



CITY OF HOLLADAY PLANNING COMMISSION SPECIAL MEETING AGENDA

Date: Tuesday, June 30, 2015
Location: Holladay City Hall - 4580 S 2300 E
Special Start Time: 5:30 PM

AGENDA ITEMS

5:30 PM CONVENE SPECIAL MEETING

1. Welcome & Chair Opening Statement

ACTION ITEMS - (The following matter is a Continued Public Hearing. It will be considered and may be voted on. Public Notice was sent ten days prior to the meeting as required by law.)

- 5:30 PM 2. SOHO Food Park – 4737 S Holladay Blvd. – Site Plan Review and Conditional Use Permit – Mobile Food Court - HV Zone (Continued)** - Staff Planners: Paul Allred & Rick Whiting - *This is a request for a Conditional Use Permit to operate a six slip food truck court.*
3. **Approve Minutes from the May 19, 2015 meeting.**

ADJOURN

On Friday, June 26, 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 – Special Meeting

~~~~~  
**Staff Report**

June 30, 2015

Item 2

*Project Name:* **SOHO Food Park**

*Request:* **Site Plan Approval & Conditional Use Permit (CUP) – Mobile Food Courts (Continued)**

*Nature of Discussion:* **Public Hearing with Potential Approval (Continued)**

*Notice:* **Notices were mailed on 6-19-15 as required by law**

*Staff Planners:* **Rick Whiting & Paul Allred**

**Project Details / Overview**

*Project No.* **14-9-09-01**

*Address:* **4737 S Holladay Blvd**

*Applicant:* **Mark Olsen**

*Application Date:* **June 3, 2015**

*Zone:* **HV**

*Total Area:* **.27 acres**

*Lot Area* Required by HV Zoning: **5,000 sq. ft.**  
Required by Food Court Regulations: **2,000 sq. ft.**  
Proposed: **Greater than 5,000 square feet**

*Lot Width:* Required by HV Zoning: **50 feet**  
Proposed: **Greater than 50 feet**

*Applicable Ordinances:* **Chapter 13.04-04 – Definition of Terms**  
**Chapter 5.91 – Mobile Food Businesses**  
**Chapter 13.71 – Holladay Village Zone**  
**Chapter 13.76.755 – Mobile Food Truck Courts**  
**Chapter 13.100.010: Appendix A – Table of Allowed Uses**

## **Background**

This application is for Site Plan and Conditional Use – Mobile Food Truck Court approval in the Holladay Village Zone (See the attached Site Plan)

Applicant, Mark Olsen, appeared before the Commission on June 16, 2015 to present his proposed business. A public hearing was opened and approximately 18 residents spoke. Ten spoke in favor of the request and eight spoke in opposition. The meeting had been incorrectly noticed and the Commission elected to re-notice the meeting and continue this matter (including the Public Hearing) at a special Planning Commission meeting to be held on Tuesday, June 30, 2015.

## **Additional, New or Reiterated Technical Review Committee (TRC) Comments**

The TRC has reviewed this request and offers the following observations (in addition to previous notes) about the proposed site and Mobile Food Court business:

- *State Code* - Utah State Code (10-9-A-507) requires that all applications for Conditional Use Permits shall be granted provided that reasonable conditions can be applied to mitigate reasonable problems;
- *Health Safety and Welfare* - concerns override all other considerations;
- *Parking* –
  - The City's Traffic Engineer, Tosh Kano, recommends that four parking stalls (two on each end) be eliminated from proposed parking on the south parcel. This is necessary to ensure clear view for motor vehicle drivers backing onto Kentucky Avenue. This leaves ten stalls on the south parcel along Kentucky Ave. and two or three on the north parcel;
  - He also suggests that the applicant further be required to pave and stripe the parking area in the south parcel. This will reduce potential vehicular conflict and maximize the parking facilitated by the site as well as to better facilitate snow removal and snow storage in the winter;
  - The curb on both sides of Kentucky Ave. abutting the site (opposite the parking stalls) should be painted red and signed to show no on-street parking.
