

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

**Tuesday, April 15, 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  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Rick Whiting, City Planner  
Pat Hanson, City Planner  
Jonathon Teerlink, City Planner  
Clarence Kemp, City Engineer

**PRE-MEETING FIELD TRIP**

The field trip commenced at approximately 5:40pm. In attendance: Lori Khodadad, Chris Jensen, Spence Bowthorpe, Les Chatelain. Matt Snow joined the quorum at approximately 6:10pm. The commission visited Dreyfous Farms development and walked part of the site. No residents or applicants attended at this location. A surveyor working for the engineering company for the applicant was asked general questions. The Commission also inspected the Kentucky Ave Subdivision site and the Holladay Condominiums site which are within a very short distance of each other and had a short general discussion on various aspects of each development proposal. No one from the general public attended this portion of the field trip.

**CONVENE REGULAR MEETING**

Chair Jensen called the Regular Meeting to order at 7:06 p.m.

**ACTION ITEMS**

**1. Tanner Estates Subdivision Plat Amendment – 2750 E Creek Crossing Lane – Amended Plat -R-1-87 Zone – Staff: Community Development Director, Paul Allred.**

(19:06:38) Community Development Director, Paul Allred, presented the staff report and stated that with the addition of outside property, the lot will total approximately 3.6 acres. Staff recommended approval of the amended plat subject to the findings and requirements set forth in the staff report.

Mike Wangeman, from Utah Land Surveying, gave his address as 2302 West 2100 South and stated that .6 acres of adjacent land will be added to the existing property.

(19:12:46) Chair Jensen opened the public hearing. There were no public comments. The public hearing was closed.

(19:14:22) *Commissioner Bowthorpe moved to approve the Tanner Estates Subdivision Plat Amendment subject to the following:*

**Findings:**

1. *The plat amendment will cause no material harm to properties or persons in the vicinity.*
2. *The plat meets the minimum requirements for area for lots in the zone.*
3. *The amendment only acts to adjust the boundary between two parcels owned by the same individual.*

**Requirements:**

1. *Submittal of any remaining corrections to the plat drawing as determined by the TRC.*
2. *Owners consider changing the name of the subdivision, so as not to confuse it with the adjoining subdivision.*

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

*Commissioner Chatelain moved to amend the agenda and discuss other business before returning to the original agenda. Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.*

**2. Kentucky Avenue Subdivision- 2380 E Kentucky Avenue – HV Zone - Staff: City Planner, Pat Hanson.**

(19:30:55) City Planner, Pat Hanson, presented the staff report and stated that the property is in an HV zone. The intent is to plat the subdivision with one lot and one non-buildable parcel.

Chair Jensen opened the public hearing. There were no comments. The public hearing was closed.

*Commissioner Snow moved to approve the Kentucky Avenue Subdivision conceptual plan located at 2380 East Kentucky Ave subject to the following:*

**Findings:**

1. *The proposed project has been reviewed by the Technical Review Committee (TRC) and meets City requirements for preliminary plat.*
2. *This project will have no detrimental effects on the health, safety, or welfare of neighboring properties or the community.*

3. *This application is consistent with land use patterns in the general vicinity, the intent of the zoning ordinance and the Holladay Village Master Plan.*

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

*Commissioner Snow moved to approve the proposed preliminary plat for the Kentucky Avenue subdivision and recommend approval to the City Council of the final plat, which includes the vacation and dedication of portions of Kentucky Avenue, subject to the following:*

**Findings:**

1. *The proposed project has been reviewed by the Technical Review Committee (TRC) and meets City requirements for preliminary plat.*
2. *This project will have no detrimental effects on the health, safety, or welfare of neighboring properties or the community.*
3. *This application is consistent with land use patterns in the general vicinity, the intent of the zoning ordinance and the Holladay Village Master Plan.*
4. *The subdivision meets the requirements of the Holladay Village Zone Developments Standards.*

**Requirements:**

1. *The final plat and any other requirements for the subdivision shall be submitted to the City Council for approval within one year.*
2. *Prior to approval of final plat, any remaining TRC issues must be resolved.*

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

*(19:39:50) Commissioner Khodadad moved to take a short break. Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Commission took a short break.

