

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 20, 2009
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION & WORK MEETING - 5:00pm

ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

J. James Palmer, Jr - *excused*.

Barry Topham

Grant Orton - *excused*

City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder - *excused*

Craig Hall, City Attorney

Clarence Kemp – City Engineer

Mayor Webb conducted the briefing session which was called to order at 5:31 pm.

The Council reviewed the agenda and the two presentations to be made. The Council then went into a work meeting (*see work meeting minutes*).

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**August 20, 2009
Council Chambers
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting – 6:00pm

ATTENDANCE

Mayor Dennis Webb
Grant Orton
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr. - *excused*
Barry Topham - *excused*

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder - *excused*
Craig Hall, City Attorney
Paul Allred, Community Development Dir

Citizens: Ann & Richard Engar, Tom Breitling, Annette McPhie, Joan Kingdon, Jacob Webb, Jill Williamson, Richard Torgence, Darrell Johnson, Larry Etherton, David McPhie, Richard Oldroyd, Adonis Nielson, Kenneth Butterfield, David Barney, Richard Keddington, Mr. Salmon, Kay & David Platt, A. Gary Thompson, Rebecca Palmer, Stan Gordon, Darryl Hazelgren, Gene Carr, Lori Khodadad, Les & Leslie Chatelain, James Glascock, Steven Gilbert, Liz Bradshaw, Robert Youngblood

I. *Welcome*

Mayor Webb called the meeting to order at 6:02 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Tom Breitling.

III. *Public Comments*

Tom Breitling – 4794 S 2124 E. Spoke on urban farming and has talked to Mr. Longson about putting sheep or cattle on that undeveloped 52 acres that was once the mall. He passed out the article on urban farming.

Council Member Pace moved to continue to Item 4 on the agenda but to allow the Council to return to public comments after the presentations. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

Dave Chisholm- spokesperson for the 10-15 people in attendance to discuss the Amateur Radio proposal. This group is opposed to the proposed ordinance. Most of the individuals here tonight have had or have antennas that would not be in compliance, as well as the antennas the city has on this building. There are a lot of concerns. In the event of an emergency these antenna would get a better signal and would be the key to long distance communication. Amateur radio

is becoming the back up for emergency service agencies. This group is not opposed to the inspection of the tower/antenna or safety regulations, but he has never heard of one falling over. *David McPhie* – the height of antennas is most important to the effectiveness. If they are less than 64ft makes them less effective. Towers are not the antenna; they just hold the antenna up high enough to be effective.

Mayor Webb asked what his recommendation is on this ordinance.

Mr. McPhie stated that neither Salt Lake City nor County have such an ordinance due to PRB 1. No one is opposed to inspections for safety purposes. A falling tower is an irrational fear. His tower is engineered with 8 cubic yards of concrete in the base and is engineered to tough specifications. There are limits to what you can put on it due to the wind load factor. He feels that it discriminate against small lots. He has offered to help Mr. Hall draft an ordinance that would be PRB 1 compliant.

Richard Jorgenson – Salt Lake County Emergency Team. He described how vital ham radio is to countless organizations especially during emergencies. The ordinance needs to be reasonable.

Richard Keddington – Woodside Dr. He feels the ½ acre prohibition is unreasonable. Most in attendance live on lots under a ½ acre. He has two masts on his homes with an antenna on top, and sometime more that one antenna is needed and this ordinance would not allow it.

Stan Gordon – 5534 Fair Oaks Dr. He is concerned that you have eliminated trees- it is either a tower or nothing at all. He has wire antennas strung in trees. Antennas are a lot different than towers and that difference needs to be understood and clearly defined. There is also a need for a front yard allowance.

Daryl Johnson – 6015 Linden Way. He is ok with the towers in his neighborhood. They provide a community service. This crowd only represents a small percentage of operators because not all ham radio operators are licensed to do long distance communication. He recommends no ordinance at all and those in attendance agreed.

Mayor Webb thanked all those in attendance for their input and education on this issue.