  - Staff and City Attorney believe that parking east of the proposed site along either side of Kentucky Ave through the neighborhood should be restricted to "residents only." Signs stating such should be appropriately placed. (Mr. Kano has not yet decided if this recommendation should be incorporated into the conditions of approval. He will decide before the meeting on Tuesday and will attend the meeting to assist the Commission and staff.)
- *Pedestrian Movement and Safety* – Mr. Kano also recommends that the crosswalk on Kentucky Ave. be moved east a few feet so that it bisects the middle of the block. Further, Mr. Kano suggests that crosswalks should be added at Holladay Blvd on the east and north part of its intersection with Kentucky Ave. (These will be the responsibility of the City.). There would then be two east-west crosswalks across Holladay Blvd. and one north-south crosswalk across Kentucky Ave;
- *Rest Rooms* – The City Code does not require that restrooms be provided and neither the applicant nor the neighbors want a temporary facility. In the future, the Salt Lake County Health Dept would administer any regulation of restroom(s);

- *Hours of Operation* – Per Chapter 5.91.070 - mobile food businesses may potentially operate up to sixteen hours per day at any one location. The applicant proposes that operating hours would be from 7:00 am to 10:30 pm. (15.5 hours.) Staff suggests that the summertime hours should be 7:00 am until 10:00 pm (no food sales after 10:00 pm) allowing one half hour for the food truck vendors to clean-up and vacate the site by 10:30. During the winter – sites should be vacated by 8:00 pm. or, the site could possibly be closed as noted;
- *Landscaping* – There is no requirement for landscaping in the Holladay Village zone, however, an addendum to the Sales Agreement between the applicant and the City calls for landscaping on the South parcel. The applicant has indicated that he would add trees and shrubs to dress up the aesthetic beauty of the South parcel. He has already planted grass to beautify the north parcel; and
- *Seasonal Sales* – Any seasonal sales businesses such as a shave ice kiosk, beverage sales, fruit stand or similar; will be required to separately obtain appropriate approval(s) and business licensing through the City’s Community Development Dept. Staff suggests that seasonal sales should be realistically limited to no more than the one proposed license on the site until the overall impact on the food court and the community is known;

**Staff Recommendations – Site Plan and Conditional Use Permit**

Staff recommends that the Planning Commission resume the Public Hearing to hear any comments that are new or additional to those heard previously. The Commission should consider the merits of this application for Conditional Use Permit – Mobile Food Courts - then deliberate potential approval of the proposed SOHO Food Park at 4737 S Holladay Blvd. in the HV zone. The following findings and suggested conditions (requirements) are provided for consideration by the Commission. The Commission may wish to modify, amend, eliminate or add other conditions as they deem necessary to protect the health, safety and welfare of the community.

**Findings:**

- A. The proposed land use, Mobile Food Truck Court, is allowed in the HV zone as a ‘Conditional Use.’
- B. In accord with the Holladay Village Vision Statement - The proposed land use could become a diverse land use that is aesthetically attractive, easily accessible and provides an economically healthy element to the Village. The proposed design and site features could create visual interest, encourage greater pedestrian use, and could enhance the economic vitality of the Holladay Village and the City of Holladay;
- C. The Food Truck business is a growing trend in Utah and nationwide. There appears to be a desire in the community for this service to be available; and
- D. Utah State Code (10-9-A-507) requires that all applications for Conditional Use Permits shall be granted provided that reasonable conditions can be applied to mitigate reasonable impacts on the community; and
- E. Health Safety and Welfare concerns override all other considerations. The recommended conditions (requirements) below are believed to be reasonable to mitigate potential negative impacts on the neighborhood and other uses in the vicinity.

