

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

Tuesday, January 22, 2008

5:00 p.m.

**Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Cyrus McKell, Vice Chair
Gene Carr
Lori Khodadad
Richard Kimball
Brad Scott
Paul Shupe

City Staff:

Paul Allred, Community Development Director
John Teerlink, City Planner
Pat Hanson, City Planner

Vice Chair Cyrus McKell called the meeting to order at 7:00 p.m. and read the Commission statement.

1. Field Trip/Discussion.

1.1 All Agenda Items May Be Visited and/or Discussed.

(17:00:00) Due to adverse weather conditions, attending Planning Commission members drove only to the Winwood stream exception site along with staff members Jon Teerlink and Paul Allred. There, staff and Commission members met with applicant, Ken Keller who walked the site and fielded questions. Discussion included where the proposed home would be located and the reason why the home needed to be set back into the 100 ft protection zone. Mr. Keller stated that for aesthetic reasons the architect moved it away from the required 20' setback from the private lane. Inquiries also included noting where the closest floodplain zone was located, when the existing home was torn down, property access issues and tree preservation on the site. Staff and Commission members then returned to city hall and discussed agenda matters as recorded.

2. Agenda

2.1 Winwood Stream Exception – 07-9-05, 5974 South Holladay Boulevard, Exception for the Setback from Cottonwood Creek.

(19:05:03) City Planner, Jonathan Teerlink, presented the staff report and stated that the notices for the exception were sent on January 8, 2008. The agenda was also posted in a media and sent to the surrounding public entities. The preliminary review from staff took place on December 27, 2007. The City Engineer reviewed the exception on January 8, 2008. The zoning issues pertained to the 100-foot stream setback. The property is 1.19 acres in size and accessed off of Holladay Boulevard via a 20-foot wide private driveway. The home on the property that was torn down was approximately 3,252 square feet in size. The entire residence sat in the 100-foot stream exception setback. The applicants proposed constructing the new home outside of the 100-foot stream setback to a point that would be discussed. The applicants were requesting 70 feet instead of 100 feet.

Mr. Teerlink stated that based on the facts in the proposal, there would be no stream alteration or disturbance within the 70-foot line. The area is not considered wetlands and the proposed structure is not located in the nearest 500-year FEMA flood plain zone. Mr. Teerlink stated that the proposed building would be an immense improvement over the lot's current condition since the existing home was in the 100-foot setback zone. Based on the City Engineer's review and consent and that the proposal does not affect any other agencies or require their review, staff recommended approval of the exception allowing the proposed home and pool decking to be constructed no closer to Big Cottonwood Creek than 70 feet as shown on the submitted survey plans.

Mr. Teerlink explained that there were no provisions in the Code to consider home height or other setbacks, which would be reviewed at the building application stage of the building permit. The staff requirements contained in the staff report were reviewed.

(19:09:08) The applicants Ken Keller and Richard Winlet introduced themselves. Mr. Winlet stated that they purchased the property in January 2007 with the intent of replacing the existing home with a home that is under design. When they initially finished the home design, they realized that the front of the house was very close to the access road since they had very few options in terms of access to the property. They decided that the best thing to do is to plead for an exemption that would give them a setback that would allow them to do appropriate landscaping in the front and still provide amenities in the backyard. He remarked that what is proposed represented a good balance.

Commissioner McKell stated that when the Commission visited the site, they were told that the building frontage was too close to the access road and needed to be moved back. His recollection was that the access road was from the south side. Mr. Winlet explained that the access came from Holladay Boulevard. When the Commission visited the property, it was approached from the west because it was plowed. Otherwise, they would not have been able to access the property off of Holladay Boulevard.

(19:12:50) In response to a question raised by Commissioner Khodadad, Mr. Winlet clarified that the front of the house would face Holladay Boulevard.

Mr. Winlet explained that the access road from Holladay Boulevard would come down the north boundary of the property and takes a 45-degree turn to the south toward the southern boundary of the property and then back to connect to the garages.

Commissioner McKell asked about the summertime water level between Cottonwood Creek and the proposed house. Mr. Winlet responded that the finished floor of the home would be much higher than the flow level of the stream. When they designed the home, they moved it to the front of the lot where the elevation was higher.

(19:15:47) Brent Hargeves gave his address as 8371 South 700 West in Sandy and discussed the topography of the site. He stated that there would be approximately five feet of slope from the house to the edge of the stream. It would then go down 10 feet further from there. He estimated that the home would be 15 feet above the level of the stream.

