

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING
Tuesday, May 16, 2017
7:00 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE:

Planning Commission Members:

Jim Carter, Vice Chair
Jan Bradshaw
Ann Mackin
Marianne Ricks
Alyssa Lloyd

City Staff:

Paul Allred, Community Development Director
Jonathan Teerlink, City Planner

PRE-MEETING / WORK SESSION

Parking issues were discussed as well as traffic along the Highland Drive Corridor. The thought was that if the density is placed there, the probability was high that they would get mass transit. Current and future traffic circulation patterns were discussed.

The Holladay Heights Plat Amendment issue was reviewed and discussed. It was noted that the conceptual approval was presented at the last meeting. The issue of tree preservation was also discussed previously. The applicant was proposing to change the addressing of the homes in the development. Possible alternatives were discussed. With regard to addressing, Mr. Teerlink stated that the parcel number cannot be assigned or recorded without an address. He explained that addressing is under the purview of the County Assessor who provides that service. Mr. Teerlink stated that the Commission could grant preliminary approval subject to working through the TRC's issues. It was noted that the applicant is currently under contract to purchase the property.

Community Development Director, Paul Allred, reviewed the proposed changes to the Highland Drive Master Plan. He invited feedback from the Commission on the proposed language to commercial uses and density.

(19:03:45) Commissioner Bradshaw moved to adjourn the work session. The motion was seconded by Commissioner Ricks. The motion passed with the unanimous consent of the Commission.

REGULAR BUSINESS MEETING

1. CONVENE REGULAR MEETING – Public Welcome and Chair Opening Statement.

In the absence of Chair Snow, Vice Chair, Jim Carter, called the Regular Meeting to order at 7:03 p.m. and read the Chair statement.

ACTION ITEMS

2. Holladay Heights Plat Amendment – Residential Subdivision – Preliminary Review.

(19:04:55) City Planner, Jonathan Teerlink, reported that the proposed project was granted conceptual approval for three lots on Lincoln Circle. The intent was to combine two existing properties and re-subdivide them into three lots. The minor concerns of the Technical Review Committee (TRC) pertained to addressing, a closure issue with the property description, and receipt of utility availability letters for the new proposed lot. The TRC recommended approval of the vacation of Lots 22 and 23 from the Holladay Heights subdivision based on the findings set forth in the staff report.

Vice Chair Carter opened the public hearing.

The applicant, Brandon Fry gave his address as 1800 East Northwoodside Drive. His recollection was that all of the TRC requirements had been satisfied. Addressing issues were discussed. Mr. Fry proposed that a new house number will be added to the corner lot on 2000 East and Lincoln Circle, which will be 2001. The existing home numbers would then shift. Procedural issues were discussed with regard to readdressing. It was noted that this is an unusual situation. Community Development Director, Paul Allred, suggested as a possible solution that the project pursue a PUD designation in the event the neighbors do not cooperate with the proposed address changes. With a PUD there would be one address and individual unit numbers. It was also suggested that neighbors could be compensated for the hassle of changing their address.

It was suggested that the Commission approve the request and allow the remaining issues to be resolved by staff. Mr. Allred explained that the subdivision will be legal in terms of lot size and number of lots. The addressing issues, however, will have to be rectified but are not material to the issue of whether homes can be developed on the property. It was noted that the final plat must be approved with a proper address plan.

Vice Chair Carter commented on the vegetation that exists on the site. He reported that the City does not yet have a Tree Ordinance in place and there are several large trees on the site. Mr. Fry stated that it was his intent to keep every perimeter tree that does not negatively impact the building lots. He commented that he is only the developer and will have no power over what trees remain once building permits are issued and the properties are sold. Mr. Fry plans to build for the homes in the project and keep one lot for himself.

(19:26:46) *Commissioner Mackin moved to approve the vacation of Lots 22 and 23 from the Holladay Heights Subdivision based on the following:*

Findings:

- 1. *A public hearing was held.***
- 2. *It has not been demonstrated that vacation of the two lots to form a new three-lot subdivision will be materially harmful to other properties.***
- 3. *The vacation is necessary to create the new subdivision by adding an additional lot.***

4. *The construction details as presented are in accordance with the vacation and have been reviewed by the TRC.*
5. *The applicant still has to resolve the addressing for the properties and meet the County criteria and obtain the consent of the neighbors.*
6. *It is the intention of the Planning Commission to ask the applicant to preserve significant trees and protect irrigation laterals.*

Commissioner Ricks seconded the motion. Vote on motion: Marianne Ricks-Aye, Ann Mackin-Aye, Alyssa Lloyd-Aye, Jan Bradshaw-Aye, Vice Chair Jim Carter-Aye. The motion passed unanimously.

The applicant was asked to come back for final approval once all issues have been resolved.

3. Approval of Minutes – March 1, 2016 and April 4, 2017.

(19:30:00) The minutes of March 1, 2016, were reviewed and discussed. It was noted that this set of minutes was recreated by staff due to a problem with the recording. It was suggested that Chairman Chris Jensen be added and reflected as present on the first page.