## Requirements:

1. Appropriate care must be taken by the applicant to minimize any adverse impacts of this business for nearby residents such as excessive traffic, spillover parking, and noise & light pollution or odors;
2. The applicant will provide at least ten public parking stalls onsite for customers. "Food Court Parking Only" signs should be placed onsite as well as "No Commercial Parking", "Residential Parking Only", or similar, signs at appropriate places along Kentucky Ave east of the HV zone boundary and running east to a reasonable distance through the neighborhood;
3. All "food truck employees" must travel to the site in their truck. Two or three stalls are provided on-site for administration or supervisory parking;
4. Operating hours for this business will be from 7:00 am to 10:30 pm and may never exceed 16 hours. No amplified music is allowed before 9:00 am or after 10:00 pm and the food trucks must vacate the site by 10:30 pm;
5. The City will restore a stop sign for westbound traffic on Kentucky Ave. east of the subject property. The applicant will install a stop sign on his property at Kentucky Ave to regulate vehicles exiting the site.
6. The applicant will install trees and shrubs to enhance the aesthetic beauty of the South parcel taking care not to obstruct the clear view of drivers;
7. The applicant and/or food vendors will be required to collect and remove all trash daily;
8. Each food vendor will be required to obtain appropriate licensing through the Community Development Dept. Accessory (seasonal) sales businesses such as a shave ice kiosk, beverage sales, fruit stand or similar; will also be required to obtain the appropriate business licensing through the Community Development Department. Accessory uses may be limited until impact from them is known;
9. Previous land use approvals for development on this site shall remain in force for the stated duration of their approval(s);
10. Food Truck/Trailer vendors are not allowed to use generators or engage in other noise creating activities while on this site - beyond that which is allowed under Salt Lake County noise ordinance;
11. If or when the State of Utah, Unified Fire Authority or the City of Holladay may adopt specific regulations for food truck/trailer fire safety in the future – the applicant and food vendors must adhere to any and all such new or amended regulations;
12. The applicant and the City of Holladay will negotiate an appropriate easement or encroachment agreement to allow a portion of the right-of-way for parking on the south parcel;
