

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

**Tuesday, April 1, 2014
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

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

City Staff:

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

PRE-MEETING FIELD TRIP

Meeting commenced at 6:18pm and adjourned at 6:30. Attendance: Paul Allred, Lori Khodadad, Chris Jensen, Spence Bowthorpe, Les Chatelain, Myron Child, Paul Feser, John Brunt, Steve Floor, Mr. Floor, Mark Larson. No residents or neighbors participated in the field trip or discussion on-site. The Commission, staff and developer representatives met on-site briefly to review plans for the proposed conceptual site plan and subdivision and to inspect the site characteristics, slope, existing buildings, and abutting properties for the proposed Grand Holladay Condominium project.

PRE-MEETING/WORK SESSION

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

Community Development Director, Paul Allred, reviewed the permeability of the driving surface for the Grand Holladay Condominiums and confirmed that the Unified Fire Authority (UFA) is supportive of the proposed pavers. Property details were discussed. Mr. Allred introduced Maile Keoni, the owner of property on Murray Holladay Road and Civil Engineer, Dale Bennett. He stated that they will most likely need to apply for a rezone in order to do deep lot development. Lot details were discussed.

(19:03:35) Commissioner Khodadad moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Chatelain seconded the motion. The motion passed with the unanimous consent of the Commission.

CONVENE REGULAR MEETING

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

ACTION ITEMS

1. Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Conceptual Site Plan and Condominium Subdivision (Continued) – Staff: Rick Whiting & Jonathan Teerlink, City Planners.

(19:04:55) Mr. Whiting presented the staff report and stated that the applicant is prepared and ready for conceptual approval. Staff recommended approval of the request.

Project Architect, John Brunt, stated that cuts and fills have been addressed as well as parking. The graduated height of the project was detailed.

(19:17:53) Chair Jensen re-opened the public hearing.

Mark Andrus gave his address as 4546 Russell Street and presented a prepared statement, which was read by Commissioner Khodadad. The statement identified concerns with snow removal, garbage collection, condominium size, parking limitations, and fire department and emergency access.

(19:22:08) There were no further comments. The public hearing was closed.

Mr. Brunt confirmed that snow removal will be dealt with appropriately and is an HOA issue. He stated that common garbage and recycling containers will be made available. Life safety issues were detailed. It was noted that private garages are included with each condominium. He confirmed that permeable pavers will support a fully loaded fire truck with a weight of up to 80,000 pounds.

Mark Larsen was present representing the concrete paver industry and stated that he works with a local manufacturer. He remarked that the foundation and other materials used along with the pavers will support a very large load. The proposed pavers meet the ratio for the load required for the site.

Commissioner Bowthorpe addressed the cut and fill ordinance, which possibly prohibits additional parking spaces. Additional details were discussed.

Travis Banta gave his address as 4552 Russell Street and expressed concern with a gaping hole on the property near the fencing.

Heather Milani gave her address as 4538 Russell Street and questioned the placement of air conditioning units.

Paul Feser, a Civil Engineer with SE Science, verified the difference in grade from the proposed property to the adjacent neighbor's property as approximately two feet. He explained that the grade will be reduced by four or five feet and create a transition of approximately seven feet.

(19:54:54) *Commissioner Chatelain moved to approve the Grand Holladay Condominiums conceptual site plan based on the following:*

Findings:

- A. *The proposed project meets the requirements for development in an R-M 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 will be addressed in the Preliminary Plat review and approval process.*
- E. *The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Site Plan and Conceptual Condominium Subdivision.*
- F. *Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters.*
- G. *Topographical and geotechnical constraints can reasonably be mitigated and/or accommodated through site design.*

Requirements:

- 1. *Site related details including grading, storm drainage, landscaping and lighting should be developed for Preliminary Site Plan review.*
- 2. *Any remaining design items required by the TRC should be developed for Preliminary Site Plan Review.*

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

(19:56:37) *Commissioner Khodadad moved to approve the Conceptual Condominium Subdivision for the Grand Holladay Condominium project based on the following:*

Findings:

- A. *The proposed project meets the requirements for development in an R-M 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 will be address in the Preliminary Plat review and approval process.*
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Condominium Subdivision.*
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters.*

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

2. Approve Minutes of the March 18, 2014 Meeting.

The minutes of March 18, 2014, were reviewed and discussed.

Commissioner Khodadad moved to approve the minutes of March 18, 2014. Commissioner Garver seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

OTHER BUSINESS

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

The Knudsen Park Master Plan was discussed.

It was reported that food truck details are still being worked through and discussion is ongoing.

It was mentioned that Salt Lake County Flood Control has front loaders and machinery on the Cottonwood Mall property to maintain and keep the creek free of debris.

Discussion ensued regarding the Cottonwood Mall property. The understanding was that leasing is underway. It was noted that the mix of retail and commercial may change somewhat and a residential developer has been retained.

The PUD ordinance was next addressed. Mr. Allred stated that Council Member Pace expressed concern regarding PUDs and has stated that if they are conditional uses they cannot be denied.

Two businesses are currently open in the Village with 90% of the lower level in both buildings having been leased along with approximately 15% of the upper level.

4. Report from Staff on Upcoming Applications.

It was reported that two Design Review Board meetings are upcoming. In addition, there is movement on another property in the Village.

5. Discussion of Possible Future Amendments to Code.

ADJOURN

(20:30:30) Commissioner Khodadad moved to adjourn. Commissioner Chatelain seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 8:32 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, April 1, 2014.



Teri Forbes, Minutes Secretary
T Forbes Group

Minutes approved: May 6, 2014