*(19:46:26) Chair Jensen moved to amend the agenda to discuss other business. Commissioner Khodadad seconded the motion. The motion passed with the unanimous consent of the Commission.*

3. **Holladay Condominiums – 15 Dwelling Units – 2350 East Murray-Holladay Road – Revised Conceptual Site Plan and Condominium Subdivision Plat – HV Zone – Staff: Paul Allred, Community Development Director; Jonathan Teerlink and Pat Hanson, City Planners.**

(20:01:07) Mr. Allred presented the staff report and stated that the applicant wishes to build a mixed-use condominium project on his .8-acre parcel. He noted that this is the second public hearing on the project. Staff recommended conceptual approval of both the site plan and subdivision plat.

Project Architect, Jerry Robinson, presented the proposed project and detailed changes made to the design.

(20:15:15) Chair Jensen opened the public hearing.

Lana Jeremy gave her address as 4623 Clearview Street and expressed opposition to the project.

Debbie Petilos gave her address as 2415 Kentucky Avenue and stated that as the appellant, they have not received a written decision from the Appeals Officer. She recommended the matter not be voted on tonight. She expressed frustration with the setback and the discrepancy in the language.

Frank Chase gave his address as 2382 Murray-Holladay Road and expressed opposition to the project and increased traffic.

Robert Dunfield stated that he has owned property at 4749, 4751 and 4753 Holladay Boulevard and was opposed to the density of the proposed project.

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

Mr. Allred confirmed that the project is in the HV zone, which is a mixed-use project. Surrounding projects of similar density were discussed. The current project design is approximately 21 feet from the Petilos' property and more than 20 feet from any surrounding properties. The appeal was granted by the Hearing Officer with the decision being that the building must be at least 20 feet from any portion of the Petilos' property. The appeal process was detailed.

*(20:47:33) Commissioner Chatelain moved to approve the Holladay Condominiums conceptual site plan for mixed-use office and residential located at 2350 East Murray-Holladay Road. Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The motion passed unanimously.*

*Commissioner Chatelain moved to approve the Holladay Condominiums conceptual subdivision for mixed-use office and residential located at 2350 East Murray-Holladay Road. Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*

*Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The motion passed unanimously.*

*(19:21:05) Commissioner Khodadad moved to amend the agenda and next discuss the Dreyfous Farms item. Commissioner Chatelain seconded the motion. The motion passed with the unanimous consent of the Commission.*

**4. Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East – Preliminary Plat – R-1-87 Zone – Staff: Community Development Director, Paul Allred.**

*(19:21:40) Mr. Allred presented the staff report and stated that the subdivision is no longer a PUD and is now a two-lot subdivision on the north side of his property. It will only be accessible from Pheasant Way. Staff believes the two lots are worthy of preliminary approval and recommended approval with corrections and clarifications at the staff level, which were detailed.*

*(19:29:22) Commissioner Khodadad moved to approve the Dreyfous Farms Subdivision preliminary plat located at 5950 South 2300 East in an R-1-87 zone subject to the following:*

**Findings:**

- A. The proposed project meets the requirements for a residential subdivision in an R-1-87 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 Preliminary Plat.*
- F. Utility providers can serve the property and have (2008) provided appropriate service availability letters. Staff would recommend updated service capability letters.*

**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.*
- 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 Plat submission.*
5. *The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval.*
6. *A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc.*
7. *A plat note shall be added to the Final Plat that indicates that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed.”*
8. *The Final Plat approval will go to the TRC.*

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

## **DISCUSSION ITEMS**

### **OTHER BUSINESS**

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

Mr. Allred discussed the Village and reported that Taqueria 27 will be opening by the end of April. It was reported that Flynn Cyclery and Lunatic Fringe are now open. Other details were discussed.

Ms. Hanson stated that the Highland Drive Master Plan was on the previous City Council agenda for adoption, however, Council Member Pace wished to revise some language. He recommended that any references to the RO zone be removed. The proposed revised language was detailed.

Changes proposed to the RO zone were described. Mr. Allred stated that the City Council thought it would be easier to add uses in the future. They were opposed to specific uses and recommended that daycare, medical and dental offices, and personal services be eliminated.

Mr. Allred reported that Woodley Place is moving forward and the Murano Subdivision preliminary plans are under review.

*(20:00:10) Commissioner Khodadad moved to return to the original agenda, item 3. Commissioner Snow seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Melby building was discussed.

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

**ADJOURN**

*(21:08:57) Commissioner Chatelain moved to adjourn. Chair Khodadad seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 9:09 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 15, 2014.*



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Teri Forbes, Minutes Secretary  
T Forbes Group

Minutes approved: May 20, 2014