IV. Presentations

a. American Red Cross

Neva Baker, Director of Development for American Red Cross, Greater Salt Lake Area Chapter, provided a brief history of the American Red Cross. She reviewed the mission and stated that the American Red Cross was a “Humanity organization that was led by volunteers.” The American Red Cross was run by the International principals/values of:

- Humanity
- Impartiality
- Neutrality
- Independence
- Voluntary Service
- Unity
- Universality

She also reviewed the different divisions of the Red Cross and what they do:

- Disaster Services
- Health and Safety

Ms. Baker then asked the Council and citizens to think of people in their community, who could be nominated for the “2010 Real Hero Award.”

b. Historical Presentation

Ann Engar, Holladay Resident and Professor at the U of U. Two years ago she received a grant from the Utah Humanities Council, with a match from the City, to carry out a program of interviewing Holladay residents who have lived here for more than 40 years. She heard many wonderful stories from 20 different people, four have since passed away. The interviews were done on DVD and range from 30 mins to two hours in length. She recognized Tom Nelson and Doris Salmon who were interviewed as well as Lauren Mecham Gehrke, a honor student at the University and wrote here thesis from the stories told and Sheri Sohm. Copies of the DVD were presented to the UT Historical Society, Holladay Library and to the City. Mayor Webb asked those involved to talk about their experience and thanked Ms. Engar for all her work.

Tom Nelson – expressed his thanks to Ann for doing this project. He has lived his entire life here in Holladay on Pheasant Way.

Doris Salmon – she has also lived here her entire life. She mentioned how important it is to have this history for generations to come.

The Council went back to public comments (*see above*).

V. Consent Agenda

a. Approval of Minutes – August 6 & 13, 2009

Council Member Pace moved to approve the minutes of July 2, 6 and 19. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

VI. City Manager Report

Manager Fitts commented that the first meeting of the UPD Board was held today. Letters of agreements will be signed in the coming week.

VII. Council Reports

Mayor Webb commented on his meeting with a Salt Lake County Sheriff detective. He understands Council Member Topham has had some vandalism occur at his home and it is frustrating and expressed his concern. He and the rest of the Council are sympathetic because we have all had those types of property crimes. The detective was very professional and helpful. We need to solve this problem.

VIII. Adjourn to a Work Meeting

Council Member Orton moved to adjourn to a work meeting in the Mt. Olympus Room. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:49 pm..

The minutes for the work meeting follow

WORK MEETING – August 20, 2009

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer - *excused*
Barry Topham
Grant Orton - *excused*

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

Mayor Webb convened the work meeting at 5:33pm.

1. Update on Heritage Day

Michele Bohling gave the Council the agenda for the September 12 Heritage Day event. Flyers will put in the retail stores and given to the schools for the kids to take home. She asked the Council to come help with cooking the breakfast. If the weather is bad, most of the events can take place inside.

2. Update on Proposed Amateur Radio Facilities

Mr. Hall stated that there will be a number of citizens here to discuss this proposed ordinance. Letters we sent out last Thursday to all HAM licensee operators in the Holladay area. We need to listen to the public input tonight and get some direction on how to reasonably accommodate this hobby. There have been a number of comments received already and they all expressed some concerns with the ordinance. The Council will continue discussion on this item later this evening after we hear from the public.

Council Member Pace commented that this was brought on by one instance and if the ordinance isn't going to fix that why are we changing it?

3. Calendar

Council Member Pace reviewed the calendar for September. At the first meeting in September we would have a follow up on the Village Center discussion and review the agreement with Cowboy Partners. There will also be continued discussion on the proposed rezone and commercial properties.

4. Update on Fire Station

The city has received an extension from the County on the fire station and we have until September 3. The County Council has signed off on the extension. The County is asking for 16 days to use the field instead of ten days. The City will control what days it can be used. July is wide open to use and the Council would like to see them schedule those dates at least three months in advance. This will save the city a lot of money. The Council directed Manager Fitts to expedite this agreement.

The City has also submitted for a \$3.2 million grant for the new fire station from the Federal government. Utah may be at a disadvantage for this grant due to our low unemployment rate, but we do have support from Rep. Matheson on our application. We don't expect to hear anything until September for the first cut.

Mayor Webb recessed the work meeting at 5:56pm.

Mayor Webb reconvened the Council Work meeting at 6:53pm.

Members of the Planning Commission and Design Review Board that were present included: James Glascock, Mark Hurst, Gene Carr, Richard Kimball, Les Chatelain and Paul Shupe.