Commissioner McKell opened the public comment portion of the meeting.

(19:17:08) Steve Richards gave his address as 5982 Holladay Boulevard. He owned the home directly to the east of the property. He stated that during the floods of 1983, he could not remember if the home that was torn down had already been built. He believed it had and that there had been some flooding at that time on the property. Mr. Richards' property was flooded but the river came from further south, left the channel, and came onto his property and flooded his basement. He was concerned about whether that would jeopardize the proposed home or not. He stated that the County built an access road to the north of the property. He asked if that access road would remain an access to the river or relocated. He commented that following the floods of 1983; extensive work was done on the river and the channel. He suspected that it is secure. He stated that the County had used the access road down their lane to the river when necessary. Mr. Richards remarked it would be necessary to maintain some access close by for the sake of taking care of the river and resolving any problems that might arise. Mr. Richards hoped the 70 feet requested by the applicant is high enough to prevent the water from leaving the channel and coming through their backyard. His primary concern had to do with the County access road. He tried to envision the access to the applicants' home. It looked like they were modifying the existing lane and bringing it up against his property line. He explained that the lane originally was in the proposed position and when the Jarvik family built their home, they changed it. His impression is that the applicants were changing it back similar to how it was when it was first built. He had no objection to that.

There were no further public comments. The public hearing was closed.

Commissioner Khodadad asked staff what they knew about the north access road referred to by Mr. Richards. Mr. Teerlink assumed that it is part of a public utility easement that was recorded. He did not expect that it would be changed or altered in any way.

(19:24:30) *Commissioner Shupe moved to approve the proposed plan subject to the following findings and requirements:*

Findings:

- 1. There is no stream alteration proposed, nor any disturbance within the 70-foot line.*
- 2. The area is not considered wetlands.*
- 3. The proposed structures are not located in the nearest 500-year FEMA flood plain zone.*
- 4. The City Engineer has given consent (including the fact that the proposal does not affect other agencies, nor require their review).*
- 5. The proposed building would be an immense improvement over the lot's existing condition.*

Requirements:

- 1. The proposed home, any accessory buildings and patio/pool and decking must be located beyond the 70-foot line as indicated on the site plan.*
- 2. The applicant must obtain 500-year flood plain information from Salt Lake County Flood Control, and include it on the home building permit site plan (which must comply with the flood plain codes).*
- 3. A UPDES permit must be obtained from the Utah Department of Environmental Quality, and best management practices are to be followed to prevent pollution of water that may enter the irrigation or stream system during construction.*
- 4. Conditions listed in the City Engineer's consent letter must be followed.*

5. *All future building permit or grading/landscaping applications must follow appropriate codes, and obtain approvals from appropriate entities.*

Commissioner Khodadad seconded the motion. Vote on motion: Brad Scott-Aye, Paul Shupe-Aye, Lori Khodadad-Aye, Richard Kimball-Aye, Gene Carr-Aye, Cyrus McKell-Aye. The motion passed unanimously.

2.2 Chateau Francais Amended – 07-1-15, 3658 East Chateau Park Cove, Plat Amendment.

(19:30:35) City Planner, Pat Hanson, presented the staff report and stated that the applicant wished to build a house on a hillside lot in the Chateau Francais. Originally the subdivision was approved by the County prior to the City's incorporation. The recorded building envelope was set at that time. Since then, the applicant had a thorough geologic study of the lot done and submitted an engineered plan for the house. The proposed house would not fit into the recorded building envelope so they asked that the Commission approve a minor plat amendment. Ms. Hanson explained that the issues discussed by the Technical Review Committee had to do with the physical conditions on the lot. Whenever application is made for a home on a hillside, applicants must comply with the City's Hillside Ordinance and in some instances, the Foothills and Canyons Overlay Zone. She recognized there is a significant hurdle to constructing a home on a hillside lot. Ms. Hanson commented that there were very few such lots remaining.

Ms. Hanson stated that most of the site had been disturbed so the soil is not original. A mining operation took place on the property previously. The outstanding issues would need to be addressed again in more thorough detail at the building permit stage. The purpose of tonight's meeting is to review the proposed minor amendment to the plat to expand the footprint of the house.

