conditions of approval. The tree location issue was on hold as they were in the
38 process of ensuring that proper site lines are maintained. Commissioner Chatelain commended
39 Mr. Conan on his willingness to work with the community and the City to create a successful
40 project.

41
42 Commissioner Carter remarked that he had had several conversations with Tom Nelson who
43 expressed concern that the Highland Drive Master Plan objectives were not reflected in the public
44 meeting for the Conceptual Plan. Mr. Nelson’s other concern was with traffic. He suggested the
45 City utilize the land the developer is proposing to dedicate to the City to extend the middle lane to
46 the south from 5600 South rather than utilizing a deceleration lane. Commissioner Carter

1 appreciated staff reviewing the Master Plan point by point with regard to how the application
2 conforms to the master plan objectives.

3
4 City Engineer, Clarence Kemp, stated that Commissioner Carter brought up good points and stated
5 that in going through the public process, the applicant had clearly come up with better project. It
6 is a priority for staff as well as City officials to improve the corridor by acquiring right-of-way and
7 acquire planning and funding in order to do so. The improvements of four intersections as
8 mentioned by Mr. Allred are a priority. The problem he saw with the left turn lane was that it
9 comes from the south rather than the north and although not a condition of approval, it is an
10 important part of the City's plan for Highland Drive. The proposed entrance to the project was
11 widened to three lanes to allow for stacking. It hopefully will also address perhaps some of the
12 impatience that may occur as a result.

13
14 (19:50:05) Public Works Director, Tosh Kano, stated that the left turn is one of the most crucial
15 issues with Highland Drive. As staff, they will further review what the developer can do to create
16 a left turn in the center lane. The original proposal included 53 total feet of paving, which
17 provided five lanes within Highland Drive. Further investigation was necessary to determine how
18 much more is needed to widen the east side to accommodate the left turn movement from 5600
19 South to Vine Street. Mr. Kano supported a five-foot sidewalk rather than the recommended six
20 feet and stated that it will give another foot to the center lane along the street.

21
22 Commissioner Garver confirmed that from the curb to fence will measure nine feet in width. He
23 stated that the Master Plan seeks to create policies that create balance between the constant
24 pressure for development and the protection of characteristics that make the area and the City of
25 Holladay a unique and special place. He believed the six-foot masonry fence being pushed out to
26 the street will not make this subdivision any different from any other in the Valley.

27
28 (19:59:54) *Commissioner Carter moved to approve the application for Preliminary Plat of the*
29 *proposed Highland Court Subdivision located at 5610 South Highland Drive in the R-M & R-2-*
30 *10 zones subject to the following:*

31
32 ***Findings:***

- 33
34 A. ***The proposed project does not exceed the allowances for a residential subdivision***
35 ***in the RM & R-2-10 zones, i.e. area, density, access, slope, public safety, etc.***
36
37 B. ***The proposed project has been reviewed by the TRC and meets City requirements***
38 ***for Preliminary Plat.***
39
40 C. ***This application is consistent with the land use patterns in the general vicinity.***
41
42 D. ***This project complies with the provisions of the General Plan - Appendix K –***
43 ***Highland Drive Master Plan as outlined in the attached supplemental report by***
44 ***Staff.***
45
46 E. ***The health, welfare and safety of the community will not be compromised by the***

1 *Development, as noted in the letters from the Chief of Police and the Public*
2 *Works Director/City Traffic Engineer.*

3
4 **F.** *The UFA has approved emergency access as proposed. Fire hydrant capacity and*
5 *placement appears to be adequate but will be reviewed and, potentially, regulated*
6 *further in the Building Permit approval process.*

7
8 **G.** *It is believed by Staff that utility providers can reasonably serve the property and*
9 *have, or are expected to, provide appropriate service availability letters.*

10
11 **Requirements:**

12
13 **1.** *Any remaining unresolved Preliminary Plat details, or compliance with city codes*
14 *and ordinances, must be completed prior to Final Plat approval.*

15
16 **2.** *A Final Plat and any other requirements for the subdivision shall be submitted to*
17 *the Technical Review Committee (TRC) for review and approval or for*
18 *recommendation to the Planning Commission for review and approval subject to*
19 *Requirement No. 10, below.*

