

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

**Tuesday, May 20, 2014
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Spence Bowthorpe, Vice Chair
Les Chatelain
John Garver
Matt Snow

City Staff:

Paul Allred, Community Development Director
Jonathon Teerlink, City Planner

FIELD TRIP

5:30 p.m. Three proposed project sites will be visited including: 1) the Priskos Drive Approach – 5795 S Conway Drive; 2) the Spring Creek Woods Subdivision – 4775 South Holladay Boulevard; and 3) the Holladay Vista Estates Subdivision – 5972 S Highland Drive.

The field trip was attended by Planning Commission Members Les Chatelain, Matt Snow, and John Garver. Paul Allred and Jonathan Teerlink were present representing staff. The combined group met in front of City Hall at 5:30 p.m. and visited three sites at approximately 5:45 p.m.

The first site visited was the Priskos Driveway Approach Special Exception Request. At approximately 6:00 p.m. the group visited the site of the Holladay Vista Estates Subdivision on Nunley Circle. At approximately 6:15 p.m. the group left to visit the Spring Creek Woods Subdivision site. The field trip ended at 6:30 p.m. No residents attended the field trip and the Commissioners and staff members discussed the individual items at their respective locations.

PRE-MEETING/WORK SESSION

Vice Chair Bowthorpe called the meeting to order at 6:42 p.m.

The agenda items were reviewed and discussed.

City Planner, Jonathon Teerlink, reviewed the Priskos Drive Approach Special Exception and detailed the request.

Community Development Director, Paul Allred, reported that staff is recommending approval of the Grand Holladay Condominiums due to the completeness of the preliminary site plan. The applicant has done a good job of addressing all of the outstanding issues. Lighting was discussed as well as exterior chimney details. Mr. Allred was impressed with the project and the cooperation exhibited by the applicant.

The Commission next discussed the Spring Creek Woods (Formerly Murano at Spring Creek), 8-Lot Subdivision. Mr. Allred stated that all outstanding issues have all been addressed and the requirements are minimal.

Mr. Allred detailed the Holladay Vista Estates Subdivision Preliminary Plat located at 5972 South Highland Drive and stated that the developer will make cut lines in the road to create a straight line showing where the lot areas will end and the road begins. The roads will be platted in the lot, but will show the net versus the gross so that there are no further discrepancies. Problematic easements will need to be resolved prior to final approval.

(19:03:59) Commissioner Garver moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Snow seconded the motion. The motion passed with the unanimous consent of the Commission.

CONVENE REGULAR MEETING

Vice Chair Bowthorpe called the Regular Meeting to order at 7:03 p.m.

ACTION ITEMS

2. Priskos Drive Approach – 5795 S Conway Drive – R-1-10 Zone – Special Exception – Staff: Jonathan Teerlink, Tosh Kano.

(19:13:02) Mr. Teerlink presented the staff report and stated that Mr. Priskos would prefer to have a 35-foot wide approach in the right-of-way, which would require a special exception. Staff recommended the Planning Commission make a recommendation to the City Council to approve a 10-foot exception to Mr. Priskos' driveway approach.

Deno Priskos gave his address as 5795 S Conway Road and stated that the exception would be beneficial for both RV and boat access into the garage and RV parking.

Chair Bowthorpe opened the public hearing.

Jean Carter questioned the direction of the driveway. It was confirmed that it will face west.

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

(19:19:15) Commissioner Snow moved to recommend approval of the Special Exception to the City Council for the Priskos Driveway Approach located at 5795 South Conway Drive in a R-1-10 Zone using 13.08.140 "Approval Standard" subject to the following:

- 1. The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.*
- 2. The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.*
- 3. The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
- 4. The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.*

5. *The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.*
6. *The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.*
7. *The proposed use and development complies with all additional standards imposed on it pursuant to section 13.08.150 of this chapter.*

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

3. Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Preliminary Site Plan – Staff: Paul Allred, Community Development Director & Jonathan Teerlink, City Planner II.

