

**MINUTES OF THE HOLLADAY JOINT
CITY COUNCIL & PLANNING COMMISSION
WORK MEETING**

Thursday August 9, 2007

6:30 p.m.

Mt. Olympus Room

4580 S 2300 E.

Holladay, Utah 84117

ATTENDANCE

Mayor Dennis Webb – excused

City Staff

Council Members

Hugo Diederich

Grant Orton

Lynn Pace - excused

Steven R. Peterson

Pat Pignanelli

Planning Commissioners

Jim Palmer

Cyrus McKell

Paul Shupe

Richard Kimball

Lynda Shields

Brad Scott

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Paul Allred, Community Develop Dir.

Pat Hanson, Alma Haskell - Planners

Clarence Kemp, City Engineer

Craig Hall, City Attorney

Citizens: Kris Longson, Kathy Olsen, Spencer Angerbauer, Elizabeth Cole

I. Call to Order

Mayor Pro-tem Diederich called the work meeting to order at 6:35pm and welcomed everyone. He excused Mayor Webb and expressed condolences to his family at this time.

II. Presentation and Discussion by General Growth

Kris Longson reviewed their proposed timeline and the basic processes they are going through from now until the end of the year. They plan to build the entire commercial core (office & retail) by 2010 with some residential and completion of the project by 2014. Both the Planning Commission and City Council will need to hold public hearings on the following: general plan change, petition to change zone and a new zone, stream setback approvals. The Planning Commission will hold their first hearing on August 28.

With regards to the stream setback they are working with FEMA, Army Corp of Engineers Salt Lake County and the ditch company. There are flood control concerns with the pre-existing conditions. The

entire mall sits in a flood plain right now. The plan is to utilize the creek and make it a nice amenity. It is their hope to start stream work in the fall when the water is low.

They are working with the utilities currently on all the utility approvals. They have met with Rocky Mountain Power on: temporary relocation of transmission lines, issue of underground transmission lines, apply for relocation of lines and relocation of temporary above ground lines.

General Growth is working on a focus group to help in determining the type and quantity of residential units as well as conducting marketing studies. We are also meeting with the neighbors and taking suggestions.

Conceptual drawings are just getting started. Macy's will remain viable and open during construction. It is the hope that demolition will start no later than beginning of the year depending on approvals and asbestos removal.

3. Discussion on Mall (timeline, roles and process, etc)

Paul Allred reviewed the minimum of what needs to be done by years end. The first of those public hearings will be on Aug. 28 with the general plan change, zone change and new code amendments. The Planning Commission will hold the hearing and then send a recommendation to the Council who will hold another public hearing.

One of the concerns on this project is density and traffic. Mr. Longson replied that a traffic study is being conducted and they hope to present findings at that August 28 meeting. He also stated that they are into this project in the millions and the commitment level is very high.

4. Update on Village Center – Randy Fitts

Manager Fitts updated the group on the Village. The Category X study is complete and the RFP for design work has gone out. We are currently negotiating a price for the design work with the Lochner Group and hope to have a signed contract by September 16. Starting in February/March bid documents will go out and construction will begin in spring on the streets, sidewalks etc. Talked about burying power lines, but the cost exceeds \$7 million so we are working on a consolidation of lines and nicer poles.

There being no further business. Council Member Orton moved to adjourn with Council Member Pignanelli seconding the motion. The meeting adjourned at 7:46 pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, August 9, 2007.

Stephanie N. Carlson, CMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes Approved: 9-6-07