

**MINUTES OF THE HOLLADAY  
CITY COUNCIL WORK MEETING**

**Thursday, April 8, 2010  
5:00 p.m.  
City Hall – Mt. Olympus Room  
4580 S 2300 E  
Holladay, Utah 84117**

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**ATTENDANCE**

Mayor Dennis Webb  
Council Members

Lynn Pace – *by phone for portion*  
Sabrina Petersen  
Pat Pignanelli  
Jim Palmer  
Barry Topham

**City Staff**

Randy Fitts, City Manager  
Stephanie Carlson, City Recorder  
Craig Hall, City Attorney - *excused*  
Ryan Bjerke, Legal Counsel  
Paul Allred, Community Develop. Dir

**Others:** Marty Slack, David Pennock, Capt. Chris Bertram, Raili Jacquet

**1. Call to Order**

Mayor Webb called the meeting to order at 5:25 pm.

**2. Update on Proposed Rezone for Tiburon Apts.**

The apartments are currently zoned C-2, which is the most intense use. The property is almost an acre with 24 units and is long and narrow. Mr. Allred met with David Bird, co-owner of Tiburon Apartments regarding zoning for his property. We discussed several zoning alternatives/options to the existing C-2 for this property. Mr. Bird stated that they have owned this property for two years and it is an investment for them and they have no plans to redevelop or sell. Their strong preference is to keep the C-2 zoning in place have because they feel any down zoning would cause their lender serious concern and would likely be viewed by them as a hostile action. The Council decided to wait until a corridor study of Murray Holladay Rd could be done and revisit this property at that time.

**3. Update on Development Projects in Cottonwood Heights**

Mr. Allred updated the Council on the latest developments with the Tavaci project. The Cottonwood Heights City Council heard a report from their Citizen's Committee regarding the Tavaci development and they felt that is was not the right project for this location. Mr. Allred was very impressed with the citizen's group and also with the presentation done by the Tavaci group. The report said that until Cottonwood Heights city acts on amending its plans, ordinances and policies, this project is premature. Holladay's concern is access and right now they are not proposing any access that will touch Holladay roads. With regards to the Beckstrand proposal to build a 12 story building on the I-215 off ramp at 6200 South, Cottonwood Height studying three areas where 12-story buildings could be allowed. There will be an open house next week and a recommendation from the Planning Commission on May 5. Staff will continue to follow up and attend the meetings when possible.

#### **4. Update on Regional Growth Principles**

The Wasatch Front Regional Council, WFRC, is asking cities along the Front to adopt by ordinance or resolution the 2040 Growth Principles and Objectives. The purposed of this matter is to advance the concept of shared regional planning as it pertains to long range land use policies so that they are consistent with regional transportation investments, efficiency of public infrastructure, housing, regional economics, environmental protection and public health and safety, etc. So far 13 out of 16 Salt Lake Valley cities have adopted the Principles. This is not a binding resolution and is a set of guidelines that may be used in planning. The Council asked to have this put on the next agenda for consideration.

#### **5. Knudsen Park Planning (discussion only)**

Mr. Allred showed the Council the two detailed plans that were prepared called “Plan A” and “Plan B”. Of these two plans, “Plan B” is the one the PC liked better and recommended to the Council back in 2005. This “Plan B”, is more of a passive design in nature than sports oriented. The Council discussed parking issues around Tuscany, water rights and federal tax issues with the bond if the city was to transfer land that will need to be looked at and addressed.

#### **Council Member Lynn Pace joined by phone at 6:51pm**

Council Member Topham feels that residents that back onto the park on the west from Vancott Road would rather have homes than a park. He would like to see Holladay Blvd end in a cul-de-sac with the current one-way northbound road becoming a two-way street for access into the park and Tuscany. Three additional homes would be built on the west side of Holladay Blvd, adjacent to the existing Minkovitch home.

Council Member Palmer stated that one reason that this was on the agenda for discussion was to help address the parking issue with Tuscany and help the Minkevitch’s. The Council is interested in trading land with Tuscany for parking. The park would then go further north and south, with Tuscany using space to the east. Council Member Pace is interested in pursuing a square foot for square foot and see how it compares. Manager Fitts and Council Member Palmer will talk with the owners of Tuscany about a possible proposal and look into any legal restrictions with the bond.

#### **6. Discussion on School Awards**

Council Member Pignanelli would like to see this awards program start this year and asked that Council set the criteria for this year to get it started. She would notify the three high schools that the City may be offering two \$500 scholarships each for a male and female student that fit the criteria and have the Counselors at the school suggest awardees. A member of the City Council would then present the award at the schools Awards Assembly.

The Council discussed the criteria and suggested it be called the “City of Holladay Education Award.” The criteria would be:

1. Resident of Holladay
2. If they are already receiving a scholarship, others should be considered
3. Scholarship must be used for post graduate study
4. Achievement in:
  - a. Service to the school or community
  - b. Leadership in the school or community
  - c. Academics

Council Member Topham expressed concern over this matter for this year due to the financial condition of the city. Council Member Palmer reminded him that this was one of the goals set by the Council from the Council Planning meeting at the beginning of the year. The Council asked Council Member Pignanelli to start the process of contacting the schools and to work on a criterion for discussion at next week's council meeting.

**Council Member Pace was excused at 7:21pm.**

**7. Update on Holladay Village**

**a. Update on Advisory Committee**

Mayor Webb updated the Council on the Advisory Committee. They have held three meetings to date. At the first meeting each member of the committee was presented with a time line and a binder of information with follow up material dating back to 1999 to the present. There has never been a plan for 12 condos and the plaza concept has been in the plans since the beginning. There is no consensus at this point, but the meetings have been very good and open. The Council asked for the committee to shoot for May 6 to have recommendation and report.

**8. Discussion on Communication Issues**

The Council discussed better ways to communicate with the public. Council Member Pignanelli stated that other cities are struggling with this issue also. We currently use the website, city newsletter and town meetings. The Council discussed starting an email database in order to get information out. Any email addresses should be given to Ms. Carlson who will begin compiling the database. Also there will be an article in the newsletter asking citizens for their email address. Citizens will have the option to opt of receiving emails. The types of emails they will receive will be agendas, updates on city events, copy of the newsletter all these will emails will contain a link to the website. It was also suggested to start a City of Holladay Facebook page

**9. Review of Council Goals & Calendar**

Council Member Palmer reviewed the list of goals for each Council Member. Council Member Petersen stated that she was approached by a member of the Chamber about a bike race on the morning of July 3. She is meeting with a group in the morning and will report back at the next meeting.

**10. Other Business**

Capt. Chris Bertram updated the Council on police issues in Holladay. There have been incidents at Olympus High and at Crestview that have been solved. There was a recent case of mail fraud that they were alerted to thanks to Omar Leeman. The suspect was apprehended. Mayor Webb asked about the Granite School District Police. Capt. Bertram stated that they respond to burglar alarms, but so does the local agency. Granite School Police have a very impressive monitoring system.

**11. Adjourn**

There being no further discussion, Council Member Palmer moved to adjourn. Council Member Petersen seconded the motion and the meeting adjourned at 8:20 pm

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday April 8, 2010.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 4-15-10