20
21 **3.** *A storm water drainage and protection plan (SWPP) will be required with Final*
22 *Plat submission.*

23
24 **4.** *The applicant shall install landscaping and street trees along with an anticipated*
25 *six foot high wall along the rear of lots backing Highland Drive and 5600 South.*
26 *The wall must be set back at least four feet from the edge of the sidewalk*
27 *(property line) and the trees will be planted at intervals per code to provide an*
28 *aesthetically pleasing streetscape as envisioned in the Highland Drive Master*
29 *Plan and as required by other City ordinances.*

30
31 **5.** *The City Engineer will determine appropriate financial requirements for*
32 *improvements and/or bonding in conjunction with Final Plat approval.*

33
34 **6.** *The City Engineer will require dedication of that portion of Highland Dr. that*
35 *lies in the Public Right-of-Way as a function of the Final Plat process.*

36
37 **7.** *Service availability letters must be received from all pertinent utility providers*
38 *prior to final plat approval.*

39
40 **8.** *A current title report showing clear title of the property with no significant*
41 *encumbrances must be received prior to final plat approval.*

42
43 **9.** *Appropriate Covenants, Conditions and Restrictions (CC&Rs) must be prepared*
44 *and recorded in conjunction with the Final Plat. These must include a right-of-*
45 *way easement and road maintenance agreement for the proposed lots. They must*

1 *also detail provisions and responsibility for access, maintenance, snow removal,*
2 *etc.*

3
4 **10. *The Final Plat approval return to the Planning Commission rather than***
5 ***deferring to the TRC for final approval.***

6
7 **11. *Show the road dedication and landscaping for street trees on Lot 20.***

8
9 **12. *HOA provide landscape requirements and maintenance for the four foot buffer***
10 ***along Highland Drive as a part of their requirements.***

11
12 ***Commissioner Chatelain seconded the motion. Vote on the motion: Jim Carter-Aye, John***
13 ***Garver-Nay, Les Chatelain-Aye, Matt Snow-Aye, Spence Bowthorpe-Aye, Chair Jensen-Nay.***
14 ***The motion passed 4-to-2.***

15
16 The Commission took a five-minute break.

17
18 (20:10:50) Chair Jensen stated that personally speaking, there are major points in the City and as a
19 Planning Commission and City, increasing the Design Review Board's (DRB) role to oversee or
20 act as an advisory council to provide input in terms of architecture would be extremely helpful.
21 He explained that there are important corridors that the City needs to be more possessive of and
22 having a higher standard of care, design, and appearance should be enforced.

23
24 **5. Holladay Condominiums – Mixed Use Project with Fifteen Residential Dwelling Units**
25 **and One Commercial/Retail Office – 2350 East Murray-Holladay Road - Preliminary**
26 **Site Plan – HV Zone.**

27 ***The above item was tabled.***

28
29 Mr. Allred stated that the developers were very gracious and will likely be on the March 3 agenda.
30 Property lines and other red line items were discussed.

31
32 **6. Election of Planning Commission Leadership for the year 2015.**

33 (20:16:35) Chair Jensen suggested reviewing the Planning Commission by-laws and changing the
34 vote date from July 1 to June 30 rather than January 1 to December 31 of each year.

35
36 ***Commissioner Jensen nominated Les Chatelain to serve as Chairman for his remaining term***
37 ***on the Commission with Matt Snow as Vice Chair and Jim Carter as Assistant Vice Chair.***
38 ***When Les Chatelain's term expires, Matt Snow would serve as Chair with Jim Carter as Vice***
39 ***Chair. Commissioner Bowthorpe seconded the nomination. The nomination passed 5-to-1.***
40 ***Commissioner Chatelain abstained from the vote. The change would become effective at the***
41 ***March 3, 2015, Meeting.***

42
43 ***Commissioner Chatelain moved to change the by-laws for the Planning Commission's election***
44 ***of officers to July 1 rather than of January 1 beginning July 1, 2016. Commissioner***
45 ***Bowthorpe seconded the motion. The motion passed with unanimous consent of the***
46 ***Commission.***

1
2 **7. Approve Minutes of the December 9, 2014, Meeting.**

3 The minutes if December 9, 2014, were reviewed and modified.
4

5 (20:40:49) *Commissioner Snow moved to approve the minutes of December 9, 2014 with the*
6 *changes noted. Commissioner Carter seconded the motion. The motion passed with*
7 *unanimous consent of the Commission.*
8