(19:34:17) The applicant, Rich Pittam, gave his address as 3400 East Brockbank Drive. He stated that they approached the City and found that there were significant geological problems on the site including 8 to 12 feet of fill that had been placed on the site. They are working to remove this. Immediately adjacent to where the buildable area was originally, there is a 60-foot vertical wall of rock. The biggest concern is falling rocks. The applicants did an extensive rock study to determine where the rocks will fall. They tried to place the house outside that area. Doing so would force them to move the house outside the original buildable area. They only moved the buildable area 15 feet to the north and 30 feet to the west from the original location.

Commissioner McKell asked if the building footprint was an area that was excavated or a dumpsite. Mr. Pittam's understanding is that originally the excavation that occurred on the site was to quarry stone. The stone was then taken to the brickyard area where it was ground and made into bricks. At some point there was a parade of homes in the area and dirt was hauled in for a parking lot. At that time, the dirt was never compacted appropriately.

Commissioner McKell's understanding is that a mining operation took place on the site. Mr. Pittam confirmed that that was the case. Commissioner McKell stated that the parking lot should have required a certain amount of compaction. Mr. Pittam responded that a couple of test pits were dug where the home is to be built. In the excavation process they went down to the native soil.

(19:42:02) Commissioner Shupe clarified that between the rock outcropping and the existing building pad there would be a four-foot swale and berm.

In reading through the geotechnical report, it seemed to Commissioner Shupe that the applicants were trying to accommodate the structure geologically. He stated that it would be a good idea to move the building pad to prevent future structural damage. He viewed that as a positive thing because of the fact that the study was updated and more current information was obtained to make a better decision.

Commissioner McKell wondered why the building was moved. His understanding was that it was moved to the west to allow space for the construction of a swale.

Commissioner Shupe asked about the soil structure between the outcropping and the house and whether it got better or worse moving further west. Mr. Pittam responded that it was very random but improved further to the west.

Commissioner Kimball asked how the existing building pad was established. Ms. Hanson responded that staff supposed that the applicants projected the proposed building pad would be the flat spot on the lot. Mr. Allred stated that that question was asked of the geologist. Her opinion was that the pad site was not likely set due to geological reasons. In other words, they were trying to project areas that were most buildable. It was not based on a safety concern, in her opinion. Mr. Allred commented that staff's main objective in bringing the matter to the Commission is to determine whether there is opposition to the applicants expanding the building site to fit the home they want on the site as long as they can comply with safe geological practices on site. A letter from the City's consulting geologist states that as long as the applicants follow the recommendations, the site is safe to build on. Staff's major concern is whether or not the request was safety related. Recent data showed that it is a safety issue. Therefore, staff is supportive of the change.

Commissioner McKell stated that moving the building further from the cliff would provide an opportunity to construct safety features such as a wall to contain any falling rocks.

(19:48:23) *Commissioner Carr moved to amend a minor displacement of the original site for the building. Based on the geologic reports received by the City, staff recommended the following:*

1. *Neither the public nor any person will be materially injured by the amendment of the plat; and*
2. *There is good cause for the amendment.*

The motion is also subject to the applicant's compliance and adherence to the geological recommendation.

Commissioner Khodadad seconded the motion. Vote on motion: Brad Scott-Aye, Paul Shupe-Aye, Lori Khodadad-Aye, Richard Kimball-Aye, Gene Carr-Aye, Cyrus McKell-Aye. The motion passed unanimously.

2.3 Lynne Lane Subdivision – 05-1-06-01, 4322 South Lynne Lane, Concept and Preliminary Approval.

(19:52:07) Commissioner McKell reported that the Commission visited the site previously.

Ms. Hanson presented the staff report and stated that the project had been in process for a number of years in several different iterations. The proposal before the Commission is to combine and resubdivide three lots that have frontage on Lynne Lane and Albright Drive. The project was originally reviewed when one-half acre lots were still required. During the hearings the previous year, the Council agreed with the Commission that the one-half acre lot prohibition on private drives was not helping the community as was originally intended. For that reason, the requirement was rescinded. The applicants combined their lots and were requesting a subdivision. The preliminary plat showed six lots. One home is intended to remain. There would be two larger lots in the middle and three smaller lots on the perimeter of the subdivision. The lots would all exceed the requirements and be larger than the 8,000 square feet required in the zone. The lots widths were also greater than what is required in the zone. Staff is confident that the project would be an asset to the community and supported the request.

