

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

**Tuesday, March 6, 2007
5:00 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Jim Palmer, Chair
Cyrus McKell, Vice Chair
Gene Carr
Howard Diederich
Brad Scott
Lynda Shields
Paul Shupe
Richard Kimball, Alternate

City Staff:

Paul Allred, Community Development Dir.
Pat Hanson, City Planner
Alma Haskell, Planner

1. Pre Meeting

Since there was a citizen who came to address item 1.4 on the agenda, the Commissioners opted to take his comment prior to leaving on the field trip.

Mr. Steve Luczak addressed the commission. He told the group that he is struggling with the new rules and in particular on nonconforming lots that are very narrow and deep. In particular, the new “building Corridor” doesn’t work. He’s only bought three out of seven lots in the past weeks because with the new rules, there doesn’t seem to be any way to design a marketable house on them.

Commissioner McKell asked if he thought the rules were hurting property values. Mr. Luczak said it definitely has harmed deep, narrow lots. He thinks that even lots where there isn’t a view to protect, property values have suffered.

Commissioner Diederich asked if staff would work with the development community to get some new language and he would talk to his council member about changing the problem rules.

Commissioner Palmer thought that the Council would be open to changes, given the fact that they have asked for updates on the effects of the new language.

Mr. Luczak reiterated that the rule that is most problematic is the building corridor.

Commissioner Shupe asked if he has some alternative language.

Mr. Luczak said to just take it out.

Commissioner McKell asked if the rules were affecting the tree removal problem.

Mr. Luczak thought that saving trees and the use of “green” building practices could be an incentive or a reduction in the impervious coverage requirements.

Mr. Tracy Duckworth also addressed the commission. His specific concern is that he wants to put in a pool at this house but the structures on the lot already exceed the maximum impervious coverage limits. He feels that he has built his home and landscaped his lot in a manner that no additional storm water runs off. He thinks that mitigation should solve the impervious structures problem but understands that he will need to work through the process to get this done.

Mr. Allred commented that staff will need to come up with some new language. There could be many houses that won't comply with the new regulations. He thinks that many options are available to solve some of the problem. However, storm runoff is not the only reason for the rules, protection of existing vegetation and other environmental concerns prompted the new rules.

The Commissioners briefly discussed green buildings with Mr. Luczak. At the end of the discussion, the group agreed that new language needs to be drafted and sent to the Commission and Council as soon as possible.

Commissioner Diederich left at 6:30 pm when the Commissioners left for the field trip.

2. Field Trip.

The Commission Members visited the following sites:

2.1 Larsen Subdivision, 07-1-02, 4558 S Russell St.

The Commissioners met with the applicant, Mr. Clark Larson, on the site. They asked about the proposed layout of the three lots and the location of the proposed house. They talked about access to the proposed garage and alternative locations for the driveway. There were no other specific concerns discussed.

2.2 Chamberlain on Valley View Subdivision 07-1-04, 2645 E Valley View

The Commissioners asked about the proposed layout of the three lots. They asked if the existing houses would be demolished. They noted there could be a problem with the runoff but thought that could easily be resolved. There were no other specific concerns discussed.

2.3 Oakwood Court Subdivision, 07-1-05, 5781 S Highland Drive

Staff explained that this was in an area that was zoned for 15,000 SF lots but until the new language was approved, they couldn't subdivide because the lot is on a private street and that would have required half acre lots. The applicant, Mr. met the Commissioners on the site and explained his proposal. He wants to create one additional lot, about 19,000SF. The Commissioners asked about the three large pine trees on the lot and the applicant said they will probably need to be removed for a new house. He plans to demolish the existing house and build new homes on the new lots. The commissioners asked if the applicant would consider working around the trees and the applicant said he would investigate the possibility.

3. Adjournment.

The Planning Commissioners returned to the City Offices and because there were no discussion or decision items scheduled, adjourned the field trip at 7:30 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Planning Commission meeting held Tuesday, March 6, 2007.

Patricia Hanson
City Planner

Minutes approved: 4-17-07