

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

**Tuesday, April 9, 2013
6:00 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Lori Khodadad, Chair
Brad Wright
Les Chatelain
Spence Bowthorpe
Chris Jensen
John Garver

City Staff:

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner

CONVENE REGULAR MEETING

Co-Chair Brad Wright called the meeting to order at 6:05 p.m.

DISCUSSION ITEMS

1. Report from Special Committee formed by the City Council to Review the Highland Drive Corridor Master Plan.

(18:06:30) Tom Nelson was present representing the Highland Drive Committee. He read the attached cover letter to the Commission. Mr. Nelson stated that putting the pieces together for their vision is a difficult process and emphasized careful study and evaluation. Regarding the Residential Zone (RO), the Committee recommended no more commercial. They also separated the area into three segments and discussed each.

(18:20:00) Chair Khodadad joined the meeting.

Commissioner Wright stated that the term Grand Boulevard captured all of the input and ideas regarding the plan.

Committee Member, Russ Winegar, stated that Mr. Nelson's statement regarding no additional commercial zoning was not completely accurate, as the RO is a commercial zone. He confirmed that the Committee wishes to limit other types of zoning, as stated in their report.

Committee Member, Gene Carr, considered the RO Zone to be an excellent regulatory ordinance that will accomplish exactly what the Committee has set out to do. The Cottonwood Historical District official ordinance was also discussed.

(18:32:34) Committee Member, Craig Larsen, discussed Section D of the report. Mr. Carr stated it was deleted and rewritten due to the fact the other sections, with the exception of Section D,

were written so that they pertain to all of Highland Drive. He indicated that Section D was different for that particular segment.

Commissioner Chatelain expressed gratitude to the Highland Drive Committee for their hard work and efforts.

2. Residential Office (RO) Zone – Planners: Community Development Director Paul Allred & Pat Hanson.

(18:37:51) City Planner, Pat Hanson, presented the Residential Office Zone and asked if the Commissioners were ready to work on the use table, or if they prefer, postpone their recommendation until after the public hearing. She referenced Page 10, Appendix A, of the staff report which included remaining questions.

Commissioner Chatelain discussed bicycle parking and questioned the requirement of providing bike racks. The Commissioners recommended striking the requirement altogether. Language and grammatical issues were discussed and corrected. Permitted uses in the RO Zone were discussed.

(19:09:55) An unidentified audience member stated that Murray City requires permits for conducting business to be resubmitted annually. This allows compliance to be reviewed without an automatic renewal.

The Commission discussed parking and potential solutions. Community Development Director, Paul Allred, suggested parking not be prohibited in front of the building, but ensure that parking is such that motorists are not able to back onto Highland Drive to exit.

Commissioner Bowthorpe raised a question regarding the type of businesses being limited and whether restrictions are being determined by space and parking. Commissioner Wright reiterated that this zone is intended to serve as a transition between established residential neighborhoods and existing commercial uses. Only less intense businesses should be allowed in the zone.

(19:36:29) Commissioner Khodadad cited an excerpt from the Highland Drive report, which detailed the implementation of land use planning and new development that does not compromise the quality of life of residents whose property is adjacent to or accessed from Highland Drive. Mr. Allred suggested Residential Office Zone was being proposed most frequently due to distaste for the RM Zone carried over from the old County zoning scheme.

Issues pertaining to allowable building sizes, types of use, and intensity were further discussed. Commissioner Chatelain stated that intensity often runs with use. He noted that a dental office, for example, will have more patrons than a real estate office.

(19:44:06) Burt Carson commended the Commission for their progress on the RO Zone. His concern is with the enforcement of the transition between a residential building to commercial and the maintenance of the residential feel. Mr. Allred reported that the City's policy is enforced by the Planning Commission and in order to obtain zoning along with the presentation of a plan any zone changes would need to be approved by the Commission and the Council.

It was Mr. Carson's opinion that the parking issue should be self-regulating and coincides with the type of business proposed. Mr. Allred added that the City encourages shared parking as it is an efficient way of using less asphalt in other commercial areas but was not sure this would be a good idea in the RO zone.

(19:59:20) The Commission discussed Mr. Allred's suggestions as to the course of making recommendations on the RO zone. Mr. Allred reiterated that the purpose of the zone is to preserve existing buildings.

ACTION ITEMS

3. Approve Minutes of the March 5 & 19, 2013 meetings...

(20:14:54) Approval of the minutes was postponed until the April 16, 2013, meeting.

ADJOURN

(20:14:50) Commissioner Jensen moved that the minutes of March 5 & March 19, 2013, be postponed and that the meeting be adjourned. Commissioner Wright seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 8:16 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Special Planning Commission Meeting held Tuesday, April 9, 2013.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: May 21, 2013