The applicant Doug Shelby, gave his address as 4318 Lynne Lane. He recalled that the Commission visited the site in June. At that time, there were a couple of unique circumstances. First, when 4500 South was overlaid, they did not realize that the survey monuments were the first to be covered over and the last to be replaced. As a result, they could not complete their surveys until the entire project was done, which caused a three-month delay. Secondly, the storm drain on Albright showed on all the maps, but after further investigation they discovered that it was only drawn and never built. The applicants had 524 feet of storm drain they would have to run to Albright.

The applicant's proposal is to add a private lane and two additional lots. Mr. Shelby stated that the configuration is much better and converted three deep lots into usable lots.

Commissioner McKell asked about trees on the lot and if they would be preserved in some fashion. Mr. Shelby responded that all of the trees could not be preserved because some were located where the lane would be. Many were old pear and apple trees. He planned to build a new home on Lot 4 that had numerous trees that were planted 18 years earlier. They planned to keep those trees.

(20:02:40) Commissioner Shupe asked about the grade of the road that would stub to the turnaround. Mr. Shelby responded that it would be less than 10% after it is graded.

Commissioner McKell opened the meeting to public comment.

(20:03:45) Dr. Don Mantilla gave his address as 4317 Lynne Lane. He had lived in the home for the past 30 years and had been very concerned about the vacant lot and the affect it had on the area. He stated that most of the area is well maintained with nice homes. He was elated when Mr. Shelby approached him and told him of his plans for the property. He stated that it would be a real benefit to all of the neighbors and the neighborhood as a whole. He stated that the property had been an eyesore in the past. He is confident that what is proposed would enhance the neighborhood. He expressed support for the proposal.

(20:07:05) Brian Abrams gave his address as 4363 Albright Drive. The plan is to run a storm drain down the south border of their property that would drain all of the properties. None of the properties would drain to Lynne Lane with the exception of Lot 2 that would go both ways.

There were no further public comments. The public hearing was closed.

(20:08:56) *Commissioner Shupe moved to approve the preliminary plat for Lynne Lane Estates comprising six lots in the R1-8 zone. The motion is subject to the following:*

- 1. The use is compatible with the surrounding properties; and*
- 2. The lots meet or exceed the requirements of the R1-8 zone.*
- 3. All corrections on preliminary plat as per TRC must be reflected in the final plat.*

Commissioner Shupe seconded the motion. Vote on motion: Brad Scott-Aye, Paul Shupe-Aye, Lori Khodadad-Aye, Richard Kimball-Aye, Gene Carr-Aye, Cyrus McKell-Aye. The motion passed unanimously.

2.4 Regency Court Subdivision – 07-1-18- 2703 East Casto Lane – Concept and Preliminary Plat Approval.

(20:10:45) Paul Allred presented the staff report and stated that the proposal is for a six-lot subdivision on lower Casto Lane. He explained that the lot sizes were larger than the minimum required in the area and the proposed use fit in nicely with the neighborhood. The proposed subdivision plat is a gated community with entrances on Regency Street and Casto Lane making it a private subdivision. Staff had seen several conceptual plans and discussed the project for some time with the applicant, Brent Gubler and his engineer. Staff had also had discussions with the utility companies. Mr. Allred reported that the corrected drawings that were expected from the applicant's engineer had not come back. As a result, staff did not recommend action be taken tonight on the concept and preliminary plats. Staff noticed the matter in anticipation of having a discussion about the subdivision.

(20:12:25) Mr. Allred commented that the property is very nice and there had been horses on it in the past. He stated that it would have been nice to have seen a park developed on the property. He understood, however, that the City got involved too late to acquire the property for public use. He stated that it would, however, make a beautiful subdivision. Mr. Allred reported that there was an older home on the southwest corner of the site that is not proposed to be part of the subdivision. Staff had some concerns about tree preservation on Casto Lane. They wanted some of the larger trees along the road be preserved. Other issues were identified such as sidewalk configuration and how an open ditch would be dealt with. Mr. Allred suggested public comment be taken tonight on impacts and other technical issues. He expected the corrected drawings would be received by the City fairly soon.

Mr. Gubler commented that he had been working on the project for some time and notice was sent to 130 residences. He had been on site with the staff on three occasions. He reported that the ditch is an upper canal irrigation ditch that had a 10-foot easement next to Casto Lane. The applicants were proposing to put the ditch into a pipe and cover it. Mr. Gubler described the plans for the sidewalk. Mr. Allred stated that it is still unclear as to whether or not the sidewalk would be integrated with the curb to keep the trees or whether there would be a standard park strip and sidewalk. He wanted to see exactly where the property line is in relationship to the trees and what could be done with the walk to save any trees in the right-of-way.