(19:35:15) *Commissioner Bradshaw moved to approve the minutes of the Holladay Planning Commission Meeting of Tuesday, March 1, 2016, with the recommended change. Commissioner Ricks seconded the motion. Vote on motion: Marianne Ricks-Aye, Ann Mackin-Aye, Alyssa Lloyd-Aye, Jan Bradshaw-Aye, Vice Chair Jim Carter-Aye. The motion passed unanimously.*

The minutes of April 4, 2017 were reviewed and modified.

(19:41:14) *Commissioner Bradshaw moved to approve the minutes of the Holladay Planning Commission Meeting of Tuesday, April 4, 2017, with the changes noted by staff. Commissioner Ricks seconded the motion. The motion passed with the unanimous consent of the Commission.*

DISCUSSION ITEMS

4. Ordinance Amendment Drafts:

a. Highland Drive Master Plan; Consideration of Amendments for Allowable Densities for Segment B.

(19:42:09) Mr. Allred invited the Commission Members to send him their ideas with respect to what may be missing. He referenced page four and reviewed the comments made previously. Potential verbiage changes were identified. Mr. Allred addressed the mid-block sections of Segment B and stated that they moved the verbiage pertaining to higher density to the top of the next paragraph. Zoning and density issues were discussed.

Mr. Allred reported that the State Ombudsman’s Office has gone back decades to find a court case that overturned a city council’s legislative action on rezoning and found none. He commented that it is subjective and an advisory document. The pros and cons of past developments were discussed as well the potential of each. The proposed plan was the result of pressure from

property owners who were unable to develop their property. Property owners with property zoned R-1-21 met with staff and identified concerns and options for development. Blighted properties on Highland Drive were acknowledged and ways to address the situation were discussed. It was noted that a walkable community is not being created in these areas. All agreed that there are areas where higher density is more appropriate. Mr. Allred shared several facts and stated that few single family detached homes have been built on Highland Drive in recent years. Several homes were built on Nunley Court that did not require rezoning. It was noted that very little development has resulted from actual rezones. Unfortunately, this gives the impression that the City is allowing higher densities when in fact, the zoning has existed for many years. Mr. Allred stated that fact should be separated from myth.

Mr. Allred agreed to provide specific data to the Commission on the number of rezones that have been approved in recent years and the acreage involved. He did not feel that the other issues needed to be addressed because development that has occurred with the zoning already in place is irrelevant. The intent was to study development that has taken place recently. Mr. Allred asked that the Commission read the plan and give input on how to assist the Council in making decisions on zoning in the future.

Mr. Allred stated that the Council is concerned that R-2 zoning is the wrong tool and that it is the only zoning that will be requested from applicants. When the Commission meets again on June 6 they can further address the issues so that staff can have a document ready by June 20 to vote on. Mr. Allred explained that the moratorium expires in early August so something must be provided to the Council for their consideration. If action is not taken by the end of the moratorium period, the applicants could submit an R-2 application since the moratorium cannot be extended.

Detached versus attached homes were discussed. It was suggested that clarification be added that the R-2 zone is targeting single-family detached homes. Preference may be given to rezone proposals that feature single-family detached units rather than attached units. The perception was that it is R-1 zoning when it is actually R-2.

Opposition was expressed to Paragraph C and the City being labeled as an “aging community”. The preference was for the community to be seen as young and vibrant. School enrollment numbers were compared to the rest of the valley and determined to be low. Mr. Allred stated that that will not increase unless more affordable housing is built in the City. He had heard that Skyline High School will be closing unless enrollment increases. Affordable housing issues were discussed.

The Commission was reminded that the terms of Planning Commission Members Matt Snow and John Garver will be expiring in June so a new Chair will need to be voted in.

Other forthcoming projects in the City were discussed. In an effort to encourage affordability, Mr. Allred suggested R-2 zoning, which would allow for detached single-family homes on smaller lots that would be more affordable. A comment was made that true affordable housing in Holladay can be accomplished through multi-family housing development.

(20:25:00) Mr. Allred stated that the Council is concerned about the affordable housing issue since the RDA associated with the Mall project is predicated on them producing 100 affordable units on the site, within the City, or a combination of the two. The result will be to improve the housing stock in the area. He reported that the Adjusted Median Income in Salt Lake County is approximately \$60,000 per year for a family of four. In certain areas Mr. Allred suggested consideration be given to slightly higher densities if the result is attached or detached single-family housing or if the homes are more affordable than what currently exists.

Mr. Allred stated that he would strike the last paragraph but asked the Commission to give thought to whether the values should be included elsewhere in the document. Vice Chair Carter suggested that affordable housing be discussed near the Cottonwood Mall rather than in Segment B. He stated that the Mall will be the economic engine so he saw an opportunity for higher density housing there. Mr. Allred commented that the Moderate-Income Housing Plan shows that a majority of all of the moderately priced units are apartments. His intent was to allow for more families and individuals to move to Holladay in an attached or detached dwelling. The goals of the RDA were identified.

b. Fencing Regulations Amendment.

c. Holladay Tree Protection Amendments.

ADJOURN

(20:40:06) *Commissioner Ricks moved to adjourn. Commission Bradshaw seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 8:40 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 16, 2017.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: July 7, 2017