

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

**Tuesday, March 20, 2012
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Lori Khodadad, Vice Chair
Spence Bowthorpe
John Garver
Troy Holbrook
Paula Lowry
Matt Snow

City Staff:

Paul Allred, Community Development Director
Jonathan Teerlink, City Planner

PRE-MEETING/WORK SESSION

(18:38:08) The agenda items were reviewed and discussed.

With respect to the Gilmore three-lot subdivision, City Planner, Jonathan Teerlink, stated that the applicant owns one very large piece of property and his brother owns a smaller piece that is surrounded by the larger one. The intent is to divide the large piece into two lots and give what is left over to his brother. Staff determined that the request met all of the zoning criteria. Mr. Teerlink stated that the existing street is substandard and the intent is use asphalt berming to control the storm water coming down 3990 South. No other changes were proposed. The guesthouse on the site was placed on the new lot as a residence. A variance was granted one year earlier to reduce the rear yard setback. The matter was noticed for both concept and preliminary plat approval.

(18:42:27) The Dempster/Black Diamond matter was discussed. Mr. Teerlink stated that no comments were received from the neighborhood. At the last meeting there was discussion of extending the C-1 Zoning. Mr. Teerlink stated that most likely the recommendation would be to rezone it as 10,000 square-feet and ask the City Council to consider rezoning it at a future date. Community Development Director, Paul Allred, suggested long-range that there be a reuse plan in the event Black Diamond goes away. The concept involved the idea that the area between 2000 East and 2300 East be studied in more detail.

Mr. Teerlink stated that he spoke to Peter Metcalf a few weeks earlier and he did not object to what was proposed. If a rezone is pursued to the rest of his property Mr. Metcalf was not worried because the majority of their manufacturing is done overseas. Going forward the use was to be more retail and office space oriented.

A question was raised as to whether there was another viable option for coffee shop or another place on the site that it could be located. The preference was not to do a rezone the property.

Mr. Teerlink responded that the commercial is restricted to just the few shops in front of Black Diamond. Possible options were discussed.

With respect to the possibility of shared parking, Mr. Allred stated that because of shared parking, the area to be rezoned could potentially be reduced the minimum.

Zoning issues were discussed. Possible zoning options available to the Commission were discussed. Mr. Allred explained that the area consists primarily of one single property owner and a zone need not be applied. Mr. Allred explained that there can be more than one zone within a property. If the Council takes action to rezone it affirmatively to C-1, a firm legal description will be needed.

(18:57:30) Concern was raised by Commissioner Holbrook in the event the coffee shop remains and Black Diamond leaves. His concern was greater if Black Diamond remains and the coffee shop does not survive. In that case there would be a large C-1 designation with a great deal of latitude and no master plan in place. It was acknowledged that there is a problem in the corridor that needs to be addressed. It was noted that this was the first use coming to the Commission.

Mr. Allred stated that the City has a limited number of tools available to help the user. Most would agree that a coffee shop in the proposed location is not a bad idea but there is no tool to allow it because the RM, C-2, and the NC Zones do not accommodate the request. He recalled that the Corridor Commercial, General Commercial, and the Boulevard Commercial Zones were created a few years earlier and recommended to the Council. The Council did not look at them favorably. Mr. Allred suggested the Commission perhaps refer to back to the zones and see if perhaps one is appropriate for the future to deal with the concerns raised.

(19:03:43) *Commissioner Khodadad moved to go across the hall to conduct the balance of the Meeting. Commissioner Lowry seconded the motion. The motion passed with the unanimous consent of the Commission.*

CONVENE REGULAR MEETING

In the absence of Chair Les Chatelain, Vice Chair Lori Khodadad called the Regular Meeting to order at 7:00 p.m.

DISCUSSION ITEMS

1. **Gilmore Three-Lot Subdivision – Conceptual Plan & Preliminary Plat – 1801 East 3900 South – R-1-15 Zone – Planner: Jon Teerlink.**

(19:01:10) City Planner, Jonathan Teerlink, presented the staff report and stated that the application is for a three-lot subdivision. The applicant was identified as Dr. Nathan Gilmore who was represented by Norm Dahle from Trophy Mountain Homes. The property is located on 3990 South in the R-1-15 Zone. Dr. Gilmore owns approximately 1 ½ acres that is improved with a single-family home and a guest house. The property is proposed to be split into two lots. The remainder of the property consisted of approximately 17,000 square feet. Mr. Teerlink reviewed other details of the proposal including street issues and civil engineering. The staff recommended approval of the plans for both the Conceptual Subdivision Plan and the Preliminary Plat.

Agent for applicant, Norm Dahle, made a short presentation to the Commission regarding the proposal and indicated that the staff had adequately summarized the matter. He also related that 6 area residents attended the required neighborhood meeting. The Commission opened the public hearing. A Mr. Wood?, spoke saying he represented an abutting 10 lot Home Owners Association and they support the proposed subdivision. Linda Bonar also said she was supportive of the plan. She wished the Gilmore Family well. The public hearing was closed. Commissioner Bowthorpe motioned to approve both the conceptual and preliminary plat with the attached findings provided by Staff and to also to allow the TRC to approve the final plat. The voting was 5-0 in favor.

2. Dempster/Black Diamond Rezone – R-M to C-1 Zone – Planner: Jon Teerlink.

Jon Teerlink provided a staff report on the proposal to build a drive thru coffee shop on 3900 South on the Black Diamond property. The applicant was not able to attend but a representative for him spoke on his behalf. He stated that the use would be a welcome addition to 3900 South as there is no similar use like this one in the area. He explained that Mr. Dempster has been operating a similar use for 3 years at another location. They plan to keep that location open. They would like a small indoor seating area and perhaps a rooftop seating area as well. The public hearing was opened. Sarah Boyle commented that she was excited for the use overall, and would walk over to patronize it if approved. Linda Bonar asked the PC to make sure to have the car route clearly painted in the parking lot and to make sure public safety was a top priority. The hearing was closed. The commission heard description of how the building might look and what materials might be used; converted shipping containers. The representative indicated that they would use the services of an architect to lay out the site and design the coffee shop. He said Starbucks in using this idea. The operators said they anticipate 75 to 100 customers per day and that they desire a drive-thru as part of the site plan. Their other location does not have a drive thru. As the discussion continued, it became apparent that the applicants did not understand the setback constraints of the C-1 zone they were requesting. After some debate and questions by the applicant and the Commission, it was decided that this matter was not ready for action. The commission voted 5-0 to continue the matter until the applicant was able to work with the property owner and look further into the setbacks and requirements of the C-1 zone to see if this was workable. Commissioner Holbrook specifically asked staff to look into whether or not the C-1 actually allowed drive thru uses.

DISCUSSION ITEMS

3. **Sign Ordinance Amendment – HV and ORD Zones – Planner: Paul Allred.** This item was not discussed but deferred to a subsequent meeting.

MINUTES

4. **Approve Minutes of the March 6, 2012 Meeting.** Minutes were approved with minor changes noted by staff by a vote of 5-0. Motion, Holbrook, Second Lowry.

OTHER BUSINESS

5. **Updates on Upcoming or Follow-Up on Items Currently in the Development Review Process.** Paul Allred and Jon Teerlink briefed the Commission on upcoming development proposals as well as items that are still be considered.

ADJOURN

Commissioner Bowthorpe motioned to adjourn the meeting. Commissioner Lowry seconded the motion. The Planning Commission Meeting adjourned at approximately 9:30 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 20, 2012.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: April 17, 2012