

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

**Tuesday, June 17, 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
Jonathan Teerlink, City Planner
Pat Hanson, City Planner

FIELD TRIP

5:30 p.m. One proposed project site will be visited: 1) The Pheasant Cove Subdivision – 5550 South Highland Drive.

A Field Trip of the Holladay Planning Commission was conducted on June 17, 2014. It was attended by Planning Commission Members Spence Bowthorpe, Lori Khodadad, Les Chatelain, Matt Snow and John Garver. Paul Allred was present representing staff.

At approximately 6:00 p.m. the Commission left City Hall to visit the Pheasant Cove Subdivision site at approximately 5550 South Highland Drive. The Commissioners reviewed the latest plan for the preliminary subdivision plat and looked at the surrounding properties, foliage retention, civil engineering issues per Clarence Kemp, traffic impacts from Highland Drive, discussed the recent the boundary line settlement between the developer and an abutting neighbor, noise issues, street design and direction, fencing, abandoned buildings on the site, plans for contemporary styled homes on the site, turn movements in and out of the subdivision, development agreement details as amended by the City Council, and other issues. No members of the public attended the field trip.

PRE-MEETING/WORK SESSION

A malfunction of the recording software occurred. No Pre-Meeting minutes are available.

CONVENE REGULAR MEETING

Chair Jensen called the Regular Meeting to order at 7:05 p.m. Chair Jensen recognized Commissioner Khodadad for her service to the City of Holladay and commended her six years of diligence as a Planning Commission Member. Community Development Director, Paul Allred, expressed appreciation for Commissioner Khodadad and her commitment to the City of Holladay.

ACTION ITEMS

- 1. Rezone – Various Locations – Rezone from various zones to the Public Zone (P) - Staff: Pat Hanson, City Planner.**

(19:11:04) City Planner, Pat Hanson, presented the Rezone from various zones to the Public Zone (P) as detailed in the staff report. Staff reported that there were outstanding properties in the main portion of the City at the time it was incorporated that were never included in the P Zone. Staff recommended the 60 properties be reviewed by the Planning Commission and a recommendation forwarded to the City Council on the P Zone. When letters were sent to individual property owners, the Evangelical Free Church on Lion Lane requested their property be removed from this action. Every property that is owned by the City is up for rezone to Public Zone.

Chair Jensen opened the public hearing.

Morris Andersen was concerned about rezoning property at 2080 East 6200 South. He expressed his disapproval due to the lack of curb, gutter, and sidewalk.

Fred Minkevitch gave his address as 6290 South Holladay Boulevard and expressed concern with his property value if surrounding properties are rezoned. He discouraged future development and preferred .50 acre residential.

Paul Fetzer gave his address as 4002 Crestview Drive and stated that he is the Master Gardener and Volunteer Coordinator for Mount Olympus Gardens. He explained that the P Zone provides the opportunity to receive matching grants. He expressed his support for the rezone.

Cece Charmin gave her address as 5288 South 2100 East and questioned what the proposed change would mean for the LDS Church on Highland Drive and Donaldson Lane and the Greek Orthodox Church on Highland Drive and 5290 South. Commissioner Khodadad confirmed that it will not change anything other than the designation of the zone.

Frank Baczek gave his address as 4506 Holladay Boulevard and expressed concern regarding the parking and curfew for Olympus Pines Park. A question about access to irrigation was also raised.

Steve Peterson gave his address as 6147 South Verness Cove and stated that they entered into an agreement with the Evangelical Free Church who asked that the property not be rezoned.

Sherman Smith gave his address as 2417 Shadow Wood Circle and was not in favor of the adjacent properties being changed to residential, City-owned, or recreation-oriented property.

Jackie Smith gave her address as 4472 South 2300 East and asked about the ownership of property located at 2315 East 4500 South and how it will be impacted. Chair Jensen confirmed that the City's zoning laws are enforced despite ownership.

