

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 17, 2006  
Council Chambers  
4707 South Holladay Blvd.  
Holladay, Utah 84117**

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**BRIEFING SESSION - 5:00pm**

***ATTENDANCE***

Mayor Dennis Webb - excused

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson - excused

Grant Orton

**City Staff**

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Paul Allred, Community Development Dir.

Council Member Orton nominated Council Member Pace to conduct the council meetings in the absence of the Mayor and Mayor Pro-tem. Council Member Diederich seconded the motion. The Council voted in the affirmative and the motion carried.

Council Member Pace conducted the briefing session which convened at 5:20 pm.

The Council discussed the letter that was received from the Greek Orthodox Church regarding their request before the Planning Commission for a pavilion and the misunderstandings that occurred at the meeting. The comments made by the Commissioners were unintentional and were taken out of context. The Council talked to Mr. Allred and also invited Jim Kastanis, a member of the Interfaith Council in order to get their side. The Planning Commission tabled the item for 30 days in order to give the Church and neighbors time to meet and discuss concerns.

Council Member Pace reminded the Council that in order to pass any ordinances or resolutions, there needs to be a unanimous vote. Legal counsel is also not present tonight.

The Council reviewed and discussed the agenda for the meeting.

**REGULAR MEETING - 6:00pm**

***ATTENDANCE***

Mayor Dennis Webb - excused

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson - excused

Grant Orton

**City Staff**

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

**Citizens:** Leslie Chatelain, Michael Pusey, Henry Kesler

**I. *Welcome*** - Council Member Pace

Council Member Pace called the meeting to order at 6:08 pm and welcomed those in attendance.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by the Council

**III. *Public Comments***

There were none

**IV. *Public Hearing on Proposed Amendment to Title 13 Adding Regulations for Group Homes and Other Facilities***

Council Member Pace opened the public hearing at 6:09pm.

There were no comments and Council Member Pace closed the hearing at 6:10pm

Due to the time and the next public hearing not scheduled until 6:30pm Council Member Diederich moved to go to #7 on the agenda. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

**V. *Continuation of Public Hearing on Rezone Request for Property Located at 4796 & 4812 S Bonair from R-1-21 to R-1-10***

Council Member Pace opened the public hearing at 6:38pm

*Henry Kesler - 4970 Aspen Hollow Ln.* He commended the Council and Planning Commission on their efforts with the Village Center. This will be the single most important issue for the city with long term and lasting impact. He also commended the Council for its current review of rezoning in the city. The application is a spot zone request and he is opposed.

Council Member Pace closed the public hearing at 6:44:18

**VI. Consideration of Ordinance 06-18 Amending the Zoning Map for Properties Located at 4796 & 4812 Bonair from R-1-21 to R-1-10**

Council Member Orton moved to deny Ordinance 06-18. Council Member Diederich seconded the motion.

Council Member Orton expressed concern about spot zoning, which the application is and if the applicant took into account the fact that we recently made changes to the PUD requirements. This is not in the best interest of the community.

Council Member Pace is also concerned because these properties are over ½ acre and rezoning it would be a substantial change and inconsistent with the neighborhood.

Council Member Diederich feels that with the current moratorium this would be inappropriate.

The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace and Diederich in favor. Ordinance 06-18 was denied by a unanimous vote.

**VII. Consideration of Ordinance 06-19 Adopting an Affordable Housing Master Plan (6:10:40)**

Council Member Orton moved to table Ordinance 06-19 until the next City Council meeting. Council Member Pignanelli seconded the motion.

Council Member Orton has several concerns with this ordinance. Most of it is wording/language but there are other areas that need further discussion. In the ordinance it talks about imposing an impact fee for housing, can we legally impose that fee for housing? Haven't had discussion on percentage of housing either. This needs further discussion by the council.

Council Member Diederich commented that this is not a perfect document and needs to be looked at, but right now we are not compliant and it is a black eye on the city. He would like to adopt it and come back to revisit and fine tune. We have talked about this for months and he is concerned we are postponing it further.

Council Member Pace agrees with Council Member Diederich that the document is not perfect but it is a statement of intent.

The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace and Diederich in favor. Ordinance 06-19 was tabled by a unanimous vote.