9 Mr. Allred was excused from the remainder of the meeting.
10

11 **8. Text Amendment - Exposed Wall (Continued) – Staff Planner – Jonathan Teerlink.**

12 (20:41:42) City Planner, Jonathan Teerlink, stated that the above item was a continued discussion
13 regarding exposed wall surfaces for residential construction in the R-1 Zones. Item D, which was
14 proposed to be where the new exposed wall code was to be placed in the Residential Construction
15 Ordinance, is under the mass and scale section. What staff essentially came up with was a 2:1
16 ratio in terms of height of exposed wall in the back allowed for the type of slope being discussed.
17 What it doesn't take into account is the rate of slope that they are concerned with.
18

19 Wall height issues were discussed. It was noted that the exposed wall can be no more than 30 feet
20 high without a horizontal break. Chair Jensen recommended language regarding wall height
21 specify that measurements should be taken from finished or natural grade, whichever is lower. It
22 was the consensus of the Commission that the maximum wall height should not exceed 25 feet.
23

24 **OTHER BUSINESS**

25 **9. Updates or follow-up on items currently in the development review process.**

26
27 **10. Report from Staff on Upcoming Applications.**

28
29 **11. Discussion of Possible Future Amendments to Code.**
30

31 **ADJOURN**

32 (21:13:45) *Commissioner Snow moved to adjourn. Commissioner Carter seconded the motion.*
33 *The motion passed with the unanimous consent of the Commission.*
34

35 The Planning Commission Meeting adjourned at 9:13 p.m.
36

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, February 17, 2015.*

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

DRAFT

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DRAFT

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

Field C

**Tuesday, March 3, 2015
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE:

Planning Commission Members:

City Staff:

Les Chatelain, Chair
Matt Snow, Vice Chair
Spence Bowthorpe
Jim Carter
John Garver

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

FIELD TRIP

1. Five Commissioners, Chatelain, Snow, Carter, Garver & Bowthorpe participated in the field trip. Paul Allred and Pat Hanson from the staff were also present. No members of the general public or the applicants/property owners were in attendance. They left City Hall at approx. 6:05 pm and visited only one site on the agenda, the Risen Life Church and the site of the contemplated Abbington Assisted Living Center at 3900 South and 2700 East. They returned to City Hall at about 6:25 pm.

PRE-MEETING/WORK SESSION

1.2. All Agenda Items May Be Discussed. No Decisions Will be Made.

Chair Les Chatelain called the work session to order at 6:30 p.m.

City Planner, Jonathan Teerlink, presented the Driveway Approach and Private Lane Width Exceptions and stated that since the previous meeting, the width was amended from 35 feet to 30 feet. He stated that the special exceptions were removed completely. Details regarding special circumstances and exceptions were discussed.

The Risen Life Church/Abbington Senior Care Rezone was next discussed. Commissioner Bowthorpe commented that if it is rezoned, having control over something like what has been proposed actually comes to fruition. Community Development Director, Paul Allred, stated that there are tools available such as a reverter clause on the rezone and a development agreement. Alternate zones were discussed.

1 (18:59:45) *Commissioner Snow moved to close the Work Meeting and move to the Council*
2 *Chambers for the Regular Meeting. Commissioner Carter seconded the motion. The motion*
3 *passed with the unanimous consent of the Commission.*

4
5 **CONVENE REGULAR MEETING**

6 Chair Les Chatelain called the Regular Meeting to order at 7:05 p.m.

7
8 | **2.3. Welcome & Chair Opening Statement.**

9 Chair Chatelain described the role of the Planning Commission and stated that they are to make
10 recommendations to the City Council who makes the final determination. The Planning
11 Commission is a regulatory quasi-judicial body that reviews applications and determines whether
12 they fall within the regulations. He noted that Members of the Planning Commissioners serve as
13 volunteers.

14
15 **ACTION ITEMS**

16 | **3.4. Driveway Approach and Private Lane Width Exceptions – Amendment to City of**
17 **Holladay Ordinance 13.08.150 “Special Exceptions Authorized”.**

18 (19:08:27) Chair Chatelain stated that the Commission studied the regulations and was
19 recommending changes to be made by the City Council.

