

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

Tuesday, December 6, 2022

5:30 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

ATTENDANCE:

Planning Commission Members:

Howard Layton, Chair

Dennis Roach

Chris Layton

Ginger Vilchinsky

Paul Cunningham

Karianne Prince

City Staff:

Jonathan Teerlink, Community Development Director

WORK SESSION

Chair Howard Layton called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Community Development Director, Jonathan Teerlink reported that the Action Item on the Regular Meeting agenda was related to Royal Holladay Hills, Block B. It was a Preliminary/Final Site Plan review. In September 2022, the Planning Commission reviewed a Concept Site Plan with the applicant and considered various aspects of the development as an adaptive reuse of the existing Macy's building. The building would remain in place and would be approximately the same size. Originally, the Site Development Master Plan ("SDMP") foresaw Macy's remaining in that location. Macy's was no longer there, so that was a placeholder within the Master Plan. An adaptive reuse had been proposed by the applicant to reuse the building and adapt it to an office and retail space.

Mr. Teerlink reported that an Architectural Plan was provided as well as a breakdown of the sizes of the office spaces and retail spaces. He reminded the Commission that the SDMP had a minimum number of residential units, a minimum number of commercial, and a maximum number for each. The Planning Commission asked the applicant to add that breakdown to the Site Plan. That had been done and was included in the packet. Mr. Teerlink stated that this would be the third commercial block under consideration by the Planning Commission. The southernmost block, Block L, was purely residential. The block for the Macy's adaptive reuse, Block B, would be a mixture of commercial and office space.

Staff reviewed the Site Plan based on elements such as utility and development. Mr. Teerlink explained that prior to the subdivision of the entire site, the civil development plans for the roads had been reviewed. That set the stage so that as individual sites came in, the sites could be reviewed based on the Utility Plan and Site Development Plan. This had been done for Block B.

The applicant added additional details to the Site Plan. For instance, the open space area was a plaza feature that would likely have some program space between the south side of the Macy's building and Rodeo Walk Drive. There would be an additional retail pad at the south corner as well. The latter would be reviewed at a later date. Mr. Teerlink noted that in the Staff Report, the Staff recommendation was for preliminary approval with a Condition of Approval that the Photometric Plan be submitted. However, over the weekend, that plan had been submitted. The Photometric Plan was added to the packet as an addendum. Staff had since reviewed the plan and felt comfortable with what had been proposed for the site.

Commissioner Roach wondered if Block B pertained only to the old Macy's building or if it also included the parking perimeter around the structure. Mr. Teerlink clarified that it was just the Block B building area. The parking perimeter around the structure was part of other blocks within the plat. Those would be redeveloped at a later time. When the other buildings came in, that shift in parking would need to be considered and a proposal would address the parking needs. The application for Block B did not impact the existing perimeter parking, but Mr. Teerlink noted that the approval referenced an update to the existing light poles.

Chair Howard Layton asked about the addendum. Mr. Teerlink shared the addendum with the Commission. He reported that bollard lights were proposed in the plaza area. Staff looked at the Photometric Plan to ensure that the same style of lights would be used throughout the streetscape and the rest of the project. It was important for everything to tie together. Commissioner Roach wondered if the proposal was in line with the dark sky language. Mr. Teerlink stated that the bollards were not dark sky compliant. Based on the examples he had seen, there was a translucent lens that let the light shine out everywhere. That being said, the fins could direct light downward. The SDMP had simply asked that a Photometric Plan be submitted. The site was interior to a larger development, which meant that light was less likely to disturb existing residential properties.

With the addition of the Photometric Plan to the Preliminary/Final Site Plan, Staff recommended approval of Royal Holladay Hills, Block B. Chair Howard Layton believed that since the Photometric Plan had been submitted, the motion language would not need to reference the Condition of Approval that had been outlined in the Staff Report. This was confirmed. Commissioner Roach asked about the third last page in the Meeting Materials Packet. It showcased the utility contract limit. There were some highlights around Phase II, but he did not see anything there that pertained to Block B. He wondered if that meant everything there was compliant. Mr. Teerlink confirmed this and explained that he had used the template for Block E for the Block B Staff Report.

Commissioner Cunningham referenced the second floor. There was an open area with amenities and restrooms at both ends. He wondered whether that would be open to the public. It was noted that there were still details to be refined, but that would be for the use of tenants in the building. Chair Howard Layton made note of the stairway on the east side of the building. He asked if that would meet fire requirements. This was confirmed. It would provide access to the outside. According to the applicant, there would be two tenants and each would take two floors.

Chair Howard Layton reported that Mr. Teerlink sent an email to the Commissioners with training links. He asked that all Planning Commission Members complete the training. Mr. Teerlink reported that he would send out forms later that day. Those forms needed to be completed and returned.

The Commission further discussed the Royal Holladay Hills, Block B Preliminary/Final Site Plan application. Commissioner Prince asked about the timeline for Block B. The applicant explained that the intention was to start that work in the next few months. Block B would take approximately 18 months to complete. There was discussion regarding the existing building and the SDMP. Commissioner Prince wondered if different architects were being used on the different blocks to create some variety. This was confirmed.

CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.

