

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

**Thursday, August 13, 2009  
5:00 p.m.  
City Hall – Mt. Olympus Room  
4580 S 2300 E  
Holladay, Utah 84117**

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***ATTENDANCE***

Mayor Dennis Webb - *excused*  
Council Members  
Lynn Pace  
Grant Orton - *excused*  
Pat Pignanelli  
Jim Palmer  
Barry Topham

**City Staff**  
Randy Fitts, City Manager  
Stephanie Carlson, City Recorder  
Craig Hall, City Attorney - *excused*

**1. Call to Order**

Mayor Pro-tem Pace called the meeting to order at 5:25pm. He excused Mayor Webb and Council Member Orton

**2. Presentation by UFA**

The Council went outside and met with members of the UFA who discussed the arson and bomb squad of the UFA. The Council was introduced to Heidi, the ATF-certified arson dog.

**3. Discussion on Long Term Storm Drain and Sidewalk Priorities**

Manager Fitts provided each Council Member with a map of their district and a form to use for storm drain and sidewalk priorities in their area with location, reason for the project and priority level. The previous list from about five years ago has been completed and we can apply for grants for the safer sidewalk program if there are still areas around schools that need to be done. These new lists will be used to assist in developing a long term plan for both sidewalks and storm drains. Manager Fitts asked that this information be returned to him in mid-September. The Council will then meet, review the list from all districts and prioritize based on safety, deterioration and other issues. These projects will then begin next year, as the budget allows.

**4. Discussion on Rezone Request for Café Madrid**

Rick Whiting, Planner, passed out the staff's report comparing the existing C-1 commercial vs the new proposed Neighborhood Commercial (NC) Zone, as requested by the Council. The staff recommends the NC zone be adopted, so the rezone for this parcel could go through.

Amending the C-1 zone would create unintended consequences city-wide. The NC zone would orient regulations to relatively fewer and smaller parcels, in a narrower range of business applications. In the NC zone, it would be a permitted use, on a case by case basis. It would go to the Planning Commission for site

plan approval and they can impose additional conditions.

Council Member Topham would like to see the area of Highland Drive studied and to figure out what the best use is for that corridor. He suggested creating a residential/office zone for Highland Dr. and finding out what residents want to see.

Council Member Palmer feels the NC zone is a good tool and would like to proceed. In the meantime he would like to see a study done for Highland Dr.

Council Member Pignanelli feels this is a good use for the location. The problem is there is a realtor involved who wants a decision and the time is running out. She also agrees that there needs to be a study done for Highland Dr.

Staff stated that in order to do an accurate study of Highland Dr with input and hearings would take 3-6 months. Is it realistic to put Café Madrid off that long?

The Council, staff, and Planning Commissioner Gene Carr discussed the reason for the NC zone and how it differs from the C-1 and went over the comparison chart. The NC zone is designed for single lot commercial and came about due to this rezone request. That corner has historically been a restaurant, the design is very nice and residential looking, and it would sit nicely on the site and be part of the neighborhood. Parking would be kept in the back so the building would have more of a street presence. Pat Hanson, Planner commented that the proposals for the NC zone staff and the planning commission were trying to remove some of the hurdles to commercial development. Ms. Hanson stated that we want to encourage as much development in our existing commercial zones as we can.

Council Member Topham commented that we don't want to encourage as much development as possible in our commercial areas. We want to have attractive development within our commercial areas.

Council Member Palmer commented that there is no sign ordinance for the NC zone and that needs to be addressed. Also need to look at the garbage pick up times so they match the rest of the city. He would also like any liquor license or beer to be a conditional use, not a permitted use in the NC Zone. He also thought that 92 percent impervious coverage was too high.

## **5. Discussion on Proposed Commercial Zone Changes**

The Council feels there needs to be further discussion on the proposed commercial zone changes and uses. There are a number of policy questions that need to be addressed with these new zones.

The Council asked Manager Fitts to direct the Planning staff to make the study of Highland Dr a priority.

## **6. Adjourn**

Council Member Pace was excused at 7:35pm at which point there was not a quorum and the meeting adjourned at 7:40pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council work meeting held Thursday, August 13, 2009*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes Approved: 8-20-09