(19:20:59) Mr. Allred presented the staff report and indicated that staff is pleased with the efforts of the applicant. Checklist items were addressed and staff was comfortable with the proposed site plan approval.

Project Architect, James Carroll, gave his address as 230 West 400 South and stated that clarification was added to the plan detail. Items previously addressed were identified as well as elevation and project details. Mr. Allred indicated that there are three additional approvals to obtain. He commended the applicant on the plan details.

Commissioner Chatelain moved to approve the preliminary site plan for the Grand Holladay Condominium project located at 4545 South 2300 East in a R-M zone based on the 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, building height, graduated height, 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 and Building Department has approved emergency access and fire hydrant placement as proposed along with appropriate construction techniques to protect future on-site residents.*
- E. *The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Site Plan.*
- F. *Utility providers can serve the property and have provided appropriate service availability letters.*
- G. *Topographical and geotechnical constraints have been reasonably mitigated and/or accommodated through site design.*

Requirements:

1. *Any remaining unresolved site related details, or compliance with city codes and ordinances, that are, or are not presently identified must be completed prior to or in conjunction with Final Site Plan approval.*
2. *Any outstanding documentation or design items required to be documented or completed by the Planning Commission must be completed prior to Final Site Plan approval.*
3. *Final approval be completed at the Technical Review Committee (TRC) level.*

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

4. Spring Creek Woods (Formerly Murano at Spring Creek) - 8-Lot Subdivision – 4775 South Holladay Blvd. – Preliminary Plat – Staff: Paul Allred, Community Development Director & Rick Whiting, City Planner –

(19:37:37) Mr. Allred presented the Spring Creek Woods 8-lot subdivision located at 4775 South Holladay Boulevard and stated that there was a great deal of effort to provide detailed information both by the applicant and staff. Staff recommended approval.

Nick Mingo, was present on behalf of Ivory Development and gave his address as 978 East Wood Oak Lane. He stated that three of the four outstanding items have been addressed. He indicated that they will work with adjacent property owners with regard to fencing. Mr. Mingo requested that final approval be turned over to staff.

Commissioner Garver expressed concern with limited stream disturbance. Mr. Mingo stated that their intent is to maintain a limited amount of disturbance and preserve as many trees as possible.

Commissioner Bowthorpe was comfortable delegating much of the detail to staff. Mr. Allred confirmed that much of the public concern has been addressed through neighborhood meetings. Skyler Tolbert, from Ivory Development, stated that they have gone out of their way to meet with neighbors, not only in three neighborhood meetings, but individually as well.

(19:55:00) Commissioner Chatelain moved to approve the Spring Creek Woods 8-Lot Subdivision Preliminary Plat located at 4775 South Holladay Boulevard as recommended by the TRC subject to the following:

Findings:

- A. *The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc.*
- B. *This project complies with the provisions of the City’s General Plan for this area.*
- C. *This application is consistent with low density, single family land use patterns in the general vicinity.*

- D. *The UFA has approved emergency access as proposed. Fire hydrant capacity and placement has been appropriately addressed in this Preliminary Plat review and approval process.*
- 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 provided appropriate service availability letters.*
- G. *Topographical, geotechnical and stream setback/protection concerns have been addressed by the applicant to the satisfaction of the TRC and the city's ordinances.*

Requirements:

- 1. *A note on the plat for weekly site inspections to make sure the Spring Creek, “no disturbance” areas, are respected and followed.*
- 2. *A note that an additional hydrant may be needed depending on size of structures for UFA.*
- 3. *Any information on proposed fencing, if any.*
- 4. *Submittal of a UPDES permit (environmental protection plan during construction).*
- 5. *Final plat go to TRC for approval.*

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

5. Holladay Vista Estates Subdivision – 5972 S Highland Dr. – Preliminary Plat – Planners: Paul Allred & Rick Whiting.

(19:57:49) Mr. Allred presented the staff report and stated that they are recommending approval due to substantial progress made in addressing the outstanding issues. Drawings were combined and items clarified. The ‘Will Serve’ letters are complete, there are minor redlines on the grading, demolition, and utility plans, and the Certificate of Protection of the existing irrigation and storm drain system needs to be obtained. The developer is proposing to saw cut the north side of the road to take the edge of asphalt and make a straight line. Staff questioned whether there is any potential glitch with the agreements the other property owners might have over the top of the paved surface. A layout of the proposed plan was discussed.

