

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

**Tuesday, July 1, 2014  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE:**

**Planning Commission Members:**

Chris Jensen, Chair  
Spence Bowthorpe, Vice Chair  
Jim Carter  
Les Chatelain  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Pat Hanson, City Planner

**PRE-MEETING/WORK SESSION**

Chair Jensen called the meeting to order at 6:30 p.m.  
The Commission briefly discussed the proposed text amendments.

*Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous consent of the Commission.*

**CONVENE REGULAR MEETING**

Chair Jensen called the meeting to order at 7:00 pm.

1. **Text Amendment – Holladay Village (HV) Zone (Continued) – Staff: Paul Allred, Community Development Director & Pat Hanson, City Planner** – It is proposed that various sections of Chapter 13.71: Holladay Village Zone (HV) be amended with regard to building height, buffering, uses allowed, ground floor retail, formatting, and other changes or amendments as may be determined by the Planning Commission. These could potentially include amendments to Chapter 13.100- Appendix A (Allowed Uses) in the adopted table for “Residential Uses in the HV zone” as well as Chapter 13.77 (Landscaping) for General Landscaping references in the HV Zone. When decided by the Commission, this will be forwarded to the City Council for their consideration and potential adoption.

The Commissioners discussed the proposed text amendments on a page-by-page review of the changes to this point. Staff included three proposed new graphics in the staff report. The Commission discussed the merits of each one and agreed to include the graphic suggested by staff for Figure 13.71.3 which would allow for higher buildings in the center of the Village and heights graduating downward on the periphery.

They agreed that the new graphic for the "ground floor retail" areas was acceptable as they had requested and included it in the recommendation. They also agreed to include the new graphic explaining "graduated height calculations" in the draft.

The Commissioners asked for language in Section K.2 be added to reference the additional height language in the Supplemental Regulations chapter.

During the discussion on the section of the text pertaining to trash receptacles, the Commissioners asked staff to review this rule in all the other commercial zones and to bring back some suggestions as the whether or not the current language is too restrictive.

*Commissioner Chatelain moved to recommend approval of the proposed amendments to Chapter 13.71, Chapter 13.76, Chapter 13.77 and Chapter 13.100, with the noted additions. Commissioner Snow seconded the motion. Vote on motion: Les Chatelain–Aye, Jim Carter–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.*

**7. Approve Minutes of the June 3, 2014, Planning Commission Meeting.**

The minutes of June 3, 2014, were reviewed and discussed.

*Commissioner Bowthorpe moved to approve the minutes of June 3, 2014, with the noted corrections. Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Jim Carter–Abstain, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.*

**OTHER BUSINESS**

**8. Updates for Follow-Up on Items Currently in the Development Review Process.**

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

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

**ADJOURN**

*(21:22:33) Commissioner Bowthorpe moved to adjourn. Commissioner Garver seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at approximately 8:30 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, July 1, 2014.*

**Paul Allred**

---

Paul Allred  
Community Development Director

Minutes approved: August 5, 2014