



Agenda Items

Item 2.1 Amendment to Section 13.71. 040: Permitted Uses in the HV Zone – A potential wedding reception business operator has requested that permitted uses in the HV zone be expanded to allow wedding reception centers. This individual wishes to open a reception center in the south-east corner of the HV zone east of Holladay Blvd. and south of Kentucky Ave.

The Planning Commission held a public hearing and discussion to consider recommending allowance of wedding reception centers as a permitted use in the zone. Several members of the public were present and they indicated serious concerns about the change of permitted uses and registered objections to the specific site as may be proposed - if land use in the zone is amended.

The Commissioners reviewed and discussed the proposition including various operational aspects of the wedding reception business. Business intensity, parking, noise, traffic flow / over-flow; impact on walkability of the community and impact on surrounding residences, etc were addressed.

Commissioners voted unanimously to continue this item for further discussion. They requested additional information and perspective about the nature and scope of the wedding reception businesses as it might apply to the Holladay Village zone.

Item 3.1 TAIC / Verizon Wireless – 3054 E Casto Lane – Planner, Rick Whiting, introduced the request to construct of a 60 foot tall communication tower to be located on private residential property at the east end of Casto Lane and abutting I-215. Mr. Doug Kofford, representing Verizon Wireless, explained the need for an additional tower and antenna to supplement areas of insufficient cell signal strength. This deficiency impairs general cellular service and 911 access as well. Mr. Kofford also explained that the option of co-locating antennas on an existing tower could not reach sufficient heights to broadcast over the edge of the I-215 freeway.

One member of the public expressed concern about the location near residential development and asked if a better location could be found.

Commissioners discussed the request and voted unanimously to approve it.

Item 4.1 Kokopellis Koffee Shop – 3955 S Highland Dr. – This was a continuation of request for a Conditional Use Permit for a Restaurant. Community Development Director, Paul Allred, led a discussion concerning the proposal to allow a coffee shop with pastries and bagels etc at this location. Discussion concerning right-of way and access issues revealed that a complicated property ownership configuration will require a cooperative agreement with abutting property owner, Frank West, in order for the applicant to operate a drive through window.

One local resident expressed concern about traffic.

Following discussion, the Commission voted unanimously to approve the Conditional Use Permit. The drive-up window, however, may not be opened until the access and right-of-way matters are resolved.

Item 5.1 Minutes of the June 15, 2010 and July 6, 2010 Planning Commission meetings were approved with any minor corrections to be submitted to Rick Whiting within two days.