

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 3, 2006  
Council Chambers  
4707 South Holladay Blvd.  
Holladay, Utah 84117**

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**REGULAR MEETING - 6:00pm**

***ATTENDANCE***

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton - excused

**City Staff**

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder

**Citizens:** John Margetts, Patricia Vancura, Linda Mariotti, Ann-Marie Hopkins, Douglas Cromar, Anna Larson, Rafe Black, Jeanette Hamilton, Ray & Randy Schelble, Ryan Taylor, Becky English, Jenny Garcia, Tammy Pinnock, Helen Redd, Trent Garcia, Jennifer Pack, Elizabeth Menlove, Sharon Laugston, Pete & Annette Malen, Michael Pusey, DeAnn Moyle, Jennie Pinnock, Kristen & Mark Matly, Janet Sorensen, Pamela Delis, Donn Seeley, W. Robin Kemker, Emily Ott, Jed & Betsy VanDenBerge, Kim Longson, Katie Abrams

**I. *Welcome*** - Mayor Webb

Mayor Webb 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 Helen Redd.

Council Member Peterson moved to amend the agenda and move items #5 and 6 up to #3 and 4. Council Member Pace seconded the motion. The Council voted in the affirmative and the motion carried.

**III. *Public Comments***

*Richard Bailey - 4021 Morning Star Dr.* Spoke on the formation of a smaller school district. The big

question is what is going to happen in the future to our schools. The Legislature allows seven seats on the Board and the west side has five people with the east side having two members. Don't want to be put in a situation where the curriculum and programs that are more applicable to our students (east side) that may not be applicable to others schools on the other side of the valley. We want to control our own destiny. The expectations of principals and parents for students on this side of the valley are different than the other side of the valley. We have all the trades of the blue collar families on the west side of the valley. We have a much more white collar type families on the east side. The families here would like to have programs that are more in tune with the future of our kids. He encouraged the city to move quickly on a feasibility study for the formation of a new school district.

*Pete Malan - 5561 Wayman Ln.* Spoke on smaller school district. Seems the Granite School District is composed on non homogenous constituency. There are new schools being built on the west side, while on the east side we have old schools and built out neighborhoods. There is an inherent difference and emphasis. Feel the representatives on the school board have conflicts of interest. There is no one representative that is accountable for the situation with the east side schools. We have non-stake holders who are affecting the direction of the east side. A smaller district would be helpful because we have a more homogenous constituency of east side schools with the same interest and concerns. There would be more accountability and advantages to have a group solely dedicated to the interests to the kids on the east side. This is a unique opportunity for the city officials to improve the educational environment and encourage the city to act quickly.

*Elizabeth Menlove - 5004 Marilyn Dr.* Spoke on small school district. The Granite School District is not meeting the needs of the children. There are a growing number of children leaving the public education system because of similar issues. Handed out packet with news articles on smaller districts and other information. Please place this issue as a top priority and move quickly.

Mayor Webb thanked the group for all their work. This issue is very important and is a community based concern. The Council has a responsibility to get the citizens the answers they seek in a timely manner. We are working with two other cities (South Salt Lake and the County). We recently meet with the Mayor of South Salt Lake and County representatives to form a committee made up of the Mayors from the three entities along with Lynn Pace, Mark Crockett, Nicole Dunn and Dave Carlson. An RFP was sent and it is our intention to move quickly but with accurate information.

6:22:26

Council Member Pace reported that the committee is doing all they can to move it forward as quickly as possible. Holladay initiated the study, sent out the RFP and got South Salt Lake and the County to vote on it and without them we do not meet the population requirements. All three jurisdictions are committed to moving forward and do this right instead of fast. No decision has been made as to what is the right thing to do. We are in an information gathering process and we want the facts to tell us the right thing to do. An RFP was sent out and we have narrowed down the list and we will be meeting on Tuesday to work out terms. We want a true comprehensive feasibility study and that is what we are asking the consultants

to do. We intend to consider all the area east of the Jordan River that is in Granite district. Asked the consultants to not only study the feasibility but also the services and programs provided. A major question to ask is about governance and the ability to create greater community input. We support the concerns expressed tonight and we welcome your input and feedback.