13. The applicant must comply with all HV Zone, CUP and Mobile Food Court regulations;
14. The South parcel must be paved and striped per the recommendation of the City's Public Works Director;
15. All improvements must be installed within 30 days of opening the food truck court;

16. An easement or license agreement for use of a portion of the Kentucky right-of-way must be in place before September 1, 2015, and renewed and in effect thereafter for this use to continue to operate;
17. No more than 5(6) mobile food trucks may operate on the site at the same time;
18. No on-street parking will be allowed on Kentucky Ave. immediately abutting this site. The curb may be painted red and signed as directed by the City's Public Works Director;
19. Parking stalls must be appropriately located away from the intersection on the west end and nearest the curve on the east end of the site; and
20. If any reasonable negative impact(s) should occur from this Conditional Use Permit, the Planning Commission may require the applicant to return and may, at its discretion, amend their approval to mitigate such impacts, etc.

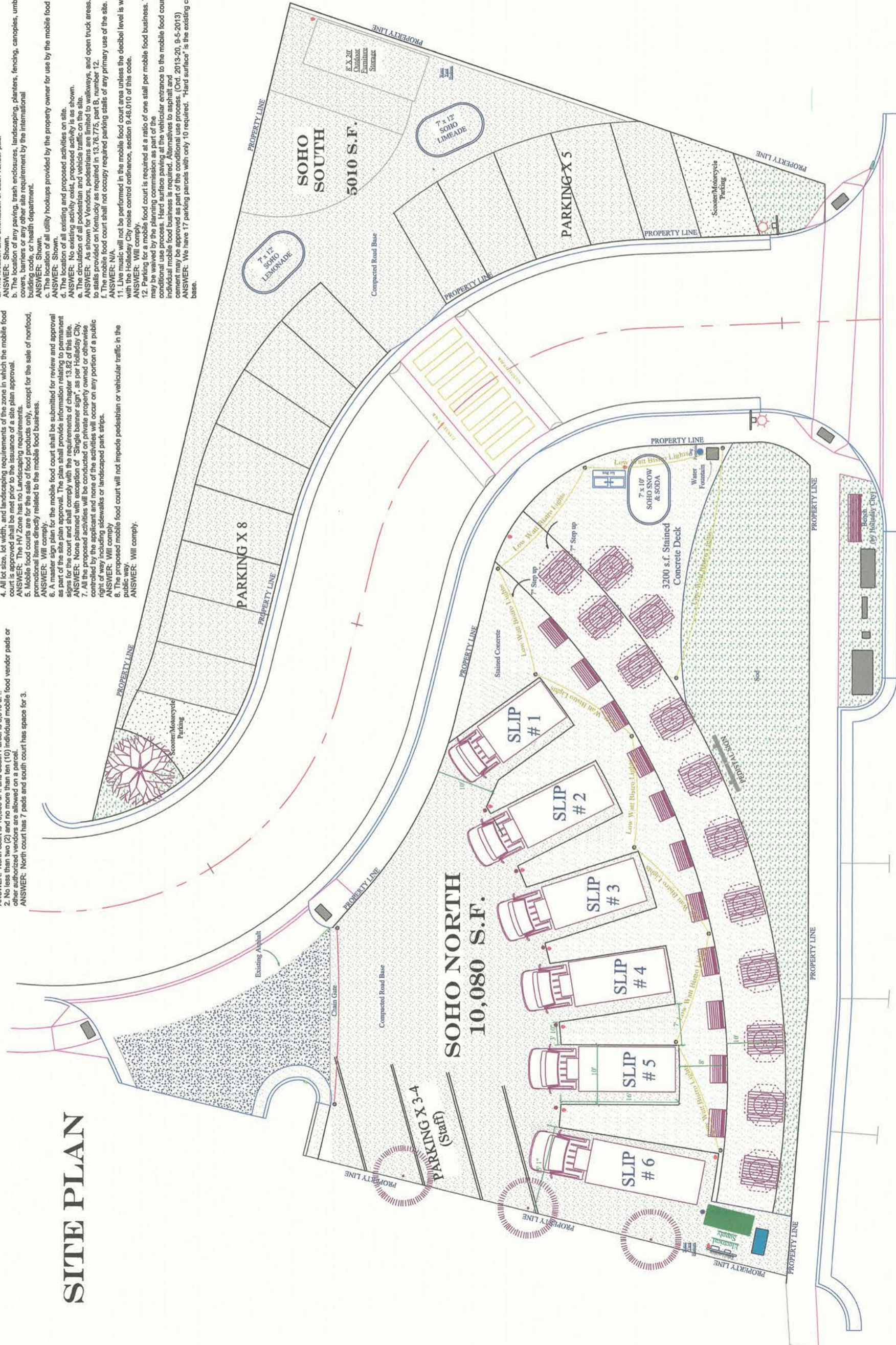
# SITE PLAN

## 13.76.775: MOBILE FOOD COURTS:

- Qualifying Provisions:  
 1. A mobile food court is required to be on a parcel of at least two thousand (2,000) square feet in size.  
 ANSWER: North court is 10,080 s. f. and South Parcel is 5,010 s. f.  
 2. No less than two (2) and no more than ten (10) individual mobile food vendor pads or other authorized vendors are allowed on a parcel.  
 ANSWER: North court has 7 pads and south court has space for 3.

3. No participating mobile food business or other authorized vendor shall continue in operation at the mobile food court unless the holder thereof has paid an annual business regulatory fee as set forth in Title 5 of this code.  
 ANSWER: Will comply.  
 4. All lot size, lot width, and landscaping requirements of the zone in which the mobile food court is located shall be met prior to the issuance of a site plan approval.  
 ANSWER: The HV Zone has no Landscaping requirements.  
 5. Mobile food courts are for the sale of food products only, except for the sale of nonfood, nonalcoholic beverages.  
 ANSWER: Will comply.  
 6. A master sign plan for the mobile food court shall be submitted for review and approval as part of the site plan approval. The plan shall provide information relating to permanent signs for the court and shall comply with the requirements of chapter 13.82 of this title.  
