



Decision Items

Item 2.1 Holladay City General Plan, Exhibit 1, Holladay City Plaza – A successful Open House was held on February 10th to gather public input on the proposed General Plan Amendment. Staff presented a report on the event and architect, James Glascock, summarized the comments and input he received from the public regarding his renderings displayed at the meeting.

The Planning Commission Public Hearing was opened for public comment but none was offered.

After a brief discussion, The Commissioners voted unanimously to recommend approval of the General Plan Amendment to the City Council.

Item 2.2 Pearce 3-Lot Subdivision, 2012 E Arbor Lane – The Pearce family presented their request for Conceptual Plan Approval for a small subdivision on 3.45 acres of ground south of the Cottonwood Mall site. One family member wishes to build a single story home in addition to the existing residence.

Planner, Rick Whiting, explained that the property lies between Arbor Lane and the cul-de-sac that terminates the north end of 2050 East. He also observed that the area of the property would support a six-lot subdivision but the applicants had only requested three. He fielded several questions about proposed access and potential vehicular travel across the property. No through street is planned or desired by the applicants.

Several neighboring property owners expressed objection to granting access for the two proposed new lots from 2050 East and voiced concern about increased traffic on 2050 East and the possibility of connecting the road through to Arbor Lane.

After deliberating the request, the Planning Commission voted, with two abstentions, to approve the Conceptual Plan.

Item 2.3 Utah School of Phlebotomy, 4141 S Highland Dr. – Pat Hanson, City Planner, reviewed this request to allow a small, night time, private school to operate in an office building on Highland Dr. Noting that the change would have no effect on daytime activities in the building, the commission unanimously approved the request. (Having the same address as Item 2.4 is purely coincidental.)

Item 2.4 Clear Wireless Communications Tower, 4141 S Highland Dr, Rick Whiting, Planner, introduced the request for a 60 foot monopole communications tower to be installed in the rear parking lot of this office building. The communications tower would include two microwave dishes and three wireless broad-band transmitters and would extend above the existing light pole. Associated ground equipment would displace one parking stall.

Several residents expressed concern about potential harm to neighbors and building occupants from the high radio frequency that would be generated as well as unsightly appearance and possible noise from cooling systems for the ground equipment.

The Commissioners elected to continue this request to allow notice to be sent to several additional residents and pending receipt of additional information on technical details of the proposed equipment.

Other Business

Items 3.1 & 3.2 Approval of Minutes – Minutes of the January 19 and 26, 2010 meetings were approved with corrections.