20
21 City Planner, Jonathan Teerlink, presented the staff report and stated that Code amendments are
22 proposed to Section 13.08 and various sections of Title 14 that pertain to development in public
23 rights-of-way. The City Council requested that staff formulate proposed changes to the sections
24 pertaining to special exceptions. The special exception was that a residential property owner may
25 petition the legislative body to increase the maximum width of a driveway approach as it enters a
26 private property. This is a standard that has historically been 25 feet. Numerous applications have
27 inundated Planning Commission and City Council agendas and include requests to increase the
28 width based on loosely based criteria. The City Council asked staff to adjust the approvable
29 standards and move it on to the Community Development Department, which is made up of the
30 Technical Review Committee. The proposed changes were described.

31
32 Chair Chatelain opened the public hearing. There were no public comments. The public hearing
33 was closed.

34
35 (19:12:30) *Chair Chatelain recommended the Commission postpone further discussion until*
36 *after item six, which would allow the majority of those present to be heard prior to engaging in*
37 *a lengthy discussion about driveway widths. Commissioner Bowthorpe seconded the motion.*
38 *The motion passed unanimously with one abstention.*

39
40 Mr. Teerlink considered these types of exceptions to be useful. Chair Chatelain preferred that any
41 exceptions be removed for private driveways only. Commissioner Carter brought up the issue of
42 vehicle speed and felt that could be managed by limiting the number of curb cuts and driveway
43 entrances onto high speed thoroughfares. It was noted that there had been no request for a wider
44 driveway on one of the higher speed streets. Width and access issues were discussed.

1 (20:50:17) *Chair Chatelain moved to recommend approval to the City Council of the text*
2 *amendment to City of Holladay Ordinance 13.08.150 “Special Exceptions Authorized” but*
3 *remove the Item A, “Driveway Approach” from the exceptions. Commissioner Bowthorpe*
4 *seconded the motion. Vote on motion: John Garver-Aye, Spence Bowthorpe-Aye, Matt Snow-*
5 *Aye, Jim Carter-Aye, Chair Les Chatelain-Aye. The motion passed unanimously.*

6
7 | **4.5. Risen Life Church/Abbington Senior Care Rezone – 3909 South 2700 East. – Staff**
8 **Planner: Pat Hansen.**

9 (19:12:50) City Planner, Pat Hansen, presented the staff report and stated that the request was for a
10 rezone of the westernmost portion of the church’s property. The rezone is to facilitate the
11 development of a new two-story 77-unit senior care facility. A neighborhood meeting was held
12 where 28 people were in attendance. Questions were raised about the proposed new structure and
13 use.

14
15 The property for which the rezone was requested is currently developed with two single-family
16 homes on the front quarter of the lots. The rear portion of the properties is vacant. The church is
17 located directly to the east of the property along with the associated parking lot. To the west there
18 are single-family homes and to the south are duplexes. In the general neighborhood is the
19 Oakwood Shopping Center and a large multi-family complex. Since the area was recently
20 annexed, the City had not yet formally adopted a General Plan designation for the area. The
21 designation the County had for the area was “stable”. Ms. Hansen explained that the majority of
22 the City is built out and development patterns have been established. As a result, few changes
23 were anticipated.

24
25 The multi-family use was described as a quasi-residential use that will be an improvement to the
26 busy intersection and an asset to the neighborhood. Ms. Hansen recommended the proposed
27 rezone to RM. Ms. Hanson explained that the RM Zone is broad and allows for multi-family
28 housing, assisted living, and professional offices.

29
30 Russ Watts was present on behalf of Abbington Senior Care. He stated that they build, develop,
31 and manage senior care facilities. Rick Walker and Matt Walker were identified as members of
32 the Management Team. Jared Humphries was present on behalf of the Woodbury Group. Mr.
33 Watts reported that the proposed facility will have 77 units with 17 secured memory care units and
34 60 studio, one-bedroom, and two-bedroom units. The amenities inside the building were
35 described. They include a bistro, hair salon, rehab facility, theater, discovery center, and exercise
36 room. The average age of residents is 85 years. The community is quiet and brings a lot of
37 quality to the social structure of the area. Residents enjoy being involved in community events
38 and traveling.