(20:23:10) Commissioner McKell stated that the Commission would want to see great effort on the part of the applicant to preserve the trees and show the location of those that would remain. Mr. Gubler stated that the trees were currently on his property and they had no intention of taking them down.

Commissioner McKell opened the public hearing.

(20:28:25) Laura Lawrence stated that she lived directly across from where the street would come out. She did not want to see the loss of green space. She said it had been a treasure in Holladay for many years. She expressed concern with safety with cars going in and out. She remarked that the exit would turn her property essentially into an intersection, which would devalue her property. Parking issues were raised. Mrs. Lawrence stated that they had a lot of visiting family and if she were unable to park near her property she would be negatively impacted.

Mr. Allred stated that one ordinance requirement is that cars not queue into the street. As a result, the entrance gate would have to be at least 18FT behind the property line to allow cars to pull in completely off the street and not block it.

Commissioner Carr stated that the Commission is aware that a neighborhood meeting was conducted but they had not heard a report of what took place. Mr. Gubler stated that 30 to 40 people were in attendance. They summarized all of the comments received and submitted them to staff. In response to comments received about access, the applicants proposed a gated community. Overwhelmingly, the neighbors had no objection to the subdivision. Mr. Gubler stated that they were not enthused about developing the property but the taxes were \$13,000 per year for three acres and they could not afford to run horses on it. He remarked that the government is forcing them to develop it.

(20:34:30) Ray Thomas gave his address as 2795 Casto Lane and stated that his home is on the southeast border of the property. He was very impressed with the Gublers who had been very sensitive to the neighbors. With regard to trees he stated that with regard to the placement of the sidewalk there were very old historic poplar trees that would be preserved with the applicant's proposed sidewalk plan.

Doug Gubler gave his address as 2733 Casto Lane. With regard to Mrs. Lawrence's comments about the project creating an intersection, he stated that her husband owns a truck that is parked in front of the property quite often. It created a safety concern because it is a big truck on a fairly small street. He was not sure that would affect the public health, safety, or welfare proceeding into a development. He stated that the issue already existed and had caused a problem. He stated that it would be beneficial to have a sidewalk constructed. On the one side of the fence there is greenery that would also help reduce the fire hazard.

(20:37:09) Scott Larson gave his address as 5001 Regency. He asked if there had been any coordination with the County to provide snow removal. The Gublers indicated that there would be private snow removal and he questioned whether there is coordination between the County and the applicants or if there is any restriction on where the snow would be pushed.

Mr. Shupe responded that typically in a gated community the snow is stacked inside the project itself. Because it is a private road, the County won't go across it. The snow removal would have to be provided privately.

In response to a question raised, Mr. Allred clarified that the subdivision would not be a PUD but there would be an HOA. Mr. Gubler explained that the project is in compliance with all County

and City standards. Presently when the roads were plowed the County pushed the snow against Mr. Gubler's fence. He had not complained because it did not go clear through. Once a road is built the County would be obligated to move the snow away from the fence.

Mr. Allred stated that generally in a private road situation the homeowners within the subdivision have to arrange for their own snow removal. With regard to the road status, he stated that he had worked in several communities where this type of development would not be allowed. He said it is a credit to Holladay to allow a project that does not require a public road. It was his opinion that most communities would require Regency to connect to Casto. In this case, a good compromise was reached. What is proposed was allowed because Holladay values its quaint quiet streets, its privacy, and its allowance for private subdivisions. He remarked that what is proposed is a pretty good compromise. Mr. Allred remarked that at the time of preliminary plat, the Commission might want to require that the construction standards for the road be up to par with the standards required of a public road.

(20:45:54) Claire Gaylord gave her address as 4998 Regency. Her home would back the Regency Street gate into the project. Snow removal issues were raised. She asked what guarantees the residents would have that their driveways are not blocked by snow. She also asked if the wall to be built around the property that would abut her backyard would be the same wall that will be on Casto. She asked if the Gubler's wall would impact the existing fence on her property. Mr. Gubler responded that he did not know how the County handled snow removal in similar instances. With regard to the fencing, Mr. Gubler stated that any fence they put up will be located on their side of the property or on the property line. His intent is to install a cinderblock fence around the property. Mr. Allred explained that on issues like fencing, unless there is a conditional use permit, the Planning Commission does not make a ruling and it would be between Mr. Gubler and the neighbors. In fact, Mr. Gubler could install any kind of fence he chose, so long as it meets the Code.

