

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

**Tuesday, March 17, 2015**

**6:30 p.m.**

**Holladay City Hall**

**4580 S 2300 E**

**ATTENDANCE:**

**Planning Commission Members:**

Les Chatelain, Chair

Spence Bowthorpe

Jim Carter

John Garver

Chris Jensen

**City Staff:**

Paul Allred, Community Development Director

Rick Whiting, City Planner

**PRE-MEETING/WORK SESSION**

Chair Les Chatelain called the work session to order at 6:30 p.m.

Community Development Director, Paul Allred, explained the proposed amendment to Development Standards in the R-M & R-2.

The exposed wall height text amendment in progress as well as a discussion on the Ground Floor Retail policy in the HV zone were introduced.

*Commissioner Snow moved to close the Work Meeting and open the Regular Meeting. Commissioner Garver seconded the motion. The motion passed with the unanimous consent of the Commission.*

**CONVENE REGULAR MEETING**

Chair Les Chatelain called the Regular Meeting to order at 7:00 p.m.

**ACTION ITEMS**

**1. Section 13.32.080 - Text Amendment – Development Standards in R-M & R-2 Zones.**  
Mr. Allred introduced the proposed text amendment. He explained that for some time, the TRC has felt that the setbacks in the R-2 and RM zones for buildings on private roads were overly restrictive especially as they contrast with the setbacks in the R-1 zone on private roads which are more flexible. The new Highland Court subdivision has raised this issue again as it seems inequitable that the setbacks for these homes is a minimum 25 feet from the private roadway. Staff proposed various changes to these zone standards to make them similar to those in the R-1 zones. Also, after looking at the uses and standards of the R-2/RM zones thoroughly, it became apparent that some formatting and other suggested changes should be made as well which have been included in the draft text.

Chair Chatelain opened the public hearing. There were no public comments. The public hearing was closed.

The Commission discussed this amendment at length and felt that overall, some of the changes were not appropriate for approval without further debate and discussion. It was suggested, in particular, that the new notes at the bottom of the text were not acceptable, but, that a simplification of the text would likely garner Commission support. Commissioner Snow felt that most of the text was acceptable and that it could be amended per Commission concerns and considered at the next meeting.

*Commissioner Carter motioned that the Commission continue further discussion of this item to a future meeting. Commissioner Bowthorpe seconded the motion. The motion passed unanimously.*

**2. Approval of Minutes – Feb. 3, 17 & March 3, 2015**

The minutes of February 3, 2015, were reviewed and discussed.

*Commissioner Bowthorpe moved to approve the minutes of February 3, 2015, with the noted corrections. Commissioner Carter seconded the motion. Vote on motion: John Garver–Aye, Spence Bowthorpe–Aye, Chris Jensen–Aye, Chair Les Chatelain–Aye, The motion passed unanimously.*

The minutes of February 17, 2015, were reviewed and discussed.

*Commissioner Bowthorpe moved to approve the minutes of February 17, 2015, with the noted corrections. Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Spence Bowthorpe–Aye, Chris Jensen–Aye, Chair Chatelain–Aye, The motion passed unanimously.*

The minutes of March 3, 2015, were reviewed and discussed.

*Commissioner Carter moved to approve the minutes of March 3, 2015, with the noted corrections. Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Spence Bowthorpe–Aye, Chris Jensen–Aye, Chair Chatelain–Aye, The motion passed unanimously.*

**DISCUSSION ITEMS**

**3. Section 13.014.100 – Exposed Wall Height – Proposed Text Amendment (continued) –**

Community Development Director, Paul Allred, presented two new graphic representations that had been prepared by Jonathan Teerlink. These show how a typical home could be affected by the change in ordinance and help clarify the proposed text amendment. The Commissioners reviewed and discussed the ramifications of the amendment. It was decided that additional graphic views depicting the side views might be beneficial as the Commission felt that overall the issue is still not clear on how to handle large exposed walls that are artificially created by excavation or result from construction on steep slopes. The Commission discussed the difference between excavations within the minimum building setback area versus those not. Additional discussion focused on how to properly measure wall heights and what kind of architectural elements should be used to horizontally break up large exposed walls created by slope or excavation. Commissioners expressed appreciation for the graphics included in the packets and felt they helped in the consideration of this matter.

*Commissioner Bowthorpe motioned that this item be continued pending the creation of additional graphics and further discussion at a future meeting. Commissioner Garver seconded the motion. The motion passed unanimously.*

**4. Ground Floor Retail in the Holladay Village Zone.**

Community Development Director, Paul Allred, explained that Councilman Steve Gunn had inquired about the possibility of revisiting the question of to what extent the ground floor retail requirement in the HV zone was beneficial to the community. The Commission discussed the implications of potentially amending or eliminating this requirement.

It was agreed that this evaluation represented a valid conversation and should be further pursued at a later date.

**5. Updates or follow-up on items currently in the development review process.**

**6. Report from Staff on Upcoming Applications.**

Mr. Allred advised the Commissioners that the twin home project on 5600 S. and Highland Dr. was moving forward and would be back for Final Plat review by the Commission soon.

**OTHER BUSINESS**

**7. Discussion of Possible Future Amendments to Code.**

**ADJOURN**

*Commissioner Garver moved to adjourn. Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 8:47 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 17, 2015.*

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Paul Allred  
Community Development Director

Minutes approved: April 7, 2015