

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

**Tuesday, May 15, 2007**

**5:00 p.m.**

**Holladay Municipal Center  
4580 South 2300 East**

***ATTENDANCE***

**Planning Commission Members:**

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

**City Staff:**

Paul Allred, Community Development Director  
Patricia Hanson, Planner  
Alma Haskell, Planner

**1. Pre-Meeting/Field Trip.**

**1.1 Holladay Center Site Plan- 1950 East Murray Holladay Rd. -Parking re-configuration.**

*The Commissioners visited the site and met with the property manager Chris Howell. They reviewed the original site plan and the proposed changes. Mr. Howell told the Commissioners that they had taken a second look at their proposal and because of the location of the power poles, decided that they probably won't change the layout of the existing parking. Chairman Palmer, with the commission's agreement directed staff to review the new proposal and if it is substantially in accordance with the approved site plan, then the changes could be approved at staff level. However, if the applicants decide to do something different, they will need to come back to the Commission for an amendment to the existing conditional use permit. The applicants plan to have a new design submitted within the next few weeks.*

**1.2.1 Doxey Stream Exception- 6273 Canyon Cove Cir. -File 07-9-03- Exception to 50' from ephemeral stream**

*The Commission met with the applicant, Ms. Doxey on site. They discussed the proposed location of the house and her request for an exception to the fifty foot setback. Mr. Haskell told the Commission that as of that time, the City Engineer, Mr. Kemp could not recommend the exception. He felt that the intrusion was not warranted and would negatively impact the riparian habitats along the creek. He also felt that there was adequate room to build a house on the lot without the exception. The Commission agreed that without Mr. Kemp's approval, there was no reason to hold a hearing on the request. They could not grant this without the city engineer's support, and the applicant should work to make an application that could meet the 50' required protection area, or a design that the city engineer could recommend for an exception.*

The Commission returned from the field trip and convened the work meeting the Olympus Room at 7:00 pm.

**2. Agenda**

2.1 Ordinance Discussion regarding changes to the Title 13 including chapters 13.14, and 13.32. *Mr Allred led the Commission in a discussion regarding the impervious coverage regulations and in particular giving “credits” for those lots which already exceed the adopted percentages. The Commission developed a matrix of methods and their possible credits. The goals included in the matrix included, reducing run/off and improving water quality, reducing urban heat, enhancing community identity and aesthetics, preserving open space, recharging the existing water table, improving air quality, mitigation of lost vegetation, and control or mitigation of massing of structures. The credits listed included, planting trees, xeriscaping, installing retention basins sumps and cisterns, using porous pavements with and without vegetation and incorporating various “Green Building” techniques. The commissioners assigned a value to each credit and directed staff to prepare language for the public hearing scheduled on June 5<sup>th</sup>.*

**3. Adjourn**

*The Planning Commission Meeting adjourned by unanimous consent.*

The meeting adjourned at 8:40 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Planning Commission meeting held Wednesday, July 25, 2007.*

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Patricia Hanson  
City Planner

Minutes approved: 9-4-07