39
40 Mr. Watts stated that they are licensed as an Assisted Living 2 (AL2) by the State of Utah where
41 they can assist with medications and provide assistance to seniors. They require fire and health
42 approval from the State and their building will be inspected on an annual basis. Certain fire
43 requirements also need to be met in terms of building construction. The Fire Chief had been
44 consulted with regard to those requirements.

1 At the neighborhood meeting concerns were expressed with regard to massing. Mr. Watts stated
2 that they are well below the 40-foot allowable height. The structure will have two stories.
3 Another issue raised pertained to the setback from the southern boundary line from which the
4 building will be set back 45 feet.

5
6 With regard to parking, the proposed building requires 21 stalls, however, 40 are planned. The
7 applicants also entered into an agreement with the Risen Life Church to have a cross easement
8 where parking will be shared.

9
10 (19:27:40) Chair Chatelain opened the public hearing.

11
12 Fernanda Dalrymple gave her address as 3916 South 2700 East and stated that her residence is on
13 the west side of the subject property. She expressed concern with additional traffic on 2700 West.
14 Currently there is a significant amount of foot traffic that passes by her home and there is no
15 sidewalk. This makes backing out of her driveway very dangerous. Crossing the street is also
16 hazardous because there is no crosswalk. She felt that adding additional traffic to the road without
17 making changes will be problematic for residents on the west side of the property.

18
19 (19:30:20) M. Thomas Boley stated that he and his wife, Ann live at 2439 Olympus Drive. They
20 have had parents and elderly relatives live in assisted living facilities. One problem with these
21 types of facilities is that it can be dangerous when a resident leaves the facility on foot.

22
23 Dayle Swenson gave his address as 2775 East 3900 South and expressed concern with traffic and
24 the potential for an increased number of emergency vehicles. His concern was if the facility
25 cannot be filled and cannot sustain itself. Economically it seemed to him that the rooms will have
26 to be filled. If they are not occupied by the elderly he was concerned that they will be occupied by
27 other types of residents in the future.

28
29 (19:36:45) Dave Jensen lives adjacent to the property in question and gave his address as 3953
30 South 2700 East. He had no objection to the proposed use of the property but was concerned
31 about the traffic situation on 3900 South and 2700 East. Over the past 19 years that he has lived in
32 the area, he had seen serious accidents occur at the intersection. His concern with ingress/egress
33 off of 3900 South was the tendency for people to travel down the hill very fast and try to beat the
34 light. He recommended a left turn lane be installed there.

35
36 (19:39:35) Commissioner Bowthorpe recognized that the City will require pedestrian
37 improvements along 3900 South and 2700 East and stated that the property line is set in
38 significantly from the edge of asphalt. Mr. Watts stated that their property line is approximately
39 14 feet from the edge of asphalt. Their four-foot sidewalk will be 9 feet from the existing asphalt.
40 The distance is greater off of 3900 South. Additional road widths will be added to both 3900
41 South and 2700 East.

42
43 (19:43:06) Commissioner Carter visited the site prior to tonight's meeting and had concerns about
44 rezoning. He noted that the General Plan does not cover this area. He wanted some context and
45 studied the map included in the staff report, which shows other nearby uses that are not single-
46 family residential. He was comfortable with the use in the proposed location with certain

1 conditions. He understood that the neighborhood is primarily residential and quiet in nature. The
2 proposed use seemed to be one of very few that would work well since traffic will be minimal. He
3 was comfortable forwarding a positive recommendation as long as rezoning is tied to this use or
4 another one that is very similar.

5
6 Glen Apgar was presented on behalf of the Risen Life Church and stated that they would like to
7 see the property rezoned and tied to this project. They want good neighbors and this use next to
8 them.

9
10 There were no further public comments. The public hearing was closed.