The applicant, John Curtis, gave his address as 10329 South 2260 East and stated that the saw cut area will be handled properly and within City guidelines. He requested that the TRC grant final approval.

(20:19:47) Commissioner Snow moved to approve the Holladay Vista Estates Subdivision Preliminary Plat located at 5972 South Highland Drive in the R-2 Zone subject to the following:

Findings:

- A. *The subdivision is allowed in the zone and each lot meets the area and with requirements of the zone.*
- B. *The project will improve the overall housing stock in the neighborhood and represents a welcome, recent trend to build new, single-family, detached homes along Highland Drive.*
- C. *The development does not conflict with the Holladay General Plan.*
- D. *The project will not impair the health safety or welfare of the community.*

Requirements:

- 1. *Make minor corrections and clarifications to the Preliminary Plat as per TRC and ordinance requirements.*
- 2. *The TRC must receive all required “Will Serve” letters.*
- 3. *The TRC must receive an executed “Certificate of Protection of Existing Irrigation and Storm Drain Systems.”*
- 4. *An amended (Private) Road Maintenance Agreement must be recorded to include new lot owners in this subdivision as they emerge or initially by the applicant/developer on behalf of future lot owners.*
- 5. *Final approval to go to the TRC.*
- 6. *Marrying of the easement agreement with the asphalt width be completed.*

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

6. Approve Minutes of the April 15, 2014 Meeting.

The minutes of April 15, 2014 were reviewed and modified.

(20:30:01) Commissioner Snow moved to approve the minutes of April 15, 2014, as amended. Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.

OTHER BUSINESS

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

Mr. Allred reported on the Olympus Clinic and stated that they are a long way from approval. Ground floor retail was discussed.

Mr. Allred stated that there are five potential text amendments to the HV Zone, one of which deals with the Olympus Clinic issue.

Mr. Allred indicated that City Council direction was given to staff to rezone multiple properties in the City from Residential to the Public (P) Zone. They were asked to prepare a rezone hearing to consider all institutional properties such as schools and churches, currently zoned R-1 to include them in the P Zone.

It was reported that the Canyon Slope project is progressing.

Mr. Allred stated that the Village is leasing quickly. Copper Onion is coming as well as Tony Burger. Tony Caputto's is ready to open.

Mr. Allred reported that a grant has been received for the General Plan and staff is in the process of confirming the letter of cooperation with Wasatch Front Regional Council. The City will be receiving \$45,000 to spend on the project and will in turn contribute \$25,000. Their goal is to have a completely new General Plan in approximately 18 months. Through staff's cooperation with the consultant, Wasatch Front Regional Council, residents, the Planning Commission, and City Council, they hope to design a very open and collaborative, solid General Plan.

Mr. Allred informed the Council that the revised Woodley project will be returning. Details regarding the revision were discussed.

Mr. Allred indicated that Deerwood Phase III will be coming forward as well.

8. Report from Staff on Upcoming Applications.

Planning Commission issues will be addressed as Lori Khodadad's term has expired. Potential candidates were being reviewed.

9. Discussion of Possible Future Amendments to Code.

ADJOURN

(20:56:00) Commissioner Garver moved to adjourn. Chatelain seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 8:56 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, May 20, 2014.



Teri Forbes, Minutes Secretary
T Forbes Group

Minutes approved: June 17, 2014