 ANSWER: None planned with exception of "Single banner sign" as per Holiday City.  
 7. All the proposed activities will be conducted on private property owned or otherwise controlled by the applicant and none of the activities will occur on any portion of a public right of way, including sidewalks or landscaped park strips.  
 ANSWER: Will comply.  
 8. The proposed mobile food court will not impede pedestrian or vehicular traffic in the public way.  
 ANSWER: Will comply.

9. All activities associated with a mobile food court must comply with all health department requirements.  
 ANSWER: Will comply.  
 10. A detailed site plan demonstrating the following is required:  
 a. The location and orientation of each vendor pad.  
 ANSWER: Shown.  
 b. The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or health department.  
 ANSWER: Shown.  
 c. The location of all utility hookups provided by the property owner for use by the mobile food truck.  
 ANSWER: Shown.  
 d. The location of all existing and proposed activities on site.  
 ANSWER: No existing activity exist, proposed activity is as shown.  
 e. The circulation of all pedestrian and vehicle traffic on the site.  
 ANSWER: As shown for Vendors, pedestrians are limited to walkways, and open truck areas. Parking is limited to stalls provided on Kentucky as required in 13.76.775, part B, number 12.  
 f. The mobile food court shall not occupy required parking stalls of any primary use of the site.  
 ANSWER: N/A.  
 11. Live music will not be performed in the mobile food court area unless the decibel level is within conformance with the Holiday City noise control ordinance, section 9.46.010 of this code.  
 ANSWER: Will comply.  
 12. Parking for a mobile food court is required at a ratio of one stall per mobile food business. This requirement may be waived by the planning commission as part of the conditional use process. Hard surfaces paving at the vehicular entrance to the mobile food court, and for each individual mobile food business is required. Alternatives to asphalt and concrete may be approved as part of the conditional use process. (Ord. 2013-20, 9-5-2013)  
 ANSWER: We have 17 parking parcels with only 10 required. "Hard surface" is the existing compacted road base.





# CITY OF HOLLADAY

## **NOTICE OF A CONTINUED PUBLIC HEARING AT A SPECIAL PLANNING COMMISSION MEETING**

You are invited to attend a special meeting of the City of Holladay Planning Commission.

Due to an error in a previous notice, the Commission will continue its Public Hearing and consideration of the following item:

A request for a Conditional Use Permit for a Mobile Food Court, in the Holladay Village zone. The proposed project, the SOHO Food Park, is to be located at 4737 S. Holladay Blvd. The applicant is Mark Olsen.

The meeting will be held:

**Date:** Tuesday, June 30, 2015  
**Location:** Holladay City Hall, 4580 South 2300 East, in the City Council Chambers.  
**Time:** This item will be heard at 5:30 pm.

A map is included on the reverse showing the location of the property being considered.

If you have any questions, please call Rick Whiting at 801-527-3890 during regular business hours.

**MAP OVER>>>>>>>>>>>>>**

**ATTENTION:** This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

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



1 **DRAFT**

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

Field Code Changed

5  
6 **Tuesday, May 19, 2015**  
7 **6:30 p.m.**  
8 **Holladay Municipal Center**  
9 **4580 South 2300 East**

10  
11 **ATTENDANCE:**

12  
13 **Planning Commission Members:**

14 **City Staff:**

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

Paul Allred, Community Development Director  
~~Riek Whiting, City Planner~~  
Jonathan Teerlink, City Planner

DRAFT

21  
22 **FIELD TRIP**

23 The Planning Commission took a short field trip to the proposed Cellular Tower site at the  
24 St. Vincent Catholic School at 1385 Spring Lane. The Commission Members observed the  
25 proposed location for the cell tower and asked staff a few questions before returning to City Hall.  