Steve Patey gave his address as 4486 South 2300 East and expressed concern with possible development of property at 4500 South and 2300 East. Commissioner Bowthorpe stated that the issue is being discussed to protect the uses from changing significantly if current owners yield the property to someone else. This enforces the need for project proposals to acquire appropriate zoning in order to redevelop.

(19:37:25) Angela De La O gave her address as 2610 Wren Road and asked for clarification regarding what can be done with a property in the P Zone. Ms. Hansen stated that a table is detailed in the ordinance listing what can exist in each zone. Commissioner Khodadad confirmed

that Section 13.46-Table states that the purpose is to provide areas in the City for the development of parks, schools, libraries, churches, and other public and quasi-public buildings and land uses.

George Reed, the Catholic Diocese of Salt Lake City Property Manager, questioned what restrictions this will place on their properties.

(19:44:29) There were no further comments. The public hearing was closed.

Commissioner Chatelain was impressed by the public comment and expressed his support for the proposal.

Chair Jensen stated that requests to withdraw can be brought before to the City Council. Commissioner Bowthorpe was of the opinion that most properties moving to the P Zone will benefit and protect neighboring property owners. They will be required to go through a hearing process prior to altering the property. He was also in favor of the rezone.

(19:49:54) *Commissioner Khodadad moved that the Rezone for Various Locations and Rezone from various zones to the Public Zone (P) be moved forward to the City Council with a positive recommendation. The Evangelical Church on Lion Lane and Carmelite Monastery properties on Holladay Blvd requested to be excluded from the rezone and should be reviewed carefully by the City Council and a decision made based on the property owner's request. The motion was seconded by Commissioner Snow. 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.*

2. Text Amendment – Holladay Village (HV) Zone – Staff: Paul Allred, Community Development Director – It is proposed that various sections of Chapter 13.71: Holladay Village Zone (HV) be amended with regard to building height, buffering, uses allowed, ground floor retail, formatting, and other changes or amendments as may be determined by the Planning Commission.

(19:52:14) Mr. Allred presented the staff report for the Text Amendment for the Holladay Village (HV) Zone. Building height, buffering standards, ground floor retail, and accessory uses in the formatting of the text required some adjustments. With regard to ground floor retail, those facing certain streets will have to be retail. No office or residential will be allowed due to the City protecting its tax base in the core of the Village. Staff proposed that throughout the Village the entire ground floor not be required to be retail. Mr. Allred stated that they want the floor space that immediately touches the right-of-way across the entire front of the building to be non-residential and non-office. If this is not amended, it will continue to require that a building, such as the Olympus Clinic, may only have offices on the upper or lower floors, but not on the street level because the entire ground floor would need to remain retail.

Commissioner Snow suggested a possible solution to specify that fronting the buildings to the major roads and depth must be retail or a percentage used. Commissioner Chatelain stated that the wording cannot be resolved quickly or easily and will require further discussion. He recommended public feedback be received in order to make adjustments to the language.

Mr. Allred next discussed the second issue regarding building height. Staff suggested that instead of regulating the number of stories, an appropriate height be considered. Changes were suggested

regarding buffering that would clarify building setback, buffering guidelines, and masonry walls. The objective was not to try to increase the impact of HV projects on abutting residential properties, but rather look rationally at the requirements that exist. With regard to landscaping, there were some disconnects in terms of terminology.

(20:11:03) Chair Jensen opened the public hearing.

Debbie Petilos gave her address as 2415 Kentucky Avenue and expressed opposition to multi-family housing being the primary use. She did not agree with the buffering standards.

There were no further comments. The public hearing was closed. Chair Jensen placed a condition on the item that the Commission continue to listen to public comment as the matter is discussed at future meetings.

Dr. Jared Probst, was present on behalf of Olympus Clinic, and stated that his property has been owned and remained medical for the past 60 years. The 100% retail requirement on the ground level would make it impossible for them to construct a new building on the site.

Chair Jensen stated that the item will require further discussion to make a proper recommendation to the City Council.