**VIII. Consideration of Resolution 06-27 Authorizing the City Manager to Approve/Deny Claims for Relief (6:20)**

Council Member Pignanelli moved to adopt Resolution 06-27. Council Member Orton seconded the motion.

Council Member Orton asked what the budgeted amount is for claims? If we do not have money appropriated, the City Manager would have to bring it to the Council.

Council Member Diederich is also concerned about giving cart blanc approval to the city manager. Would like to have some limit for any one claim.

Ms. Carlson replied the budgeted amount is \$5,000.

Council Member Orton & Diederich were comfortable with that amount. That amount limits the manager

(6:23) The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace and Diederich in favor. Resolution 06-27 was adopted by a unanimous vote.

**IX. Consideration of Resolution 06-28 Authorizing the Mayor to Execute a Lease Agreement for Property Located at Approximately 4590 Stratton Ave**

Council Member Diederich feels that there are too many unanswered questions, such as who actually owns the property.

Council Member Orton is also concerned that there are some legal questions, as well as what is the height, distance, size of the building to be built, etc.

(6:25:10) Council Member Orton moved to table Resolution 06-28. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace and Diederich in favor. Resolution 06-28 was adopted by a unanimous vote

**X. Consent Agenda**

**a. Approval of Minutes - August 3**

**b. Change September Meeting Schedule**

There were no minutes

Council Member Diederich expressed concern about not having a council meeting on Sept. 7<sup>th</sup> due to the time table with the village center. Would like to have more discussion on the meeting schedule.

Council Member Pace agrees. As of now, there will be NO change in the meeting schedule. There will be a Council Meeting on September 7 and 21<sup>st</sup> with a work meeting on the 14<sup>th</sup>.

**XI. City Manager Report - Randy Fitts**

The City Manager was not present.

**XII. Council Reports**

Council Member Pignanelli expressed how happy she is that they have begun working on the streets in her area.

Council Member Diederich reminded the Council about needing names of individuals to serve on the Youth City Council. He also asked that they call that person by the next meeting. He would like to have this done and get organized before school starts, because we need to have an advisor from the schools involved. He also commented on the Planning Commission meeting on Tues. and the interest shown for the issues on the agenda was outstanding.

Council Member Orton brought up the letter from Mayor Cullimore, Cottonwood Heights. He urged the city to enter into an interlocal agreement for the gateway sign as long as it is done in the form of a license. He also mentioned that in his district he is seeing a number of road cuts and street closures and wondered if they had permits. The cuts also have not been repaired adequately and he would like to review the ordinance and procedure for these street cuts and if we are requiring enough bonding. Lastly, in the city there is no rhyme or reason to our street names and he is working on a proposal for a naming procedure for our streets.

Council Member Pace discussed the school feasibility study. No contracts have yet been negotiated or executed but it is the city's intention to contract with Bruce Parker to be the project coordinator among the three jurisdictions (South Salt Lake, Holladay and the County). The feasibility study will be performed by Karen Wikstrom of Wikstrom and Assoc. It is apparent at this time that the study will not be completed in time to put on the ballot this fall. The contracts should be coming to the council shortly.

Council Member Pignanelli moved to adjourn to a work meeting. Council Member Diederich seconded the motion. The meeting adjourned at 6:48pm

**XIII. *Adjourn to Work Meeting to Discuss the Following:***

Council Member Pace called the work meeting to order at 7:00pm

***a. Discussion and Update on Holladay Village Center***

Mr. Allred updated the Council on the Village Center progress. The Planning Commission held a public hearing on Tuesday which was inefficient and there was no consensus. Staff is working with Mr. Lindberg to narrow the issues and make recommendations. The Commission and staff did pin down the building height maximums for two and three story buildings. Discussed needing right-of-way for angled parking on Murray-Holladay Rd. The Planning Commission will hold another meeting on August 22 to make recommendations to the Council. If that is done, we are still on target.

The Council discussed holding their public hearing on the HVC on September 7. It was reported that the environmental assessment could take up to 30 months to complete, meaning it would be Spring 2008 before the funds will be released.

***b. Items that were Not Acted Upon in the Council Meeting May be Subject to Discussion in the Work Meeting***

Council Member Diederich moved to adjourn. Council Member Pignanelli seconded the motion and the meeting adjourned at 7:30pm

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 17, 2006*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 9-7-06