

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

**Tuesday, June 25, 2024
6:00 PM
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

Dennis Roach, Chair
Jill Fonte
Angela Gong
Brian Berndt
Paul Cunningham
Karianne Prince

City Staff:

Carrie Marsh, City Planner
Jonathan Teerlink, Community Development
Dir

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

Chair Dennis Roach called the Regular Meeting to order at approximately 6:00 p.m. He explained that since there are no members of the public present, the Commission Statement will not be read. There is no Legal Counsel at the meeting and Commissioner Ginger Vilchinsky is excused.

PUBLIC HEARING

1. **“Brinton House” Historic Site Modification Permit — 1981 Murray Holladay Road (R-M). Review and Consideration of a Request by the Applicant, Katie Thibodeaux, Representing the Owner Roderick Enterprises, for Modifications to a Designated Historic House and Site. Item Reviewed as an Administrative, Conditional Use Application as Per Provisions stated in Holladay Ordinance §13.08.040, §13.86.030 & §13.86.050 File #24-2-05.**

Chair Roach reported that the item was previously continued, and the public hearing is currently open. It will need to be closed during the Planning Commission Meeting. City Planner, Carrie Marsh, presented the Staff Report and explained that this is a Historic Site Modification Permit request for property located at 1981 Murray Holladay Road. She explained that the applicant came back with revisions based on the feedback received from the Planning Commission. The revisions were primarily made to the doors and the architectural features of the new detached structure. Some modifications were made to the landscaping on the site as well. After a survey was conducted, it was determined that the fencing and a lot of the trees proposed to be trimmed or removed on the perimeter of the property are actually on neighboring properties. Those items are now omitted since they are not on the subject property and not within the scope of the project.

The proposed modifications were reviewed. Ms. Marsh shared information about the exterior doors and reported that some mullions were added as well as some thicker framing and an arched

door trim fill in the glass doors to create some visual weight. She referenced the trim on the existing windows, which will have the painted black color. Window trim, railings, soffit, and fascia will all be the darker black color. The doors will be black, in line with those window trim colors. As for the canopy that was previously shown on the east entrance, there was clarification with the applicant last time, and the “canopy” is a support beam rather than an actual canopy.

In the area where the existing detached garage is located, the detached garage will be demolished and some of that area will be converted to landscaping. Three trees and some other bushes or hedges will be planted in that area to increase some of the open space and green area on the property. Ms. Marsh discussed trees in the park strip. She explained that those are difficult because of the utility lines that are within the park strip. This makes it difficult to plant any street trees in the public right-of-way for the property. The applicant is open to relocating trees on another property or having an exemption to that street tree requirement. The final revision relates to the architectural detailing on the new detached garage that will be at the back of the building. Ms. Marsh reported that it is two levels, with a garage and office space. It will match the architectural detailing and brick color of the main structure. She asked the applicant to speak.

The applicant representative, Ben Wheat, introduced himself to the Commission. He thanked City Staff for sharing information about the modifications and stated that he is available to answer Commissioner questions. It was noted that he has swatches to illustrate the proposed colors. Commissioner Karianne Prince expressed a desire to see the swatches because the Staff Report references a darker color as opposed to black. The swatches were shared with the Commission.

Chair Roach noted that the fence and tree trimming on the perimeter are no longer being considered in this proposal. Mr. Wheat confirmed that this has to do with the property boundary. As far as the trees, it was reiterated that some will be added to the location of the previous garage. Chair Roach liked some elements of the landscape updates. He asked if there was any opposition or concern about having a frontal tree on the property. Mr. Wheat expressed opposition and explained that there are a few reasons for this, including safety concerns. He shared information about the egress and some of the existing issues in the area. Additionally, there is a desire to present the historical site in the best way possible. He noted that portions of the building will be leased.

Chair Roach mentioned some of the Work Session discussions that took place ahead of the Regular Meeting. Given the historical nature of this site, there is a desire to see a tree in the front. He understands the comments by Mr. Wheat as far as safety. However, he is not sure what is already there would be considered a safety concern. Having at least one tree in the front of the property would be more aesthetic and in line with the historical nature. He wondered if there would be opposition. Mr. Wheat informed the Commission that the preference is not to have a tree in front.

There was additional discussion about trees on the site. Mr. Wheat noted that the Landscaping Plan provided to the Commission indicates which trees are on the site, their canopies, and what is proposed to be removed and replaced. Commissioner Angela Gong asked for additional information about the survey conducted. Mr. Wheat explained that it is not realistic to replace a fence or trim trees when those are not part of the property. Commissioner Gong understood this.

Chair Roach noted that the public hearing was still open from the last meeting. There were no comments. The public hearing was closed.

Commissioner Brian Berndt asked if Staff had an approved Site Plan with the landscaping prior to this submittal. Community Development Director, Jonathan Teerlink, asked whether Commissioner Berndt was asking for historical plans. Commissioner Berndt clarified that he wants to understand if there were trees there historically. Mr. Teerlink stated that the City does not have that kind of record available. Commissioner Berndt understood the desire to have as much visibility as possible, but in this case, he believes a tree in the front would be warranted. He asked City Staff to work with the applicant to look into whether this is something that can happen. Chair Roach noted that there does not need to be something significant that will obscure the building, a small columnar tree will work well to break up the open space. Commissioner Berndt does not feel it needs to be in the park strip necessarily, but it could be on the front of the property, with safety, visibility, aesthetics, and utilities taken into consideration. Chair Roach agreed.

