

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, December 13, 2007
City Council Chambers
4580 S 2300 E
Holladay, Utah 84117**

WORK MEETING & BRIEFING SESSION – 4:30

ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton

City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

Paul Allred, Community Development Dir.

Others: Kris Erickson, Steve Glaser, Spencer Angerbauer, Kathy Olson

Mayor Webb convened the work meeting at 4:30pm. The Council went over the SDMP for the Mall project. Kris Longson reviewed the minor changes that were made from the draft the Planning Commission recommended. The Planning Commission recommended a total aggregate area of 1.6 million sq ft. and General Growth would like 1.8 million for more flexibility and have included in a note at the bottom of page 1 –“*developer is required to submit building permit approvals for the minimum required commercial sq ft by block/subdivision on or before the time of building permit approvals are granted for residential building uses by each block/subdivision.*” Another change was the height- no more than 50% or less of the total sq footage will exceed 80 ft. Mr. Longson and Francisco discussed the LEEDs standards. This project will be built to silver or gold level standard of LEEDs, but General Growth is concerned about spending the time and enormous amount of money to get a piece of paper saying they are certified. This project has already been accepted into a pilot program for LEEDs Neighborhood Development. Because it is a pilot program there are no set standards. Mr. Longson and Mr. Allred also discussed the geotechnical note on the last page. The Planning staff is not in agreement with that statement but it has been agreed that the city’s geologist and General Growth’s geologist will sit down together to hash it out and General Growth agrees to the outcome.

Council Member Diederich expressed concern on the density of the residential units

Council Member Pace commented that there is an expectation that this be a showpiece and he hopes the

design finish will represent that. He would also hope the General Growth looks ahead on the development of the TGIF site and have it be an anchor site or something else besides asphalt.

The Council was unanimous in their hopes and expectations that the drawings and pictures they have seen will be what is built.

The Council then reviewed the agenda for this evening. They asked that in the future any time there is a nomination that the candidate be invited to a prior work meeting with the Council in order for everyone to get to know them.

Mayor Webb adjourned the work meeting at 5:55pm.

Council Meeting – 6:00pm

ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton

City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

Citizens: Lori Khodadad, Steve Glaser, Camille Pierce, Gary Christenson, Darlene Batatian, Doug Stark, Lynn Hemingway, Steve Brietling, Barry Topham

I. *Welcome – Mayor Webb*

Mayor Webb called the meeting to order at 6:10 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Council Member Steve Peterson.

III. *Public Comments*

There were none

IV. *Reports*

a. *Deputy of the Month – Capt. Steve DeBry*

Capt. DeBry honored three deputies for their outstanding service and going above and beyond the call of duty. He also thanked Under Sheriff Beau Babka for being in attendance.

Detective Mike Anderson & Detective Brent Adamson – October. These two detectives were instrumental in helping to find the man who ran down a woman on Haven Lane and in solidifying evidence to solve this case. They exhibited relentless determination in solving this case and arresting the person responsible for this tragic act.

Detective Steve Hall – November. After being assigned an identity/mail theft case, Detective Hall used his investigative experience and intuition to gather crucial evidence pertaining to several cases. He arrested several individuals responsible for the mail theft and 38 fraud cases throughout the County. Detective Hall's attention to detail, his tenacity to resolve the case and professionalism lead to a successful outcome.

Deputy AJ Morley – December. As one of Holladay's Traffic Specialist, Deputy Morley is an expert in his assigned duties as he consistently trains and updates his skills. He is vigilant in enforcing school zone

laws and interacts with the crossing guards to ensure the utmost safety of our children. Deputy Morley takes pride in his duties, has a tremendous work ethic and professional attitude. He is consistently at the top of the monthly stat sheets and is someone you can count on.

V. *Consideration of Resolution 0-51 Approving the Site Development Master Plan (SDMP) for Approx. 57 acres for Property Located at 4835 S Highland Dr (6.22.50)*

Council Member Orton moved to adopt Resolution 07-51 and Site Plan as presented with the date of December 11, 2007 with the inclusion of page 26 dated December 12, 2007 and the with following additions: It is intended that the maximums contained in the general development guidelines will be the maximums for the project, specifically that height will be the maximum as stated therein with the requirement that if additional height is requested by the developer that they must first appear before Planning Commission and City Council for proper approvals. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Resolution 07-51 was adopted by a unanimous vote.

VI. *Consideration of Ordinance 07-20 Adopting Amendments to Chapter 13 Holladay Village Zone*

Council Member Pace moved to adopt Ordinance 07-20. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Ordinance 07-20 was adopted by a unanimous vote.

VII. *Consideration of Resolution 07-53 Appointing Lori Khodadad from District 5 to the Planning Commission*

Ms. Khodadad introduced herself to the Council. She has lived in Canyon Cove for eight years and is a realtor and President of the HOA. She is interested in the development of Holladay and has been active in city government this past year with an issue up in the cove.

Council Member Diederich moved to adopt Resolution 07-53. Council Member Orton seconded the motion. . The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Resolution 07-53 was adopted by a unanimous vote.

VIII. *Consideration of Resolution 07-54 Appointing Norm Olson to the Historical Committee & Chairman of the Monument Committee*

Council Member Peterson moved to adopt Resolution 07-54. Council Member Diederich seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Resolution 07-54 was adopted by a unanimous vote.

Council Member Pace clarified that this resolution gives the city the option to explore a variety of historical acknowledgements.

IX. *City Manager Report*

Manager Fitts reported on the following items:

- he met with Dan Lofgren and we are looking at new mid-block road designs for the Village
- the city will be closing on Little Caesars next week, but the store will remain open until we are ready to bid the project in late February.

X. Council Reports

There were none.

XI. Closed Session to Discuss Personnel Issues, Potential Litigation and Property Acquisition
Council Member Peterson moved to table this item. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion to table carried.

XII. Recess to RDA Meeting

Council Member Peterson moved to recess to an RDA meeting. Council Member Orton seconded the motion. The Council voted in the affirmative and the Council meeting recessed at 6:36.30pm.

XIII. Reconvene City Council Meeting

Council Member Peterson moved to reconvene as a City Council. Council Member Pace seconded the motion. The Council voted in the affirmative and the meeting reconvened at 8:36:40pm.

XIV. Consideration of Ordinance 07-21 Adopting the Community Development Project Area Plan Entitled “Cottonwood Mall Community Development Project Area Plan” dated November 8, 2007.

Council Member Peterson moved adopt Ordinance 07-21. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Ordinance 07-21 was adopted by a unanimous vote.

VI. Adjourn

Council Member Peterson moved to adjourn. Council Member Orton seconded the motion. The meeting adjourned at 8:40pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, December 13, 2007.

 Stephanie N. Carlson, CMC
 Holladay City Recorder

 Dennis R. Webb, Mayor

Minutes approved: 1-8-07