Holladay Village Update

Mayor Webb introduced Dan Lofgren from Cowboy Partner who discussed at length his firm's latest design for the building on the old Video Vern's site. Colored elevations were shown and explained as well as various details of how the buildings would be situated on the site. Mr. Lofgren explained how important this site is to creating a sense of place and how this plan complies with the City's vision for this area. Council Member Pace commented that he is concerned that we took power lines down only to move buildings away from the street. The proposed clock tower on the corner was discussed as well as the possible need to amend ordinances to allow for it since this element and perhaps other portions of the code would need amending as well. Commissioners Shupe and Kimball and a resident commented on the clock tower as being a good focal point and a great addition to the Village Center. They also liked the overall architectural feel of the proposal.

Mr. Lofgren was asked by Council Member Topham about the uses in the building by type and percentage. Mr. Lofgren stated that the plan at this time was for about 6-8 businesses on the main floor and as many as 81 dwellings on the second and third floors. The square footage varies from a one bedroom to a large two-bedroom configuration. Council Member Topham asked if the \$1200/month rent classifies this as moderate income housing. Mr. Lofgren commented that rate was above the median income for the area. To be moderate income the rent would need to be less than \$600/month. Mr. Lofgren indicated that he did not feel that these units would be cheap by any means and that the tenants would likely be white collar professionals who will have the income to support the businesses below and will animate the village center.

Steve Gilbert commented on the color palette saying that he felt they were dated. Council Member Pace felt the use of arcades was advisable with this project. Mr. Lofgren said he anticipated about 21,000 square feet of retail and perhaps 64,000 square feet of residential.

Mayor Webb introduced Steve Gilbert, ArcSitio Design and Holladay resident, who presented ideas on fountains and vertical elements in the plaza area. Mr. Gilbert wished to volunteer to assist the city in designing the plaza and showed those present a variety of designs for columns, etc, that could be incorporated into the fountain feature. He indicated that there are many people who would be willing to contribute materials, time and effort to make the fountain happen. Mark Hurst, DRB member, felt the obelisk competed with the clock tower. James Glascock agreed and said that creating a gathering place is the most important thing to be accomplished in the

plaza. Mayor Webb introduced the idea of a statue in the plaza and invited a local sculptor, Bryce Liston to unveil a proposed waterfall statue/sculpture of John Holladay. The intent is to do private fundraising for it even though it was thought it could be done fairly inexpensively. Mr. Liston described in some detail his design including solar orientation, etc. Mayor Webb asked for comment from the DRB and committed to fundraising for statue. An overall cost for the statue element was discussed at perhaps \$125,000 to \$150,000. Mr. Glascock and Mr. Hurst commented on the importance of a historical element in the plaza and that this symbolic pioneer design should be preferred over the other.

Council Member Pace asked Mr. Lofgren to comment on what needs to be done to get this project underway. Mr. Lofgren felt that some ordinance work needed to be done and that they would like to start on the project next spring and that this could be done by “fast tracking”. Council Member Pace felt that ordinance work needed to be done immediately and consideration of gathering valuable public input was also needed on the overall design of the site and the plaza. Additionally, he felt that the city needed time to discuss its agreement with Cowboy Partners. Issues that needed work were: setbacks, plaza design, clock tower amendment and design flexibility.

IX. *Closed Session Pursuant to Utah Code Section 52-4-204& 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition & Disposition*

Council Member Pace moved to go into closed session for the purposes of discussing personnel issues, potential litigation and property acquisition. Council Member Topham seconded the motion. The Council voted in the affirmative and the council convened in a closed session at 8:25 pm.

Those in attendance at this Closed Session were: Council Members Pace, Pignanelli, Topham, and Mayor Webb. Council Members Palmer and Orton were excused. Also in attendance were: Paul Allred, Rick Whiting and Clarence Kemp.

Minutes for the closed session were taken and are now on file as a Protected Record.

Council Member Pace moved to adjourn the closed session and reconvene the work meeting at 8:35pm. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pignanelli, Pace, Topham and Mayor Webb in favor. The motion to adjourn and reconvene in the work meeting passed by a unanimous vote.

X. **Adjourn**

Council Member Pace moved to adjourn; Council Member Pignanelli seconded the motion and the meeting at 8:36 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday August 20, 2009.

Stephanie N. Carlson, CMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 9-17-09