

**MINUTES OF THE HOLLADAY JOINT
CITY COUNCIL & PLANNING COMMISSION
WORK MEETING**

Thursday August 10, 2006

5:00 p.m.

Council Chambers

4707 South Holladay Blvd.

Holladay, Utah 84117

ATTENDANCE

Mayor Dennis Webb

City Staff

Council Members

Hugo Diederich

Grant Orton - excused

Lynn Pace

Steven R. Peterson

Pat Pignanelli

Planning Commissioners

Jim Palmer

Cyrus McKell

Paul Shupe

Gene Carr

Richard Kimball

Lynda Shields

Howard Diederich - excused

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Paul Allred, Community Develop Dir.

Pat Hanson, Planner

Clarence Kemp, City Engineer

Citizens: Dan Lofgren, Neil Lindberg, Kris Longson, Henry Kesler, Adam Nash, Kim Clark

I. *Call to Order*

Mayor Webb called the work meeting to order at 5:19pm and welcomed everyone.

II. *Discussion on Holladay Village Center*

a. *Planning Commission Recommendations*

Chairman Palmer went over the work that has been done by staff and the commission thus far. Much of the work is “conceptual” only and can be amended later as necessary. Some issues that need to be discussed include parking issue and height. There are three items that need to be adopted before the moratorium expires: 1) adopt a new zone with architectural standards; 2) adopt a roadway plan; and 3)

adopt a schematic site plan. The HVC master plan element of the city's general plan will need to be amended also to support the new zone.

The Commission discussed limiting "formula" or national chain type tenants in the Village Center. This is probably not realistic to do because of the high land costs.

b. Proposed Conceptual and Roadway Designs

Dan Lofgren talked about the open house held last night. There was a steady stream of people (90-100) who came asking questions and looking over the designs. The comments were generally very positive and people like being informed. The main issue brought up was that of height.

Mr. Lofgren presented conceptual graphics for road configurations and block development patterns that could be used to amend the Holladay Village Center master plan. The key elements of the village are the plaza, promenade, mid-block streets, streetscape design, augmented vertical building elevations, parking structures and mixed use. Mr. Lofgren emphasized the importance of forcing pedestrians to the street from the parking garages to create as much street activity as possible. Parking is an issue and on-street parking is needed to create ambience and conveniences for the public, even though the preliminary traffic assessment discouraged that idea. Kim Clark with the Lochner group discussed the Environmental Assessment (EA) and commented that she did not see a huge problem with the city proceeding with adopting a conceptual road or master plans for the village center while the EA is underway.

Mr. Lofgren also showed a scheme for street furniture/streetscape elements. He suggested that it would be advisable not to spend too much time arguing about these elements. Henry Kesler suggested that the streetscape elements be added to the City Hall site as a precursor to what would happen in the village.

The importance of water features was emphasized. Mayor Webb mentioned a creative and relatively inexpensive water feature he'd seen built in Oregon as a possibility here. Mr. Lofgren would like to see something like they have Liberty Park over the fountains at the Gateway. A water element on the pedestrian promenade in addition to the plaza would be desirable.

Council Member Pace arrived at 6:45pm.

c. Discussion on Draft Ordinances

Neil Lindberg went over the new draft language and asked for discussion on some items that needed clarification.

Kris Longson suggested several things for the city to consider including: image and the need to create it as soon as possible, the importance of on street and head in parking, the need for vertical statement in the buildings perhaps as tall vertically as the abutting streets are wide, controlling the streetscape and maintenance, variety in store front architecture, creation of a height ration parameter for the village area,

and setbacks.

The Commission and Council discussed many those issues, especially building height next to residential. Buffers, graduated height/building envelope and static setback lines were discussed as possible solutions. There was also discussion held on how to have development comply with the new provisions. The city does not want to stifle change or be overly burdensome with regulations, but there needs to be a way to get existing businesses “on-board” at some point and upgrade their buildings. The issue of having drive-thrus in the village center was addressed and it was felt by both groups that drive-thrus be prohibited.

Mr. Lindberg will take the comments from tonight and work up another revision with staff for the next Planning Commission on August 15.

Council Member Pace moved to adjourn with Council Member Peterson seconding the motion. The meeting adjourned at 8:10 pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, August 10, 2006.

Stephanie N. Carlson, CMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes Approved: 9-7-06