Mayor Webb added there will be a facilitator in place to move the study and discussion ahead quicker.

## **VI. Reports**

### **a. Youth City Council**

Council Member Diederich reported on the Youth City Council summit that was held in July that he attended with four other students. He then introduced Presley Smith a junior at Olympus High.

*Presley Smith* reported on the Youth Summit. She was excited to hear the city was starting a youth city council and the summit was a great starting point. We learned a lot about leadership, planning and community involvement, etc. A lot of youth want to get involved in their community. They presented a plan to improve the community to do a fund-raiser for trees, benches etc at the new park to help the community which was presented to the judges. She is excited to get going and make a difference.

## **V. Public Hearing on the Affordable Housing Master Plan**

Mayor Webb opened the public hearing at 6:55pm. There were no comments and the hearing was closed at 6:56pm.

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

Mayor Webb opened the public hearing at 7:00pm

*Rick Black - 4871 Viewmont.* In the area it is zoned for ½ acre lots with a lot of older homes. What is the plan for this area- is the zoning going to stay or will we be back here every time someone sells a home. He is against this rezone request. He likes the big lots and it makes Holladay what it is.

*Douglas Cromar - 4813 Viewmont.* One of the main reasons for incorporation was to have control over our zoning. The area was R-2-10 and when we did the master plan it was changed to R-1-21. Now we want to spot zone, just like the County was doing. He is against this rezone, we need to keep the acre lots.

*Ray Schelbe - 4782 Bonair St.* He is opposed to this rezone. This is spot zoning and it discriminates against the current residents. It creates a neighborhood within a neighborhood.

*Ryan Taylor -4825 Bonair St.* He is opposed to the rezone. Real estate in the area is worth a lot of money. We do not want spot zoning or more density.

*John Margetts - 4827 Arbor Cir.* This is a unique area and he is opposed to this rezone. We need to

put a stop to rezones and spot zoning. Please maintain the value of Holladay.  
*Anna Larson -4831 Arbor Cir.* Opposed to the rezone. *See attached letter*

*Delpha Baird - Kentucky Ave.* Opposed to the rezone. She expressed concern over what is happening in Holladay with the smaller lots and larger homes.

Mayor Webb closed the public hearing at 7:19pm.

Council Member Pace moved to reopen the public hearing on the affordable housing master plan. Council Member Diederich seconded the motion. The Council voted in the affirmative and the motion carried.

### ***Reopened Public Hearing on the Affordable Housing Master Plan***

Mayor Webb reopened the public hearing at 7:24pm.

*Ken Millard* provided background information on this plan. This is only a plan to meet state law. The City needs to be involved in some type of housing authority that would have the means and tools to administer money to be used for affordable housing.

Council Member Diederich asked if it was required that the funds for affordable housing be spent within the city limits?

Mr. Millard replied that he did not find anything in State law that required the money be spent within the city. He continued that we have been working on this for the past year and every year it needs to be redone and submitted to the State. Can also have an impact fee on housing, if the city chooses.

Council Member Peterson asked if the intent of the housing portion of the EDA and RDA to provide housing for lower income? We want to do our part to provide this type of housing and in a way we will get the most bang for our buck and how do we best do that? We need to maintain housing in the community that will allow people to stay here and diversify.

Mr. Millard stated the first priority is for people to live in the city and if they do not make enough money how can they do that? Intent is to provide suitable housing. State law does not say that we cannot join with another community to come up with a plan.

*Robyn Kemker- Utah Housing Coop.* There are ways to work with other communities. You have a viable opportunity with rebuilding of commercial space to put housing on top of it, which is very common. In the Gateway, there are 150 unit project that are affordable rentals and they work right there. The typical family we are speaking of with affordable housing you may find in Hidden Meadows.

