

# MINUTES OF THE HOLLADAY PLANNING COMMISSION MEETING

Tuesday, September 20, 2005

6:00 p.m.

Council Chambers  
4707 S Holladay Blvd.

## ATTENDANCE

### Planning Commission Members

Cyrus McKell  
Gene Carr  
Paul Shupe  
Howard Diederich  
Lynda Shields  
Brad Scott

### City Staff:

Paul Allred, Community Development Dir  
Pat Hanson, City Planner  
Alma Haskell, Planner  
Rick Whiting, Intern

### Excused:

Jim Palmer

Commissioner McKell called the meeting to order at 6:05 pm and Commissioner Shupe read the Chair's statement.

### 1. Public Hearing - Title 13.76.600 - Tree Protection

#### Commissioner McKell opened the public hearing at 6:19pm

*Steve Glazer - 2005 E Arbor Ln.* He is in favor of this ordinance and feels it is a good idea. The one outstanding feature that distinguishes us is our trees. This ordinance goes a long way to keeping things the way they are. He doesn't think it will hinder development. Has some concerns about the ordinance and potential loopholes. If this only applies when a building permit is submitted can somebody come in a clearcut an entire lot? The ordinance also states you cannot remove all the vegetation but can you remove all and leave just one bush? What type of bond is requested and how much.? Some areas do need some improvement and language tightened up for clarity.

Mr. Allred agreed that some of the language is confusing and would welcome any comments. There are problems with the first section under applications. He clarified that this new ordinance pertains to new development only.

Commissioner Diederich replied that in a lot the situations before a development is submitted they will come in and cut down all the trees on a property before even coming to the city knowing they will redo the landscaping. The purpose of this hearing is to get feedback from the public.

Mr. Allred commended the city for their efforts and feel this is a good starting point. He does have some concern about the additional level of review needed to process applications and cost to developers.

Commissioner McKell mentioned the letter received from Mr. Gordon McDowel who lives on Brentwood Dr. His concern is one of clarification, of where it applies, and that he felt the ordinance looked to be extreme.

Mr. Allred asked if it would be a valid suggestion to get Commissioners take on getting a vacant land survey and take pictures of what they look like today then inventory it in order to avoid this scrapping in advance.

Commissioner McKell felt that it is a good idea. Suggested maybe an article in the newsletter would help too.

**Commissioner McKell closed the public hearing at 6:29pm.**

## **2. Agenda Items**

### **2.1 Ordinance Amendment - Title 13.76.600 Tree Protection**

#### **Discussion**

Commissioner Diederich indicated the ordinance feels a little restrictive and there are new members on the Commission that haven't had time to study this issue. The City needs to be accommodating but at the same time be able to enforce the purpose of the new ordinance.

Commissioner Diederich moved to continue this item for further study and refinement. Also need to make clear that this applies to new development only. Commissioner Carr seconded the motion. The Planning Commission roll call vote was as follows: Commissioners Shields, Shupe, Diederich, Scott, Carr and McKell in favor. The motion to continue passed by a unanimous vote.

### **2.2 Conditional Use for Walker Lane Offices - 5160 S Highland Dr**

#### **Background:**

The applicant is requesting approval of the conditional use for an office building on the property at 5160 S Highland Dr. The property is currently being used as a reception center. Following are the data on the proposed new office building and site plan.

#### Site Data

Area: 26,371 SF

Building data: 3,580SF footprint- ss floors = 10,755 SF

Total height 35' + roof top mechanical

Exterior, brick

#### Setbacks

Front- 25 FT - provided

Side- 20 FT - provided

Rear - 30FT - provided

#### Landscaping

Required: none required in the RM zone, however, on commercial developments setbacks adjacent to public streets must be landscaped.

Provided: landscaped setbacks with the exception of one existing parking stall in the front setback area.

#### Parking

Required: 2 + 1/200 SF less 20% for non-leaseable space= 45 spaces

8/16/05- *Staff has suggested the architect provide an alternative elevation as per the PC comments at the work meeting.*

**Staff Recommendation:**

Approval

**Discussion:** (6:34)

*David Muir - applicant.* He provided colored elevation drawings to the Commission. The existing building is of no use but as a reception center but there is so much competition and they are too small to continue. He is asking to turn it into an office building. Name for the development will change to avoid confusion but has no current name. Right now there will just be an address on the building.

Commissioner Carr asked who the architect for this project is? Where is the stucco?

Mr. Muir replied it is Gould Evans. The entry elevation will be on the west side and the building material will be a wood backing with slats on top. The handout is just to give an idea of color and depth and is not the final elevation.

Commissioner McKell asked who the intended occupants will be?

Mr. Muir replied it would be professional office and he understands that medical offices would not work and he is okay restricting the offices to not allow medical.

Commissioner Diederich feels the key is greenery and improving the look from Highland Dr. The Planning Commission wants something pleasing and a buffer from the street. How firm is this site plan?