26 In attendance on the field trip were Community Development Director-Paul Allred, City Planner-  
27 Jonathan Teerlink and Commissioners Chatelain, Bradshaw, Jensen, Snow, and Garver.

28  
29 **PRE-MEETING/WORK SESSION**

30 **1. All Agenda Items May Be Discussed. No Decisions Will be Made.**

31 (18:33:22) Chair Les Chatelain called the work session to order at 6:33 p.m. He stated that the  
32 Planning Commission had just completed a field trip where they visited the proposed location of  
33 the cell tower at the St. Vincent DePaul Church. Public comment would be taken on two of the  
34 action items along with several discussion only items.

35  
36 Chair Chatelain introduced [Jean](#) Bradshaw as the newest Planning Commission Member.

37  
38 The Thompson Day Care Conditional Use Permit was first discussed. The applicant wishes to  
39 increase the number of children that attend her place of business. Community Development  
40 Director, Paul Allred, stated that the request is for a conditional use which is allowed by the Code,  
41 however, potential negative impacts on surrounding properties should be identified. Conditional  
42 use permit requirements were discussed.

43  
44 City Planner, Jonathan Teerlink, stated that the cell tower conditional use item is required to be a  
45 stealth pole because it is not directly attached to a structure. A monopole design was proposed

1 and will resemble an artificial Christmas tree. It was noted that monopolies are not regulated as a  
2 public utility.

3  
4 (18:57:30) *Commissioner Jensen moved to close the Work Meeting and move to the Council*  
5 *Chambers for the Regular Meeting. Commissioner Bowthorpe seconded the motion. The*  
6 *motion passed with the unanimous consent of the Commission.*

7  
8 **CONVENE REGULAR MEETING**

9 Chair Les Chatelain called the Regular Meeting to order at 7:03 p.m.

10  
11 **2. Welcome & Chair Opening Statement.**

12 Chair Chatelain welcomed new Planning Commission Member Jan Bradshaw.

13  
14 **ACTION ITEMS**

15 **3. Thompson Day Care- 2550 East Venus Circle – CUP Amendment – R-1-8 Zone –**  
16 **Staff Planner: Pat Hanson.**

17 (19:04:17) City Planner, Pat Hanson, presented the staff report and stated that Jean Thompson has  
18 requested a conditional use permit for a daycare/preschool that can accommodate up to 12  
19 children. She has a second care giver and the request has been approved by the Unified Fire  
20 Authority (UFA). Staff recommended approval.

21  
22 The applicant, Jean Thompson, gave her address as 2550 East Venus Circle and stated that she is  
23 prepared to move forward with her business.

24  
25 (19:07:14) Chair Chatelain opened the public hearing. There were no public comments. The  
26 public hearing was closed.

27  
28 Commissioner Bowthorpe stated that it appears that parking and traffic are not an issue and this is  
29 an appropriate location for her business. Ms. Thompson confirmed that drop-off and pick-up  
30 times will be staggered. There were no traffic concerns.

31  
32 (19:10:25) *Commissioner Bowthorpe moved to approve the Conditional Use request for a home*  
33 *occupation with customers at 2550 East Venus Circle in the R-1-8 Zone subject to the*  
34 *following:*

35  
36 ***Findings:***

- 37  
38 ***1. The use is allowed by the zone in which the property is located.***  
39  
40 ***2. The use is compatible with the character of the neighborhood and provides a much***  
41 ***needed service to the wider community.***  
42  
43 ***3. Vehicular access to the site will not materially degrade the existing level of service of the***  
44 ***abutting streets and the required off-street parking is provided by the use.***  
45

1 4. *Hours of operation of the proposed conditional use are in keeping with the hours of*  
2 *activity or operation of other nearby uses and will not unreasonably impair the use and*  
3 *enjoyment of the abutting and adjacent properties.*

4  
5 **Conditions:**

- 6  
7 1. *The daycare shall not be open for business on weekends.*  
8  
9 2. *Ms. Thompson shall maintain an active Holladay City Business License and all State*  
10 *licensing required for this use.*  
11  
12 3. *The structure shall meet all applicable building and fire safety regulations verified by*  
13 *documentation held in Community Development files.*

14  
15 *Commissioner Snow seconded the motion. Vote on motion: Chris Jensen-Aye, John Garver-*  
16 *Aye, Spence Bowthorpe-Aye, Matt Snow-Aye, Jan Bradshaw-Aye, Chair Les Chatelain-Aye.*  
17 *The motion passed unanimously.*

18  
19 4. **Cellular Communication Tower – St. Vincent de Paul Church Site – 1385 East Spring**  
20 **Lane – CUP – ‘P’ Zone – Staff Planner: Jonathan Teerlink.**

21 (19:12:25) City Planner, Jonathan Teerlink, presented the staff report and stated that the request is  
22 for a Conditional Use Permit for a monopole facility. The applicant, Verizon Wireless, has  
23 secured a lease from the property owners to construct a 52-foot stealth type cellular  
24 communications tower. Staff determined that it meets the needs of a stealth facility in the Public  
25 Zone, is under the maximum height allowed, and has added additional recommendations for  
26 consideration. Staff recommended approval based on the requirements in Section 13.83 of the  
