

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

**Monday, June 23, 2014  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE:**

**Planning Commission Members:**

Chris Jensen, Chair  
Spence Bowthorpe, Vice Chair  
Lori Khodadad  
Les Chatelain  
John Garver  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Pat Hanson, City Planner

**Citizens:**

Ken Bell  
Debbie Petilos  
Mark Olsen  
Dr. Jared Probst  
Ryan Berry

**CONVENE REGULAR MEETING**

Chair Jensen called the meeting to order at 6:30 p.m. He reminded the members and the public present that this was not a public hearing and that comments should be kept to the regular meeting in July. Ms. Hanson distributed a prepared agenda of the outstanding items that needed discussion after the meeting on June 17th.

**DISCUSSION ITEMS**

1. **Figure 13.71.1-** The questioned being addressed is *“Should the Olympus Clinic be in or out of the area requiring ground floor retail?”*  
The Commissioners discussed this at length. Commissioner Khodadad noted that since the clinic has been in the Village for over 30 years, it seems onerous to make them comply with this regulation. Commissioner Bowthorpe spoke in favor of amending the map to remove them from this area requirement given their long history as an office use. Commissioner Khodadad agreed with Commissioner Bowthorpe. Commissioners Garver and Snow both expressed opinions to the contrary. They feel that allowing an exception in this case would send the wrong message. They both think that the Village rules should be applied the same to everyone who develops in the zone.
  
2. **Residential Uses in the HV Zone-** *Should residential uses be restricted to “accessory to a primary use” in the zone or can a building be wholly or primarily residential?(Ch. 13.100-Appendix A)*

The Commissioners briefly discussed this matter and agreed that residential uses were always allowed in the zone as a primary use and not as an accessory as the table was inadvertently codified.

3. **Overall Building Heights in the HV Zone-** *Should the current building heights be restricted to two stories in the zone? (Figure 13.71.3)*

The Commission discussed overall height regulations currently in place. They reviewed the area of the adopted graphic and reiterated their support for higher buildings in the Village. They feel that just because the developers of the new buildings on the Plaza did not choose to take advantage of the higher standard that should not preclude the next developer from doing so.

Commissioner Snow voiced his support for higher buildings and felt that this is a strong part of the "place making" that the ordinance is striving to achieve.

The Commissioners directed staff to generate a new graphic to add to the draft removing the "story" language in the legend. They agree that regulating the overall height of buildings was more important than the number of stories, per se.

4. **Buffering Standards-** *Graduated height standards (Review new graphic); review landscaping standards (width vs. area) and fencing/wall requirements. (Section 13.71.080 K)*

Mr. Allred explained that these standards are proposed to be changed to more closely follow buffering standards in the other commercial zones and in particular the NC zone. The Commissioners discussed the current standards in comparison to the other commercial zones and felt that the new standards would make more sense and facilitate development on these smaller parcels.

5. **Ground Floor Retail-** *Should there be a fixed floor area required for retail uses? (Chart 13.71.1)*

The Commission reviewed the existing graphic and suggested that a new graphic with showing exactly which parcels would need to have 100% retail on the ground floor. They thought that that rule could be relaxed for properties that are not in the center of the Village. Staff agreed to send a new graphic at the July 1 meeting.

At the end of the discussions, Chair Jensen asked if the citizens present would like to comment.

Ken Bell said he was just there to listen mostly but was in favor of flexibility of the proposed buffering standards.

Debbie Petilos reiterated her comments from the public hearing that she is not in favor of making any changes to the current text.

Mark Olsen feels that if he as a developer in the Village has to comply with all the regulations then everyone who develops here should be held to the same standards.

Dr. Jared Probst asked if they could accelerate their recommendation for their property because they would like to start construction this year.

**ADJOURN**

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

The Planning Commission Meeting adjourned at 8:00 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Special Meeting held Monday, June 23, 2014.*

**Paul Allred**

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Paul Allred  
Community Development Director

Minutes approved: August 5, 2014