Mr. Millard state that homes and apartments are for rent is because the housing units are older and don't have the amenities of new places so they can be sold/rented cheaper. Thus they meet the affordable housing criteria to a degree. We also need to look at the size of the family needing housing. If apartments units are going to get any type of subsidy, they need to be licensed by the city and have yearly inspections.

Council Member Pace asked about that target threshold of 15% and why we don't stay with 18%. As the community develops and changes we need to make sure that we maintain where we are and not get worse. How do we keep the units affordable?

Mr. Millard replied that we are close to 18% now and we want to make sure we meet our goal. The 18% may be optimistic and we feel we can live with 15%.

Mayor Webb closed the public hearing at 8:08pm.

**VII. *Consideration of Resolution 06-26 Denying a Notice of Claim for Debra Whittaker***

Council Member Pace moved to adopt Resolution 06-26. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Pignanelli, Pace, Peterson, Diederich and Mayor Webb in favor. Resolution 06-26 was adopted by a unanimous vote.

Council Member Pace suggested that the denial of claims is not a legislative manner and would like to see a resolution delegating authority to the City Manager to handle these claims.

**VIII. *Reconsideration of Resolution 06-18 Authorizing the Mayor to Execute an Agreement with Cottonwood Heights for an Easement for the Placement of a Gateway Sign***

Council Member Diederich made a motion that this item be placed on another agenda. Mayor Webb seconded the motion. The Council voted in the affirmative and the motion carried.

**IX. *Consent Agenda***

***a. Approval of Minutes - July 10, 13 & 20***

Council Member Pace moved to approve the consent agenda. Council Member Peterson seconded the motion. The Council voted in the affirmative and the motion carried (Mayor Webb abstained on the July 13 minutes).

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

Manager Fitts reported on the following:

- \* Met with UDOT on the Environmental Assessment process, principles and pricing
- \* 2300 East is now under Holladay's jurisdiction
- \* Spent a lot of time during this last storm, looking at Wayman Pond and also the Upper Canal to see how they handled the water. We wouldn't hit as severe as the MillCreek area.
- \* Discussed the island on Highland Dr and why it is not yet landscaped.

**XI. *Council Reports***

There were no reports.

Council Member Peterson moved to adjourn to a work meeting. Council Member Pace seconded the

motion. The Council meeting adjourned at 8:25pm

## **XII. *Adjourn to Work Meeting***

### **WORK MEETING - August 3, 2006**

#### ***ATTENDANCE***

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton - excused

#### **City Staff**

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder

Paul Allred, Community Development Dir

Mayor Webb convened the work meeting at 8:44pm

#### ***1. Review of Knudsen Park Planning Commission Recommendation***

Cyrus McKell, Vice Chairman of the Planning Commission, provided the council with some background on how they reached their recommendation and showed the drawings that had been prepared. The Planning Commission walked the site and looked at the background of the city with a number of charts. Recommending a plan that does not have such an intense use. The focal point for the Planning Commission and Lewis Young was that so many of the school fields are under-utilized. Having a soccer field overwhelms the area and parking is a major concern with such a high intense use. The Commission is recommending to keep natural area west of the creek and to have pavillions, trails and an open playing field.

The Council discussed the Commissions recommendation. This area should be a park experience, why gear it toward nature preserve when the canyons are five minutes away? The area is noisy due to the I-215 traffic.

The Council asked for an executive summary on the park from Lewis, Young. They would also like to get from the County a list of who is making reservations at Creekside Park so we can understand the usage. The Council discussed alternative uses for Knudsen Park, they also noted that Creekside Park is around 26 acres.

#### ***2. Discussion on Youth City Councils***

Council Member Diederich would like to nominate Presley Smith to be the Mayor of the Youth City

Council and asked that each Council Member recommend/elect one person from their district to be a Council Member. There will not be elections this year but the Council will appoint a member from their district to serve and we will have committees and other positions for the rest of the group. We are still looking for an advisor from the High School. We are hoping to have this in place when school starts.

There being no further business, Council Member Pace moved to adjourn. The work meeting adjourned at 9:25pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting and work meeting held Thursday, August 3, 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