27 Wireless Communications Facility Ordinance.

28  
29 Jared White was present representing Verizon Wireless and gave his address as 1894 West 1690  
30 South. He stated that the proposal included a mono pine design, which was chosen mainly  
31 because manufactured trees tend to flare and impose on surrounding trees. They have had success  
32 with the mono pine in other cities. Along with a small cement [pad enclosure](#) portion, there will be  
33 a weed barrier and gravel installed to maintain the area. Fencing will consist of chain link with  
34 slats. Different models were discussed.

35  
36 (19:22:12) Chair Chatelain opened the public hearing. There were no public comments. The  
37 public hearing was closed.

38  
39 (19:25:02) *Commissioner [BowthorpeJensen](#) moved to approve the Conditional Use for the*  
40 *Verizon Cell Bunker for the St. Vincent de Paul Church communications tower located at 1385*  
41 *East Spring Lane in the ‘P’ Zone based on the following:*  
42

1 **Findings:**

- 2
- 3 1) *The applicant has secured lease agreements with the property owner, for a land*
- 4 *use, which meets the Wireless Telecommunications standards for a Stealth*
- 5 *monopole facility in the Public Zone.*
- 6
- 7 2) *The use is an allowed accessory use in the Public Zone.*
- 8
- 9 3) *The 52-foot height of the monopole is less than the maximum allowable height of*
- 10 *80 feet.*
- 11
- 12 4) *The proposed method of disguising the monopole as a faux pine tree in order to*
- 13 *blend in with existing stand of pine trees on the site is considered an acceptable*
- 14 *way of hiding the height of a monopole.*
- 15
- 16 5) *The facility is proposed to be a secure facility on private property and located a*
- 17 *considerable distance from any residential zone boundaries.*
- 18
- 19 6) *The use is beneficial to Holladay residents and the public in general as a semi-*
- 20 *public communications facility.*

21  
22 **Conditions**

- 23
- 24 ~~7)1~~ *The fencing is to be dark in color and presented to staff for approval, in addition*
- 25 *to the color of slats for final review.*
- 26
- 27 ~~8)2~~ *The trees are protected during construction as well as maintained on the site. If*
- 28 *any damage to the trees occurs during the construction of the tower, they should*
- 29 *be provided as a warranty with the work for at least a minimum of one year.*
- 30

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31 **Commissioner Garver seconded the motion. Vote on motion: Chris Jensen-Aye, John Garver-**

32 **Aye, Spence Bowthorpe-Aye, Matt Snow-Aye, Jan Bradshaw-Aye, Chair Les Chatelain-Aye.**

33 **The motion passed unanimously.**

34  
35 **5. Approval of Planning Commission Minutes; April 7, April 21, and May 5, 2015.**

36 (19:28:50) The minutes from April 7, April 21 and May 5, 2015 were reviewed and discussed.

