



### *Decision Items*

**Item 2.1 Mary Nickel Home Occupation at 1515 E Colony Drive.** This was a request for a conditional use permit for a home occupation, providing therapeutic massage and meditation services for Ms. Nickel's clientele in her home. She plans to move from her present commercial location to her home in order to cut expenses. She told the Commission that she would have no more than 2 or 3 clients each day for massages and would like to host a guided meditation for a group of clients once a week. She has a large circular driveway that can accommodate parking without any clients parking on the street.

After taking comment from only one neighbor and discussion with the applicant, the Planning Commission voted unanimously to approve the request under the conditions that her business be limited to up to three patrons per day, and one group session per week for no more than eight clients with a maximum of five cars at that time in the driveway.

**Item 3.1 Holladay Village Mixed-use Project** – This was a request from Cowboy Partners for Conceptual Site Plan approval of their project at 4860 S 2300 E., three buildings that will be the first redevelopment in the Village in more than 40 years.

The proposed 107,600 square foot mixed-use project has been designed to provide a strong commercial/retail component along with varying sizes of higher-end residences on the top two floors of the three proposed buildings. The architecture is modeled on European and early Utah patterns and incorporates pitched rooflines, gables, traditional windows and other traditional architectural features. The main building facing 23<sup>rd</sup> East features a clock tower and a covered walkway wrapping the Murray Holladay Road/23<sup>rd</sup> East corner. There will also be a clock on the south side of the tower. The plan also includes wide pedestrian-friendly walkways, on-grade and underground parking, street level shops and restaurants, two covered walkways or arcades through buildings connecting to the parking lot and promenade, outside dining, street furniture, lighting and other amenities mirroring the style as those in the city's streets and plaza.

One of the main issues the Commission discussed was the mid-block road. The Holladay Village Master Plan has always planned for a mid-block connection running north and south and connecting Laney Avenue with Murray Holladay Road. The exact road alignment and configuration of this road still needs to be determined and hinges on decisions by the neighboring property owners to the south and west as to whether they will participate in the road by dedication of some of their property. For this initial phase of development, the inclusion of the mid-block road as part of the project is dependent upon specific participation by the property owner directly west of the City's property. The Commission agreed that this road is important to the whole plan. They directed staff and the applicant to continue working on resolution of this matter and to apply for final site plan approval when this issue has been resolved.

Twelve citizens spoke during the public comment portion of the meeting. Only one was positive and favorable about the proposal. Generally, the rest of the comments were very much in opposition to the project. In particular, the decision to include rental units instead of condos and the overall number of residential units was repeatedly challenged. Other concerns included, mass and scale of the buildings, LEED certification, worries about increased traffic, lack of adequate parking, urban blight stemming from too small units with very low rents, perceived reduced property values in the nearby neighborhoods, mundane architecture and concerns about losing the "historic" character of Holladay, etc.

After a lengthy discussion with the applicant, including some question and answer between the applicant and some audience members, the Commissioners voted unanimously to approve the conceptual site plan. They agreed that there were several outstanding issues that the applicant and staff need to work out but agreed to accept a concurrent preliminary and final site plan application as soon as the applicant can complete the updated plans.

The Commission found that the submitted conceptual Site Plan:

1. Meets the provisions of the Holladay Village Master Plan;
2. The Design Review Board enthusiastically recommended approval of the architectural design, and;
3. The submitted documents meet or exceed the requirements for Conceptual Site Plan approval.

The Commission directed the applicant to complete the following before returning for preliminary site plan approval;

1. Completion of the design and location of the mid-block road including any adjustments to the design of the west building and parking ramp affected by the final road configuration.
2. All ground floors of those buildings which face a public street must be designed for commercial uses and not residential.
3. All recommendations from the DRB and the TRC must be included in the next round of drawings.

Since it was after 10 o'clock, the Commissioners postponed the rest of the agenda items to the next meeting and adjourned.