Commissioner Gong discussed walkability. She believes street trees make a difference as far as whether people will walk in the area. She has walked that area and there is no shade. She believes that having a tree on the sidewalk is important. It does not make as much sense to her to move it back from there, because then it is solely a visual choice rather than a functional choice. She reiterated that there is a desire to ensure that residents feel comfortable walking in the area. Commissioner Prince pointed out that there are issues with utilities. Commissioner Gong clarified that she feels the tree should be closer to the sidewalk so there is functionality. She would not push back the placement of the tree. Chair Roach shared some suggested tree types that might be appropriate in the area. He does not want the Planning Commission to overreach but feels it is important to have at least one tree out front since Holladay is known for the tree canopy. Chair Roach appreciates the Landscaping Plan that has been submitted but believes one tree somewhere in the front is a fair request. It does not need to be an overly large tree that will disrupt the view.

Commissioner Jill Fonte does not necessarily agree with the comment made about walkability. She believes there are reasons to add trees other than to provide shade for pedestrians. Commissioner Fonte agrees with Chair Roach that from the standpoint of aesthetics, at least one tree in the front of the building makes sense. Commissioner Paul Cunningham pointed out that this is a historic home. He believes it makes sense to retain the historic feel of the residence.

Chair Roach asked for feedback about the modifications to the doors and the proposed updates to the accessory structure in the back. Commissioner Gong thought the small touches were thoughtful. She likes that the garage will match the aesthetics of the main building. Chair Roach believes the enhancements that have been made are preferable to what was originally proposed. It sounds like the only concern the Planning Commission has relates to the Landscaping Plan.

Commissioner Cunningham asked what use will take place in the garage outside of storing vehicles. Ms. Marsh noted that there are various permitted uses. Commissioner Cunningham was curious if there will be a future request to lease out that office space or lease an accessory dwelling unit (“ADU”). Ms. Marsh reported that where there is an accessory building if the use proposed for that building is outside of what is permitted, there needs to be a Conditional Use Permit. Mr.

Wheat asked to review the Site Plan. He informed the Commission that the garage will mainly be used for storage. The windows are intended to tie in the architecture that is on the existing facility. The intention is to maintain the historical nature of the site more so than what is currently there. Commissioner Gong asked about the top level of the new detached garage. Mr. Wheat clarified that there will not be an upper level and it will simply be one level with complementary windows. Commissioner Prince appreciates that the applicant has included some historical touches.

There was discussion about appropriate motion language. Chair Roach suggested that the motion reference a tree out front. Commissioner Prince wondered what the best language would be for that. Chair Roach proposed: “One tree is required in the front lawn area that is not in the park strip.”

Commissioner Prince moved to APPROVE the application for a Conditional Use Permit for a Historic Site Modification for the “David Branson Brinton Home,” designated as a Historic Site by Section 13.86.020 of the City of Holladay Code, located at 1981 East Murray Holladay Road, based upon the following findings:

- 1. Modifications to the building and site are considered to be substantial, as defined by 13.86.050.***
- 2. Proposed modifications, overall, do not detract from the historic nature of the building’s architecture.***
- 3. The detached garage was built in 1953 and is not found to be relevant to the David Brinton House’s formal historic designation.***
- 4. The structure’s rear addition was added in 1979 and while not an original part of the structure, there is a transition between the original structure and the addition.***
- 5. Required on-site parking for the property’s use is met.***

The motion is subject to the following conditions:

- 1. Painting of window trim, fascia, and railings to be black painted, as proposed.***
- 2. Modern doors with traditionally styled fills for visual weight are considered appropriate.***
- 3. Landscaping Plan showing replacement trees in accordance with Holladay Code §13.77.060.***
- 4. Demolition of existing garage and carports appropriate, as not historically relevant to the property.***

5. *New garage design to feature architectural features found in the main home and 1979 addition.*
6. *No addition of lighting within the parking lot.*
7. *Discussion with Staff to choose an appropriate location for a single tree. One tree is required in the front lawn area that is not in the park strip.*

Commissioner Fonte seconded the motion. Vote on Motion: Commissioner Berndt-Aye; Commissioner Gong-Aye; Commissioner Prince-Aye; Commissioner Fonte-Aye; Commissioner Cunningham-Aye; Chair Roach-Aye. The motion passed with the unanimous consent of the Commission.

It was noted that the election of the Chair and Vice-Chair of the Planning Commission will take place at the next Planning Commission Meeting. Chair Roach noted that he is unable to attend that meeting. Commissioner Prince wondered whether the current Chair, who has served for less than one year, is able to serve in that role again. This was confirmed. As for the terms of Chair Roach and Commissioner Prince, there will be reappointments by the Council on July 11, 2024.

PLANNING COMMISSION TRAINING

Chair Roach noted that Planning Commission training has been prepared by City Staff.

ADJOURN

Chair Roach moved to ADJOURN. The motion was not seconded. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:35 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, June 25, 2024.

Teri Forbes

Teri Forbes, Minutes Secretary
T Forbes Group

Minutes Approved: **October 1, 2024**