Chair Howard Layton called the Regular Meeting to order at approximately 6:02 p.m. He read the Commission Statement for the benefit of those present.

PUBLIC HEARING – ACTION ITEMS

1. **“Royal Holladay Hills, Block B” – Preliminary/Final Site Plan – 1915 East Rodeo Walk Drive (R-M/U Zone) Review and Consideration of Submittals by Applicant, Steve Peterson of Preliminary Redevelopment/Adaptive Reuse Construction Details for the 8.06-acre “Block B” within the Royal Holladay Hills Mixed-Use Development. Review Conducted According to Conceptual Approvals (09/27/22) and Regulatory Provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C). File #19-9-19-2.**

Mr. Teerlink reported that the application before the Planning Commission was a Preliminary/Final Site Plan review for Royal Holladay Hills, Block B. The Planning Commission reviewed the Block B proposal at a concept level and held a public hearing on September 27, 2022. At that time, the Planning Commission asked that certain items be brought back at the Preliminary level. Mr. Teerlink explained that in 2018, the applicant provided a full site civil package, which included all of the blocks, including Block B. That was preapproved and set the stage for individual site plans to be easily reviewed. The site was static in nature and fit in with the previously approved civil set of drawings. Those were included in the packet and included information such as road profiles and utility locations.

One of the specific elements that the Technical Review Committee (“TRC”) was interested in reviewing, along with landscaping and architecture, was the Photometric Plan. When the Staff Report was originally written, that plan was not available to the TRC. However, over the weekend, the applicant submitted a Photometric Plan and some proposed lighting fixtures. Given the submission of those materials, the TRC recommended preliminary and final approval of Block B.

The applicant, Chris Longson, gave his address as 4955 Fairview Drive in Holladay. He explained that this was an adaptive reuse of the existing Macy’s building. Mr. Longson identified the triangular building that still exists on the site. Previously it housed all of the mechanical equipment

for Macy's. That would be removed from the site and turned into the plaza area. This would open up the front of the building more. The reason it remained was that when Macy's was still operating, their operating systems needed to be on site. It had been completely gutted since and would be removed entirely as the project moves forward.

Mr. Longson reported that the first floor of the old Macy's building would be retail and the other floors would be offices. Currently, there were two office tenants that he was working with. One would take two floors on the south and one would take two floors on the north. However, it was designed to be broken up in the future. There could be four tenants on the second floor and four on the upper floor. It would be designed in a way that it could continue to be readapted over time.

Mr. Longson reported that the plaza was being designed to interact with Block C. That was not part of the current approval but it was important for the Commission to know. The intention was for the different blocks to work with one another. He explained that once this was constructed, the minimum requirements would be met to trigger Tax Increment Financing ("TIF"). This would enable them to start building the parking decks, which would support additional uses. That was an exciting milestone as far as the minimum investment and minimum requirements.

Commissioner Chris Layton wanted to understand the planned use and allowed use for Block C. Mr. Longson reported that Block C was anticipated to be all retail. That still needed to be brought to the Planning Commission. Chair Howard Layton wondered if the surface parking would continue to be used for Block B. This was confirmed. Mr. Longson explained that for this phase of the project, there was more than enough surface parking. In the SDMP, on the north and east sides, it showed the possibility of packing decks, but for now, the surface parking lots would be utilized. He noted that the surface lots would be resurfaced, striped, and the lighting would be updated.

Chair Howard Layton referenced the Photometric Plan. He noted that it had been submitted over the weekend and wanted to know if it had been properly reviewed since then. Mr. Teerlink explained that it had been reviewed that morning by the TRC. He pointed out that lighting, signage, and landscaping tied the site together. It was important for there to be consistency throughout. He reported that the lights out on the street would have more of an art deco look to them.

Commissioner Chris Layton read the motion language included in the Staff Report and moved to APPROVE the Preliminary Redevelopment Plan for Royal Holladay Hills, Block B, with Final Site and Plat approvals delegated to Staff. The motion was seconded by Commissioner Prince.

There was discussion regarding the language. Since the Photometric Plan had been submitted, the Final Site and Plat approvals did not need to be delegated to Staff.

An amended motion was made.

Commissioner Chris Layton moved to APPROVE the Preliminary and Final Site Redevelopment Plan for Royal Holladay Hills, “Block B,” mixed-use commercial buildings in the R-M/U Zone, located at 1915 East Rodeo Walk, finding that the proposal:

- 1. Complies with the amended Conceptual Site Plan approved on 09/27/2022 for Block B.*
- 2. Construction elements and details are found to be acceptable by the divisions of the Technical Review Committee (“TRC”).*
- 3. Development details and all related components comply with the R-M/U Zone and SDMP as a master-planned project.*

Commissioner Prince seconded the motion. Vote on motion: Commissioner Cunningham-Aye; Commissioner Vilchinsky-Aye; Commissioner Chris Layton-Aye; Commissioner Roach-Aye; Commissioner Prince-Aye; Chair Howard Layton-Aye. The motion passed unanimously.

ADJOURN

Commissioner Prince moved to adjourn the Planning Commission Meeting. The motion was not seconded. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 6:18 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, December 6, 2022.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: **January 10, 2023**