

## **Holladay Planning Commission Meeting Summary** **Tuesday, April 7, 2009**

### **AGENDA ITEMS**

1. **Amy O'Grady Piano Studios-** 2044 E Rainbow Point Dr – *This was the only decision item on the PC's agenda this meeting. It was a request for a conditional use permit for home occupation with customers. Ms. O'Grady teaches piano to preschoolers and she's developed her own unique method to teach music to these children. She asked to have her students come to her home. The Planning Commission asked her about her teaching method and they discussed briefly where the parents would park. They questioned her about the number of children she expected and if she had someplace to hold recitals. She indicated that she'd have no more than two children at the most at one time and they would probably be siblings who were brought in the same car. She also has a place in Murray where she will hold her recitals. There was one woman who came to comment and she said her main concerns had been addressed so she didn't comment. The Commission approved the conditional use permit.*

### **DISCUSSION ITEMS**

#### **2. Amendments to Title 13 including;**

a. Discussion of possible amendments to C-1, C-2 and LU zoning. *The Commission spent the remainder of the meeting discussing the broad aspects of amending the commercial zone regulations in the ordinance. The discussion was prompted by an application to rezone the old Poncho Villa site on Highland and Spring Lane. The applicants would like to build a small restaurant there. Paul explained that there are two ways to accomplish this under the current ordinance. The applicant could request either C-1 or C-2 zoning or could request the Limited Use zone that is currently only at Tuscany. There are various reasons to support either zoning. The Commissioners discussed all the City's commercial areas and concluded that there really isn't a "one size fits all" answer. They discussed the recent experience with the McDonalds reconstruction and the lessons learned through that process. They agreed that we need to have regulations that will force buildings closer to the street, put parking lots out of sight in the rear of buildings and allow more flexibility in parking, signage, landscaping and architecture. They discussed drafting several new commercial zones that would include neighborhood businesses, like the Store here in the Village, those businesses that cater to the wider community like Granato's on 27<sup>th</sup> East and those that would have a regional draw, like the Mall and the businesses around it. They compiled a list of the issues that should change in each zone according to the impacts on the surrounding neighborhood, in particular, building heights, maximum size of buildings, signage, parking and setbacks from residences.*

*Staff agreed to draw up a rough draft of the suggested standards and send it to the commissioners as soon as possible. They will pick up the discussion at the next meeting being aware that this needs to be ready to accompany the rezone request for the new restaurant.*