37  
38 (19:33:22) **Commissioner Jensen moved to approve the minutes of April 7, April 21 and May 5,**

39 **2015, with the corrections noted. Commissioner Garver seconded the motion. Vote on motion:**

40 **Chris Jensen-Aye, John Garver-Aye, Spence Bowthorpe-Aye, Matt Snow-Aye, Jan Bradshaw-**

41 **Aye, Chair Les Chatelain-Aye. The motion passed unanimously.**

42  
43 **6. Text Amendment – Revised Driveway Exception (2) – Staff Planner: Jon Teerlink.**

44 (19:34:27) Mr. Teerlink presented the text amendment and reviewed the proposed language. He

45 confirmed that the matter will be brought before the Planning Commission for a formal hearing

46 and also put into a formalized document. He explained that if they were reviewing a Preliminary

1 Plat for a proposed subdivision, they would require curb, gutter, and sidewalk on the Preliminary  
2 Plat. If it were a tear down and rebuild of a house that does not have curb, gutter, or sidewalk,  
3 they would write an appeal to staff to remove that requirement. The proposed language was  
4 discussed.

5  
6 **7. Architectural Design Standards – Staff Planner: Paul Allred.**

7 (19:42:50) Mr. Allred reviewed the architectural design standards, [for all attached residential](#)  
8 [development, issue recently raised by the –Commission.](#) Commissioner Jensen suggested  
9 reviewing areas in the Code that refer to the Design Review Board (DRB) and design standards  
10 and address areas that need to be revised. The formation of a committee was discussed.

11  
12 Commissioner Bowthorpe recommended Commissioner Carter be appointed to serve on the sub-  
13 committee because of his resources and ability to provide comparative information. Mr. Allred  
14 explained that the premise is fairly simple. He believed that taking the multiple family areas and  
15 raising the bar in terms of their appearance will never be a regret.

16  
17 Chair Chatelain reiterated that a recommendation was made that the Planning Commission put  
18 together a small sub-committee to provide guidance on this item.

19  
20 **OTHER BUSINESS**

21  
22 **8. Updates or follow-up on items currently in the development review process.**

23  
24 (19:55:48) Mr. Allred stated that the Grand Holladay Condominiums’ original team is now out  
25 and David Weekley Homes is now in first position [and will likely be proposing new development](#)  
26 [on the site.](#)

27  
28 It was reported that staff received several proposals for residential facilities that are underway.

29  
30 He indicated that several subdivision plats are in the review process.

31  
32 Mr. Allred stated that the General Plan initial review will be taking place in the near future. June  
33 10 was identified as the date of the next Advisory Committee Meeting.

34  
35 The bid opening for the bike routes update with UDOT took place recently but results were not yet  
36 available. Staff submitted five new grant applications with Salt Lake County to complete the main  
37 [lines spines](#) of the [revised](#) bike plan.

38  
39 Commissioner Snow asked the Commission to discuss and consider the treatment of the City’s  
40 major roadways as they pertain to fencing and aesthetics such as the tunnel effect that solid walls  
41 and fencing have on the community. After much discussion, it was determined that another  
42 committee would be formed to discuss the matter in addition to the architectural standards. It was  
43 suggested that a mixture of Commissioners and City Council Members be included on each  
44 committee.

45

- 1 9. **Discussion about the Definition/Application of Land Use/Density in the RM**  
2 **Zone/PUD.**  
3  
4 10. **Report from Staff on Upcoming Applications.**  
5  
6 11. **Discussion of Possible Future Amendments to Code.**  
7

8 **ADJOURN**

9 (20:27:26) *Commissioner Jensen moved to adjourn. Commissioner Snow seconded the motion.*  
10 *The motion passed with the unanimous consent of the Commission.*

11  
12 The Planning Commission Meeting adjourned at 8:27 p.m.  
13

DRAFT

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, May 19, 2015.*

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14



Teri Forbes  
T Forbes Group  
Minutes Secretary  
Minutes approved:

DRAFT