Ken Bell gave his address as 2893 County Road and suggested having flexibility with buffering between the HV and Residential Zones.

The need for a special meeting was discussed.

(20:30:54) *Commissioner Bowthorpe moved to continue the discussion of the Holladay Village Zone (HV) text amendment, specifically that an interim meeting be held at 6:30 p.m. on June 23, 2014, with the intent being to forward a recommendation to the City Council. The motion was seconded by Commissioner Garver. 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.*

3. Pheasant Cove 11-Lot Subdivision – 5559 South Highland Dr. - Preliminary Plat – R-1-10 Zone – Eleven-Lot Subdivision – Staff: Rick Whiting, City Planner - Applicant, Norm Dahle, requests to divide this 3.8 acre parcel into eleven building lots.

(19:05:38) Mr. Allred presented the staff report and stated that the above item recently resulted in an amendment to the development agreement granted by the City Council. It allows one lot of not less than 12,750 square feet with the other lots conforming to the previous agreed upon minimum lot sizes. This is for a proposed 11-lot subdivision with a private road. Staff recommended approval of the preliminary plat per the staff report.

Norm Dahle gave his address as 2675 Melanie Drive and stated that they are aiming to close before July 15, 2014. He concurred with the staff report. Two gates were proposed on the north and south entrance. Ingress of the property was discussed.

Mr. Allred read an email from City Engineer, Clarence Kemp, expressing his satisfaction with the applicant's red line corrections. He saw no reason why the project could not move forward. A soil

report and update on hydraulics was recommended to reflect percolation rates for retention areas. Neither was expected to impact the feasibility of the project.

(20:50:57) *Commissioner Khodadad moved to approve the Pheasant Cove 11-Lot Subdivision located at 5559 South Highland Drive preliminary plat in a R-1-10 zone based on 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 application is consistent with the low to medium density, single family land use patterns in the general vicinity.*
- C. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be addressed in the Building Permit review and approval process.*
- D. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat.*
- E. This project meets the requirements of the R-1-10 zone and the Development Agreement (as amended by the City Council).*
- F. This project is in compliance with the provisions of Appendix K of the General Plan, the Highland Drive Master Plan (HDMP.)*

Requirements:

- 1. A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and approval or recommendation to the Planning Commission per item #7 below.*
- 2. The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission.*
- 3. The City Engineer must approve road design and construction details prior to Final Plat submission.*
- 4. The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval.*
- 5. A Right-of-Way Easement and Road Maintenance Agreement for the eleven proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc.*
- 6. A dedication to the City is required for the public right-of-way on Highland Drive.*
- 7. Final Plat approval to the TRC.*

Commissioner Bowthorpe 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.

7. Approve Minutes of the May 20, 2014, Planning Commission Meeting.

(20:53:17) The minutes of May 20, 2014, were reviewed and discussed.

Commissioner Chatelain moved to approve the minutes of May 20, 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

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

(20:57:35) Mr. Allred reported that the text amendments are a primary focus going forward. The ground floor retail requirements were discussed. Mr. Allred stated that Red Rock is progressing. Deerwood has not yet been platted. He indicated that residential development permit activity is heavy. The Woodley PUD project is finally underway. The Holladay Village Square ground floor level is 100% leased with approximately 30% leased on the top level.

Mr. Allred confirmed that the City was awarded a grant for the General Plan. An Interview Committee will be formed consisting of three to four people. The Council prefers to have the General Plan completed by January 1, 2016.

It was reported that bike lanes are being redone throughout the City and there will be eight or nine bike racks located within the Village.

9. Report from Staff on Upcoming Applications.

10. Discussion of Possible Future Amendments to Code.

ADJOURN

(21:07:33) *Commissioner Chatelain moved to adjourn. Commissioner Snow seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 9:07 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, June 17, 2014.



Teri Forbes, Minutes Secretary
T Forbes Group

Minutes approved: July 15, 2014