(20:53:35) Commissioner Kimball stated that \$13,000 per year would be an inexpensive way to provide a beautiful park. It was noted that Mr. Gubler could do with the property what he liked.

Staff recommended the applicant and his engineer come back with corrected plans. There would be more discussion at the staff level and once the staff review is complete, the matter would be brought back to the Planning Commission at the first available meeting. Mr. Allred asked if the Commission would like another notice sent out on the matter. He remarked that the public hearing requirement had been satisfied with tonight's meeting. Commissioner Kimball suggested those who spoke tonight be notified. Commissioner Shupe was nervous that a precedent would be set for someone else.

Mr. Gubler commented that what is proposed is a premiere subdivision. He did not think there would be another area in Holladay that would be as nice. What he had seen were lots being divided into 10,000 square foot or smaller lots. What he is proposing were one-half acre lots.

(20:58:29) George Middleton gave his address as 2734 Swasont. He is a good friend of the Gublers and understood that the goal of the City is to create parks. It was pointed out that the property would be a perfect location for a park in the middle of the City. He wondered where property was being purchased for parks. Mayor Larkin was his friend and Mr. Middleton was in favor of developing a park at the end of Holladay Boulevard. He did not see that happening. Mr. Allred responded that he is the chair of a committee that had been meeting for over one year

about parks and trails. Mr. Gubler's property is one that the committee considered. The committee approached Mr. Gubler and Mr. Gubler responded that if he had been approached earlier his family might have been open to it. Mr. Allred stated that the City has a parks and trails master plan that is being reviewed. The committee is trying to decide whether or not it is viable or rational for the City to attempt to purchase small pockets of property throughout the community for parks. He stated that in the Knudsen Park area there were two plans for the project recommended by the Planning Commission that the committee had reviewed. Both had been forwarded on to the City Council for their consideration. At the present time, the Council had not decided to approve either of them. He remarked that there is not a lot of raw ground available for parks in the City and what is available is not affordable.

(21:02:45) Darlene Gubler gave her address as 2558 Flamingo Drive. She remarked that until the government changes the tax structure, green space will be discouraged.

There were no further public comments. The public hearing was closed.

(21:04:15) *Commissioner Kimball moved to postpone action on the item to a future meeting when the required data has been prepared and reviewed by staff. No further mailed notice was required for action to continue on the item. Commissioner Scott seconded the motion. Vote on motion: Brad Scott-Aye, Paul Shupe-Aye, Lori Khodadad-Aye, Richard Kimball-Aye, Gene Carr-Aye, Cyrus McKell-Aye. The motion passed unanimously.*

2.5 Cottonwood Mall area proposed zoning language discussion.

The above item was not discussed.

3. Consent Items.

3.1 Approval of Minutes – Planning Commission Meeting – January 8, 2008.

Lori Khodadad asked if she could amend her vote on the Castleberry Estates matter. Everything she said prior to the final vote made it sound like she wanted the project to go through, which she did. She did not realize she was voting on the final decision when she voted against the motion. She asked that her vote be changed to Aye. Commissioner Carr stated that her vote, which was on the record, could not be changed. Mr. Allred stated that Commissioner Khodadad could clarify in tonight's meeting her intent. Commissioner Khodadad clarified that her intent was to vote in favor of the motion on the Castleberry Estates matter.

Mr. Allred explained that changes should not be made to minutes except, as they are factually or grammatically incorrect, even if the intent was different. He remarked that the only way to change a vote would be to officially reopen an item.

(21:15:25) *Commissioner Carr moved to approve the minutes of January 8, 2008, subject to written comments to be submitted by Members of the Planning Commission. Commissioner Shupe seconded the motion. Vote on motion: Brad Scott-Aye, Paul Shupe-Aye, Lori Khodadad-Aye, Richard Kimball-Aye, Gene Carr-Aye, Cyrus McKell-Aye. The motion passed unanimously.*

4. Adjourn.

The Planning Commission Meeting adjourned by unanimous consent of the Commission at 9:20 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Planning Commission meeting held Tuesday, January 22, 2008.

A handwritten signature in black ink that reads "Teri Forbes". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: 2/5/08