11
12 (19:51:18) *Commissioner Carter moved that the Planning Commission recommend the rezone*
13 *from P to RM (Multi-Family Residential) of property located at 2780 East 3900 South subject to*
14 *the following:*

15
16 **Conditions:**

- 17
18 *1. The rezoning shall be tied to this specific application or an application very similar to*
19 *this for this type of use.*

20
21 *Commissioner Bowthorpe made a friendly amendment to add the following condition:*

- 22
23 *2. The timeframe of construction shall be limited if development has not begun by a certain*
24 *date at the discretion of the City Council.*

25
26 *Commissioner Carter accepted the friendly amendment. Commissioner Snow seconded the*
27 *motion. Vote on motion: John Garver-Aye, Spence Bowthorpe-Aye, Matt Snow-Aye, Jim*
28 *Carter-Aye, Chair Les Chatelain-Nay. The motion passed 4-to-1.*

29
30 | **5.6. Holladay Condominiums – 2350 East Murray-Holladay Road – HV Zone Preliminary**
31 **Site Plan.**

32 (19:56:00) Community Development Director, Paul Allred, presented the staff report and stated
33 that this is the second step in the approval process for the Holladay Condominiums, which may
34 undergo a name change. The site plan was modified slightly since it was last before the Planning
35 Commission approximately 10 months ago. Text amendments resulted from an appeal and areas
36 of confusion were resolved with respect to this and other Holladay Village Zone issues. Minor
37 corrections still needed to be addressed on the two sets of plans. Staff's opinion was that the latest
38 changes improve the overall site plan and that the project will benefit the Village. Staff
39 recommended approval subject to addressing the items in the staff report that require correction or
40 clarification.

41
42 An applicant, Jerry Robinson, gave his address as 6242 South 1250 East and stated that they have
43 been working on the project since the fall of 2013. With regard to lighting, his preference was to
44 use a combination of photo cells and timers. A six-foot opaque concrete block fence was planned
45 along the east side. There are numerous trees on the site and they plan to keep as many as
46 possible. Those that are removed will be replaced.

1
2 Another applicant, Ken Bell, gave his address as 2893 County Road. They have owned the
3 property for 10 years and Mr. Robinson serves as their architect. There were boundary line
4 disputes on the south side, which had been resolved. Chair Chatelain remarked that signed
5 documents to that effect had not yet been provided to the City. Mr. Allred stressed the importance
6 of the being provided with the signed documents and stated that the preliminary site plan being
7 considered is based on property lines. Mr. Bell stated that one agreement was signed and recorded
8 and the other was prepared and ready to be signed. In response to questions raised, Mr. Bell stated
9 that with regard to parking they were proposing two per unit for a total of 35 parking stalls. There
10 would be two on-street parking spaces. Their target market was retired or semi-retired individuals.
11

12 (20:18:58) Mr. Robinson commented that they are assuming that the majority of residents will be
13 people downsizing and moving out of large homes. Parking issues were discussed. The units will
14 average 2,000 square feet in size and the parking stalls will be 10' to 11' wide with a 26-foot back
15 out. The standard is 9' x 18' with a 24-foot back out. Parking issues were discussed. Procedural
16 issues were discussed. Mr. Allred stated that there will be one additional step, which may be
17 delegated to staff or determined by the Commission. The preliminary and final subdivision plats
18 also need to be completed. Mr. Bell requested approval subject to the final signature being
19 submitted to staff.
20

21 (20:30:51) *Commissioner Carter moved to approve the preliminary site plan for a mixed use*
22 *project titled the Holladay Condominiums, at 2350 East Murray Holladay Road subject to the*
23 *following:*
24

25 ***Findings:***

- 26
- 27 1. *It is consistent with the requirements for preliminary site plan.*
- 28
- 29 2. *It is consistent with the Holladay Village Plan.*
- 30

31 ***Conditions:***

- 32
- 33 1. *Minor detail on the operation and type of the exterior lights on the building.*
- 34
- 35 2. *Minor clarifications on fencing on the perimeter.*
- 36
- 37 3. *Engineering detail as noted for content, correctly, and clarification by Clarence Kemp*
38 *on the grading and drainage plan and the site utility plan.*
- 39
- 40 4. *Proposed CCYRs are needed before final approval.*
- 41
- 42 5. *The geotechnical report shows no concerns regarding groundwater, liquefaction, or*
43 *stability of the soil.*
- 44
- 45 6. *Utility provider letters.*
- 46

- 1 7. *A statement or documents relating to any recent property line adjustments and*
2 *agreements with abutting property owners.*
- 3
- 4 8. *Receipt of the signed documentation regarding the property boundary adjustment.*
- 5
- 6 9. *Delegated approval of the site plan to staff or the TRC.*
- 7

