



*Public Hearing - Decision Items*

**Item 2.1 Chapter 13.45, Office Research and Development (ORD) Zone** – The owners of Kristauf's Social Club, proposed for 6405 S 3000 East, have asked the City to amend the ORD zone to allow them to sell alcoholic beverages in the Trio building located in the Millrock development.

A text amendment was requested to add Class D Liquor sales to the list of Conditional Uses in the ORD zone and to extend the hours of operation for retail uses from 11 PM to 1 AM.

No opposition from the public was expressed and several people spoke in favor of the proposal. The Commission voted to recommend the text change and amendment to hours of operation to the City Council for their consideration.

**Item 2.2 Kokopellis Koffee, 3955 S Highland Dr.** – Ms. Sherry Johnston wishes to open a coffee and pastry shop on Highland Dr. in the former Soul Spun Yarn/ Scott Breen Photography building. She wishes to feature a drive-up window that requires a Conditional Use Permit.

Planner, Rick Whiting, advised the Commissioners that the Technical Review Committee required a parking lot/traffic movement configuration for the drive-thru window that would not induce cars to back onto Highland Dr.

One citizen spoke in favor of the proposal and an abutting property owner expressed a major concern over potentially blocked or restricted access to his building in the rear. After discussing the request, the Commissioners elected to continue this item to allow the applicant to resolve access and right-of-way details.

**Item 2.3 Oral Design Dental Labs – 4802 S Holladay Blvd.** – Having been recently granted a zone change by the City Council for this property from R-2-10 to R-M - Mr. Nick Oganov requested a Conditional Use Permit to allow him to obtain a commercial business license. Rick Whiting noted that the change from home occupation to a commercial business license will enable him to employ non-family members in his business. By unanimous vote, the Commission approved the request.

**Item 2.4 Yorgios Restaurant, 6121 S Highland Dr.** – The Planning Commission also heard a request for Condition Use Permit - Restaurant with Liquor, by business partners Brian Hymel and Margaret Goleis. The applicants explained that despite a history of businesses notorious for causing police, fire and parking problems at this location; they believe that it is a great setting for a fine food restaurant. They suggested that concerns about difficulties, including parking spill-over into neighboring properties, can be mitigated. They brought a signed cooperative parking agreement with an adjoining business.

A letter from an abutting property owner, expressing concerns about continued parking and pedestrian trespass offenses, was entered into the record. No one present at the meeting, however, voiced opposition.

Planner, Rick Whiting instructed the Commissioners that the matter before them was to approve or deny the Conditional Use Permit for Restaurant with Liquor. The Commissioners elected to approve the request with requirements that Staff and the TRC ensure that all building codes, fire protection requirements and parking issues be resolved prior to granting a building permit and business license for this venture.

*Agenda - Decision Items*

**Item 3.1 Pearce 3-Lot Subdivision, 2012 E Arbor Lane** – With all previous objections and issues resolved, the Pearce family's request for Preliminary Plat approval of their 3-Lot Subdivision was granted by unanimous vote with one abstention.