

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 4, 2007  
Council Chambers  
4580 S 2300 E  
Holladay, Utah 84117**

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**BRIEFING SESSION - 5:00pm**

***ATTENDANCE***

Mayor Dennis Webb- excused

Lynn Pace - excused

Patricia Pignanelli - excused

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.

Council Member Peterson conducted the briefing session which convened at 5:40pm. The Council reviewed the items on the agenda.

Council Member Pignanelli & Mayor Webb joined at 5:40pm.

The Council discussed Local Officials Day and who would be attending from the Council and Youth City Council. Mr. Hall reminded the Council that an RDA meeting will need to be scheduled

**REGULAR MEETING - 6:00pm**

**ATTENDANCE**

Mayor Dennis Webb  
  
Lynn Pace - excused  
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 Develop Dir.

**Citizens:** Steve Luczak, Conway Snyder, Eric Kellar, David Chisholm, Michael Pusey, Richard & Ryan Lambert, Bob Neff, Brent Neff, Jim Palmer, Tim Rideout, Debbie Tempest, Karyn Smith

**I. Welcome -Mayor Webb**

Mayor Webb called the meeting to order at 6:03 pm and welcomed those in attendance.

**II. Pledge of Allegiance**

The Pledge of Allegiance was led by Alma Haskell.

**III. Public Comments**

*Eric Kellar - 1446 E Kings Row Dr.* Wanted to do a small addition to home and tried to stay with the architecture of the area. Asked the Council to change the way the city does business in order to take, on a case by case basis, on these additions. His home does not fit in the buildable envelope. Consider, with the diverse nature of the architecture of Holladay, a diverse way of handling it - does it fit or doesn't it.

*Conway Snyder - 2010 Lincoln Cir.* He was here six months ago regarding the design of his home and he is now on his third redesign. He was unable to get support and agreement from his neighbors on the design of the home and had enough negative feedback that he has waited until this moratorium was lifted. His lot is next to single level homes and he is proposing a 35ft height on a .42 acre lot. There are plenty of large homes in the area and his home would not be out of character. Never had any advanced warning to builders, architects etc and asked that in the future that notice is given to the public. Like to see the Council go back to the 35ft height limit.

*Ryan Lambert - 1875 Laurelwood Cir.* Talked on the issue of homes on private lanes. Currently there is an overlay that exists on private lanes the requires lots to be 2 acre in size. In a way, keeping the .5 acre restriction in place actually helps to make the homes be large. Asking for consideration that allows for the removal of the overlay restriction.

*Steve Luczak - Kodiak America.* Asked about the Holladay Pines fencing. How far is the fence into the right-of-way? Who is responsible for the tear down of the fence when the street is widened? Why wasn't this taken care of earlier? He has three PUD-s they are working on and trying to resolve some of the same issues up front.

*Jan - representing Ms. Parkinson who lives at 2162-64 Arbor Ln.* Circulated a letter earlier to the Council regarding the acreage needed for PUD-s. She asked the council to consider allowing four PUD-s being allowed on 2 acres.

*Matt Collett.* He is trying to build an accessory building on a lot that has an existing home that has been redone. The lot is in the R-1-10 zone, but an acre in size and the zoning limits the size of accessory buildings. The building will have minimal impact on neighbors. Base on property size rather than a blanket zone.

*Capt. Steve DeBry.* Presented the Deputy of the Month award for October, November and December. Deputy Kevin Barrett - October. He is a K-9 officer and was able to apprehend a car burglar.

Sgt. Bob Rogers - November. On routine patrol notice suspicious activity and was able to apprehend two individuals who had burglarized a residence.

Deputy Michael Gregory - December. Assisted a stranded motorist and used his own money to buy him gas. He also assists other deputies who need Spanish interpreters. He knows what customer service is all about.

#### **IV. *Consideration of Resolution 06-37 Approving a License for Holladay Pines Fencing in the Right-of-Way***

Council Member Orton moved to adopt Resolution 06-37 with the following additions - on page 2 ...licensee shall remit the sum of \$1,000 on or before January 15, 2007 and \$2/per linear foot of frontage on a public street annually on or before December 31., 2207 and yearly thereafter on the same date. Also, that it shall not extend more than 10ft into the public right of way. Council Member Peterson seconded the motion.

Council Member Diederich would like to see clarification on what portion of fence is in the right-of-way and how far into the right-of-way. Who is responsible for tear down? Would like to see 10-15% of the fence in the right of way instead of 100%. We need some type of compromise.

Mr. Hall clarified that the terms of the license are annual. If we require it to be removed it will be at their costs (developer or homeowners assoc.).

Mr. Neff stated that the distance is 10ft into the right-of-way from the property line.

The Council roll call vote was as follows: Council Members Orton, Peterson, Pignanelli, Diederich and

Mayor Webb in favor. Resolution 06-37 was adopted by a unanimous vote.

**V. *Consideration of Resolution 07-01 Regarding an Interlocal Cooperative Agreement Creating the Valley Emergency Communications Center (VECC) to Add Cottonwood Heights as an Additional Member***

Council Member Diederich moved to adopt Resolution 07-01. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Orton, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Resolution 07-01 was adopted by a unanimous vote.

