

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

**Tuesday, September 13, 2022**

**5:30 p.m.**

**City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

**ATTENDANCE:**

**Planning Commission Members:**

Martin Banks, Vice-Chair  
Chris Layton  
Karianne Prince  
Dennis Roach

**City Staff:**

Jonathan Teerlink, Community Development Director  
Carrie Marsh, Associate City Planner

**WORK SESSION**

In the absence of Chair Howard Layton, Vice-Chair Martin Banks called the Work Session to order at approximately 5:30 p.m. The agenda items were reviewed and discussed.

Associate City Planner, Carrie Marsh, presented the Davies Three-Lot Subdivision request and stated that the applicant would like to subdivide the property into three residential single-family lots. The property is located on the corner of Holladay Boulevard and Big Cottonwood Canyon Road (6200 South). The site is 3.281 acres in size. Each lot will be larger than one acre and the request complies with all requirements of the R-1-43 zone. A site plan was provided showing the layout of the three lots. On the east side of each of the lots is a considerable slope and there are buildable areas on each of the lots on the west side.

Vice-Chair Banks asked about the potential road dedication and what the northbound lane will look like. Ms. Marsh explained that curb, gutter, and sidewalk will be added. Street trees are also required. The asphalt will be widened to the gutter line but will remain one lane. Each of the new lots will have a driveway with the location to be determined at the time of Building Permit issuance. The existing home will remain with the driveway noted on the site plan. The two new lots will be located north of the existing home.

A question was raised regarding the location of significant trees. Ms. Marsh stated that two street trees are required on each lot. Community Development Director, Jonathan Teerlink, commented that the situation is unique in that the applicant provided more information than was needed and was close to being prepared for preliminary review. The existing Tree Plan is shown in the drawings but needs to be modified slightly. It will be presented at the next stage.

Vice-Chair Banks remarked that currently when exiting 6200 South and turning north onto Holladay Boulevard there is a curb with an angular sweeping turn and a yield sign. He asked if the yield lane will remain or if a hard stop will be required. Mr. Teerlink stated that the turning

movement will not change. On the drawing, Vice-Chair Banks could not identify the location of the Upper Canal to the east of the three lots. Ms. Marsh explained that the Upper Canal is within the dotted lines on the north end and runs through all three lots.

Ms. Marsh clarified that at the concept level they are only looking at zoning and density. The request meets all requirements of the R-1-43 zone with all lots being larger than one acre in size. The required public dedication was also laid out on the front side of the lots. In response to a question raised, Ms. Marsh stated that the neighbor to the north is Richard Thomas.

The work session adjourned at approximately 5:45 p.m.

### **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.**

In the absence of Chair Howard Layton, Vice-Chair Martin Banks assumed the Chair and called the Regular Meeting to order at approximately 6:00 p.m. He read the Commission Statement and described the public process.

### **PUBLIC HEARING**

1. **“Davies” Three-Lot Subdivision – Concept Plan – 6171 South Holladay Boulevard (R-1-43) Review and Consideration of an Application by the Property Owner, Jonathan Davies, to Subdivide 3.28 Acres of Land within this One-Acre, Single-Family Zone. This Three-Lot, Residential Subdivision Application will be Reviewed at the Concept Level in Accordance with Zone and Subdivision Standards as per Holladay Ordinance 13.10. File #22-1-07.**

Associate City Planner, Carrie Marsh, presented the staff report and stated that the request is for the subdivision of a single-family property into three single-family lots. The required Planning Commission action is administrative in nature and is a three-step process consisting of concept, preliminary, and final plat approval. Tonight, the conceptual plan was being considered, which pertains to land use and zoning. Decisions and approval must be made during a public meeting and proper notice was mailed to all property owners within 500 feet of the subject property. The applicant held the required neighborhood meeting on July 29, 2022. The application was submitted by the property owners, Jonathan and Leslie Davies who are proposing to subdivide 3.281 acres or 142,922 square feet of land located on the northeast corner of Holladay Boulevard and Big Cottonwood Canyon Road (6200 South). The request was determined to be in compliance with the one-acre minimum lot size required in the R-1-43 zone.

Currently, the property has one single-family home on the south end. The property is largely undeveloped on the north side. The topography on the eastern portion of the parcel creates a large, unbuildable area due to the steep slopes positioned under the Upper Canal Irrigation, which is underground and not exposed. The current and proposed use of the property is single-family residential, which complies with the R-1-43 zone and all land use regulations. Three lots were to be created with each being greater than one acre in size. Ms. Marsh reported that traffic counts will not increase as a result of the creation of two additional lots. A .125% increase in traffic will result and a seven-foot public dedication will be required to add curb, gutter, and sidewalk. The request was reviewed by the Technical Review Committee (“TRC”) and all items were deemed to

be complete for conceptual approval. Staff recommended approval subject to the findings set forth in the staff report.

The applicant, Jonathan Davies, was present and gave his address as 6199 South Holladay Boulevard. He stated that they are proposing to move one lot line in order to build a new home. The intent was to have the other two lots for their children to build on at some point in the future. The north lot will remain landscaped with a playground. They do not plan to subdivide or develop any further.

Commissioner Layton commented that the request seems to be a logical way to subdivide the parcel.

Vice-Chair Banks opened the public hearing. There were no public comments. The public hearing was closed.

In response to a question raised, Mr. Teerlink explained that conceptual approval is valid for one year and requires the applicant to come back for preliminary and final approval. Once final approval is granted, the applicant will have one year to record the plat. Once the lot is recorded, the lots will be in existence and can remain.

Commissioner Roach asked Mr. Davies if he plans to build on Lots 1 or 2 while continuing to live in the existing home on Lot 3. Mr. Davies explained that Lot 3 currently has a home on it that has been in the family for years. He clarified that currently there is no sidewalk along Holladay Boulevard, which is not pedestrian friendly. Vice-Chair Banks stated that that would have to be addressed with staff and is not being considered as part of tonight's decision.

Commissioner Layton considered what is proposed to be good development and remains within the zoning restraints and will better the City by providing opportunities for residential development. He commended Mr. Davies for his efforts.

***Commissioner Layton moved to APPROVE the Concept Plat Application submitted by Jonathan Davies for "Davies Subdivision" a three-lot residential subdivision in the R-1-43 zone, based on the following:***

**Findings:**

- 1. The proposal is in accordance with the development, land use standards, and lot size criteria specified in the Holladay City General Plan and Title 13 of the Holladay Zoning and Subdivision Regulation Codes.***
- 2. The new lots are proposed to have direct access to public street(s).***
- 3. All trunk utilities are readily available, pending submittals of official connection letters from each provider.***
- 4. Areas of steep slopes are indicated and labeled as unbuildable as per Holladay Grading Standards 13.76.***

*Commissioner Prince seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Layton-Aye, Vice-Chair Banks-Aye. The motion passed unanimously.*

**ADJOURN**

*Commissioner Prince moved to adjourn. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at approximately 6:15 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, September 13, 2022.*

Teri Forbes

Teri Forbes  
T Forbes Group  
Minutes Secretary

**Minutes Approved:** October 4<sup>th</sup> 2022