

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING
Tuesday, March 15, 2016
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE:

Planning Commission Members:

Matt Snow, Chair
Spence Bowthorpe
John Garver
Chris Jensen
Marianne Ricks

City Staff:

Paul Allred, Community Development Dir

PRE-MEETING/WORK SESSION

Chair Matt Snow called the meeting to order at 6:38 pm. Planning Commission issues related to the agenda were discussed over dinner.

The Commission decided that due to lengthening days, the Commission should commence with field trips again on April 6th at approximately 5:45pm.

CONVENE REGULAR MEETING

1. Welcome and Chair Opening Statement.

Chairman Snow called the Regular Meeting to order at 7:00 p.m.

DISCUSSION ITEMS

A. Tree Canopy Ordinance.

The ordinance must not be too restrictive and needs to allow for freedom of design. The goal is to protect “significant trees” if all possible. Protect trees in building setback areas that are already in place. Have “arborists” look at / evaluate tree health. Staff suggested that the Commission look at Truckee California Ordinance. Solar access design should be central to this issue. The goal is to work with the land and community to protect valuable tree resources.

B. Spacing Requirements for Dining Clubs in the HV Zone

Overall, the Planning Commission is generally not in agreement with premise of amendment. The Commission is more concerned about the borders/ edges and proximity of Dining Clubs to residential areas. If Dining Clubs follow state rules for this type of use the city should be ok. State law provides ample safety. The Commission discussed the unintended consequences. Also, do we want Village to be concentrated on dining, or “Mom & Pop” businesses and are we deviating from the vision of the Holladay Village? Most Commissioners felt opposed to the idea. It was suggested that staff provide an aerial map that would show what this provision would mean to the Village if implemented.

C. **Neighborhood Meeting Requirement for Development in the HV Zone.**
The Commission. felt that all site development projects should be subject a neighborhood meeting between the residents and developer prior to any public hearing as in other zones of the city.

D. **Fencing Regulations for Property Along Arterials**
This item was deferred for discussion/action. Staff will back to the Commission after meetings of subcommittee of the Planning Commission.

E. **Architectural Control in Commercial and Multi-Family Developments**
Other cities have better controls than we do and we need to look at those controls. There was some sentiment to require more oversight through the City's Design Review Board (DRB) or perhaps develop a separate Architectural Review Committee. There was discussion on if the city can/should deny Certificate of Occupancy if buildings deviate from approved plan or without approved modification. It was suggested that perhaps the DRB ought to be expanded for better attendance and oversight of projects in the community. The City must develop architectural standard, however. There needs to be more enforcement-after construction commences and more review prior to permitting. It was agreed the city needs to "raise the bar" for how we look and feel, but there is no need to re-invent the wheel. Borrow best ideas from cites. The DRB should put people through our future review process so the Planning Commission does not have to demand more quality from our development community. We are obligated to create and adopt defensible aesthetic standards

F. **Blade Signs in All Commercial Areas**
The Commission was generally supportive of idea. Keep to ground floor only. Allow reasonable expansion for more than 2' projection from building face. We are looking for consistently, solid high quality permanent fixture materials wherever these signs are installed.

ADJOURN

Commissioner Carter moved to adjourn. Commissioner Ricks seconded the motion. Vote on motion: John Garver-Aye, Spence Bowthorpe-Aye, Marianne Ricks-Aye, Jim Carter-Aye, Chair Matt Snow-Aye. The motion passed unanimously. Chris Jensen was not present for the vote.

The Planning Commission Meeting adjourned at 7:55 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Tuesday, March 15, 2016.

Jonathan Teerlink, City Planner

Minutes approved: 4/19/16