Mr. Muir stated that landscaping is a big part of the project and important to him. The white vinyl fence will go to open it up more. There is an existing willow tree that has rot and that will be cut down as well as two others in the back corner. All the pine trees will stay. The building footprint is pretty set due to the limited size and shape of the site. He is sensitive to the height issue. Mr. Muir wants to maintain a residential feel for the project and a softer view of what is going on in the neighborhood. The building will be further way from property lines and neighbors than it is now and won't present a visual impact for the neighbors to the west.

Commissioner Shupe asked about an alternate elevation and the status on that.

Mr. Muir has not heard anything about an alternate plan.

Commissioner Carr asked about the dumpster and if it will be visible.

Mr. Muir replied that it will be gated and screened and will not look like a dumpster.

*George Lynch - 5171 S 1870 E.* Expressed concern about street lighting and light trespass. He did not get any notice of this meeting. He doesn't care if they took trees out especially on south end, because they shade the area and people in the condos cannot get anything to grow under them..

Mr. Muir replied that any new lighting would be discussed with staff. There is currently an existing light in the southeast corner and he has never heard any complaints about that one. Will keep the lights low and facing to the south and east.

*Craig Larsen - 1925 Spring Lane.* He has a few concerns with the project. This appears to be a zone change application not a conditional use permit and that concerns everyone west of Highland Dr. Do not want to see commercialization. Secondly, the elevation of this building is a concern. It is three stories and it may exceed height of existing trees and will block the view of the mountains. Why is it so tall? He opposes the project in its current form and would request it be reduced to two stories.

Commissioner Carr asked what the maximum building height is for this area? What is the zoning? Addressed the concern of land use on the west side of Highland Drive. Commissioner Carr feels a gentler business-type project would be more attractive than residential. Highland Drive is a busy, arterial street and not desirable for residential. Perhaps we need to look at what other uses would be better.

Ms. Hanson replied the maximum height is 35ft but the ordinance allows mechanical to be on the rooftop with screening, so with the mechanical units the building will be about 38ft. A neighboring building is two stories plus a basement. The zoning is RM and allows for professional offices. Zoning has not changed in the newly annexed area but staff is hopeful that zoning schemes for the area may change in the not too distant future.

Commissioner Diederich asked about the noticing process for this application?

Mr. Hanson stated a notice was sent to property owners within 500 ft. Occasionally with noticing, sometimes the front units will be within the noticing area and others are not. The homeowners association is always sent a notice.

Commissioner Diederich asked about signage for this building.

Mr. Muir responded that there is an existing sign there. He may do something similar to what is there now or what the neighboring building has. He does not want any large signs, just the address that can be seen from Highland Dr. Sign is not yet finalized.

Commissioner Carr stated that this is a conditional use permit and we should provide conditions. Suggested that lighting should be addressed and be kept minimal so as to not bother the residential area nearby.

Commissioner Shupe loved the idea about commercial application and office space leasing. Building seems to be pretty boxy, however, and he would like to see more architectural variation.

Commissioner Diederich stated this is a classic situation of getting bits and pieces of what a development might look like but it does not have a full layout of what we need to approve (lighting, signage, landscaping etc. ). Also has concerns on the notification process. Agrees with all the comments and feels this application is a bit preliminary. Need to have other drawings and setbacks.

7:03:50 Commissioner Diederich moved to continue this item in order to properly notice the neighbors and

give the applicant time to submit a landscaping, signage, parking and lighting plan. More in-depth plan with height clarification and soften the look of this building. Commissioner Scott seconded the motion.

Mr. Muir stated he can modify the setback but still maximize the space and make aesthetically pleasing. He would love to do a basement, but sewer is only 8ft and that prohibits as basement plan

The Planning Commission roll call vote was as follows: Commissioners Shields, Shupe, Diederich, Scott, Carr and McKell in favor. The motion to continue this item passed by a unanimous vote.

### **3 Consent Items (7:09)**

#### **3.1 Approval of Minutes - July 19 and August 2**

Commissioner Carr moved to approve the minutes with the submitted changes. Commissioner Shupe seconded the motion. The Commission voted in the affirmative and the motion carried.

#### **3.2 Election of Chair and Vice Chair**

This item was postponed until the September work meeting.

#### **3.3 Staff Report**

Pat Hanson reported that Staff met today with the planning staff from Cottonwood Heights and it was very productive. Also talked about a joint social with their Planning Commission in order to get to know each other.

Still trying to get a list of developers and find a time to meet. Commission stated this needs to get noticed and started on soon.

Commissioner Carr commented that we are long overdue for an update on the general plan. It is the Commissions responsibility to initiate and we need to move on it.

Mr. Allred would like to meet one-on-one with each Commissioner to get to know them and what is on their mind with regards to planning and issues. He would like to get this done by October 1st.

Commissioner Diederich asked staff to make sure that the Commission sees all ordinance amendments. Specific reference was made to the fence regulations.

### **4. Adjourn**

Commissioner Scott moved to adjourn with Commissioner Shupe seconding. The meeting adjourned at 7:21pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Planning Commission meeting held Tuesday, September 20, 2005.*

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Stephanie N. Carlson, CMC  
City Recorder

Minutes approved: 10-18-05