**VI. *Consideration of Resolution 07-02 Appointing a Mayor Pro-tem***

Council Member Peterson moved to table Resolution 07-02 until the January 18 meeting when all the Council is present. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Orton, Peterson, Pignanelli, Diederich and Mayor Webb in favor. Resolution 07-01 was tabled until the next regularly scheduled council meeting.

**VII. *Council Reports***

The Council discussed Local Officials Day and the importance of getting the Youth City Council to attend. Council Members Pignanelli, Pace and Diederich will be in attendance from the Council.

Council Member Orton raised the issue of follow up on a loose pitbull in his neighborhood from Animal Control. Expressed concern that we don't have a way to get response from them on weekends. It is a cumbersome procedure to get in touch with them on weekends and need follow through. He is also concerned about the naming procedures on projects in the city and he is working on proposal.

Council Member Pignanelli reported that the Youth City Council is trying to plan an event for children and . The City will host the Homeless Committee Meeting on Feb. 13.

**VIII. *Adjourn to Work Meeting***

Council Member Peterson moved to adjourn to a work meeting. Council Member Orton seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:42pm.

## WORK MEETING - January 4, 2007

### *ATTENDANCE*

Mayor Dennis Webb

Lynn Pace - by phone

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton

### **City Staff**

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder

Paul Allred, Community Development Dir

Pat Hanson, Planner

Alma Haskell, Planner

Jon Teerlink, Planner

Mayor Webb convened the work meeting at 7:00 p.m.

#### *a. Discussion on Council Meeting Process*

Mayor Webb asked that the Council submit a council request form to Stephanie if there is an item you would like on the agenda and will help with follow through, etc. The Mayor will set the council agenda with department heads and the mayor pro-tem.

Council Member Pace joined by phone at 7:05pm

#### *b. Discussion & Review of Chapter 13*

The Council and staff went through Chapter 13 page by page. The Council asked the staff to check on a number of things in the ordinance and make some recommendations. Here are just some of the major things that were discussed.

Council Member Pace joined, in person, at approximately 7:45pm.

\*\*\* Chapter numbers are as cited in draft document. These numbers may change as per codification.

- check on the definition of two-family.
- There was discussion about guest houses and if they should be allowed on lots over ½ acre.
- Like to add R-1-4 zone back into chart 13.14.041 (minimum lot size for zone), also change to 75% lot width at ROW line.
- add language that lots in a cul-de-sac must have the required lot width at a point 30 ft back from the road
- Council asked staff to find a way to average rear yard setbacks and come back with options as well as proposed language. Council Member Pace wanted to average rear yard setbacks and have

nothing being built behind those setbacks.

- Play with lot width definitions and come up with something better, especially as it relates to lots that widen as they get further from the road.
- Adjust chart 13.14.071 that deals with height. Lots under 15000 sq ft- limit to 32 ft in height and lots from 15000-1 acre = 35ft. Lots one acre and larger = 40ft
- Asked staff to exempt building elevations adjacent to public streets, public uses or other non-residential uses are exempt from the graduated height requirements. Also to tighten up the language on what can go above height requirements (13.14.070) fireplaces, chimneys, architectural features and not allowing expansion of occupiable space above the height limit.
- Regarding lot coverage, the Council asked to change lot size from 20,000-25,000 to have 25% coverage of all structures and adjust accordingly down and up from that point.
- 13.14.100b – asked staff to change 50 ft to 40ft in regards to length of a wall without a break. The break/change has to be at least 18inches.
- Chart 13.14.101 – change square footage to footprint.
- Accessory buildings can be 20ft in height instead of 18ft
- 13.32.020 – instead of multiple family change it to read two family residential district.
- 13.32.050 – chart . Change 15ft side setback in the R-2-8 and R-2-10 zones to 9ft.
- 13.32.061 – chart. Change height on lots 15,000sq ft or less the maximum building height is 32ft, on lots 15,000- one acre is 35ft, and one acre and above 40 ft.
- Remove special exceptions chapter for now and will be addressed at a later time when staff has more time to study.
- Clearview reference. Changed line where 40 ft back is measured on, instead of Right of way or street property line it is now the asphalt line
- Check if commercial renting of dwellings was in conflict with other places where short term rentals are allowed in the R-2 zone.
- Fence regulations. Eliminated “front” so a permit is required for all fences in any setback adjacent to a public street. And in section “D”– allow 6ft fences along 2300 E – north of the Holladay Village..
- Council directed staff to take out language regarding substantial compliance. They would rather have the Community Development Director use his discretion.
- PUD’s. Asked staff to require a minimum area of five acres in the R-1-21, R-1-43 and R-1-87 for PUD’s. In the RM zones a minimum of three acres and still need a minimum of three acres in all other residential zones.

Other typographical & formatting corrections were suggested.

There being no further business Mayor Webb adjourned the meeting at 11:47pm

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, January 4, 2007.*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 1-18-07