8 *Commissioner Garver seconded the motion. Vote on motion: John Garver-Aye, Spence*
9 *Bowthorpe-Aye, Matt Snow-Aye, Jim Carter-Aye, Chair Les Chatelain-Aye. The motion passed*
10 *unanimously.*

11

12 *The Commission next continued their discussion of agenda item number four after which they*
13 *continued with the agenda as printed.*

14

15 | **6.7. Section 13.014.100 – Exposed Wall Height – Proposed Text Amendment (continued) –**
16 **Staff Planner: Jonathan Teerlink.**

17 The above item was tabled.

18

19 | **7.8. Updates or follow-up on items currently in the development review process.**

20 (20:51:35) Reference was made to the property south of Café Madrid where the applicants vowed
21 to save every tree they could but in the end removed them all. Mr. Allred stated that staff held a
22 preconstruction meeting with the applicant earlier in the day. They indicated that during
23 demolition they were asked by several neighbors to remove trees that were troubling along the
24 property lines. Staff was told that many of the trees were dead and dangerous and they could not
25 save any of them. The applicants did, however, plan to plant healthy young trees to replace the
26 ones that were removed.

27

28 Mr. Allred reported that he received numerous positive comments from citizens about the care
29 center who are happy with the number of trees that were planted.

30

31 (20:55:29) Mr. Allred stated that the recent General Plan Meeting was poorly attended. The
32 Advisory Committee Meeting, however, was very successful with valuable input received. With
33 regard to the meeting held on Wednesday, February 25, Mr. Allred stated that staff went to great
34 lengths to reach out to the public. The turnout was still lower than the one held in December. The
35 consultants participated in an interactive exercise with the community and strong comments were
36 received. They will now create more full documents over the next three months. The next
37 Advisory Committee Meeting will be held in six weeks and a public event six weeks after that.
38 The public hearing process will begin in June or July.

39

40 Mr. Allred reported that the General Plan is staff's main focus. Bids were to be received later in
41 the month for the revised bike routes throughout the City. In two weeks a public hearing was
42 scheduled to correct something staff considered to be an oversight in the ordinance, which is
43 setbacks on private roads for R2 development. In the R1 zones, a 25-foot setback is allowed on
44 private roads. Staff felt the setbacks should be 20 feet in both zones.

45

46 | **8.9. Report from Staff on Upcoming Applications.**

1 (21:02:57) Mr. Allred reported that the rezone and care center were coming forward. He stated
2 that the demand for development has increased recently. He acknowledged that it is challenging
3 to find undeveloped ground.
4

5 Mr. Whiting commented that staff is working on a backlog of projects that needs to be finalized.
6

7 Mr. Teerlink reported that the Building Department is extremely busy. Forsgren Engineering is
8 currently acting as the City's contract engineering firm and provides inspection and plan review
9 services. In addition, a new permit tracking software has been implemented. It allows contractors
10 to log on to a website and follow their permit through the process. Staff is also using a drone for
11 land surveying and to get aerial shots of properties and land. It saves the City a great deal of
12 money in surveying costs and will be used more often.
13

14 Ms. Hansen discussed the annexation area, which includes about 1,300 dwellings. It was noted
15 that the park will remain with the County.
16

17 Mr. Allred stated that few building permits have been received in the Olympus Hills area. Those
18 who have attended meetings, however, have been very happy to be part of the City of Holladay.
19

20 (21:14:55) With regard to previous comments staff agreed that there is a lack of architectural
21 standards. It, however, has to be balanced with their ability to do the work before them. He
22 recommended that the Planning Commission form a subcommittee to create a wish list that staff
23 can work on.
24

25 **OTHER BUSINESS**

26 | **9.10. Discussion of Possible Future Amendments to Code.**

27 Mr. Teerlink commented that staff decided to table the Exposed Wall Code Amendment matter to
28 a future meeting. Several drawings still need to be reviewed.
29

30 **ADJOURN**

31 (21:21:16) *Commissioner Garver moved to adjourn. Commissioner Snow seconded the motion.*
32 *The motion passed with the unanimous consent of the Commission.*
33

34 The Planning Commission Meeting adjourned at 9:21 p.m.
35

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, March 3, 2015.*

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

DRAFT