

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

**Thursday June 8, 2006
5:00 p.m.
Council Chambers
4707 South Holladay Blvd.
Holladay, Utah 84117**

ATTENDANCE

Mayor Dennis Webb

City Staff

Council Members

Hugo Diederich

Grant Orton

Lynn Pace

Steven R. Peterson

Pat Pignanelli

Planning Commissioners

Jim Palmer

Cyrus McKell - excused

Paul Shupe

Gene Carr

Richard Kimball

Lynda Shields - excused

Howard Diederich

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Paul Allred, Community Develop Dir.

Pat Hanson, Planner

Clarence Kemp, City Engineer

Citizens: Dan Lofgren, Scott Safford, Adam Nash, Chuck Klingenstein, Kif Brown, Sharron Horsey, Neil Lindberg, Mark Hurst

I. *Call to Order*

Mayor Webb called the work meeting to order at 5:10pm and welcomed everyone.

II. *Discussion on Holladay Village Center*

a. *Presentation by Dan Lofgren*

Mr. Lofgren reviewed some of his planning strategies for the project which include: creating a community gathering spot, open up the block visually and physically, create convenient and adequate parking, create an village identity character, allow three-story buildings to announce “center”, make new city center part

of the village, acknowledge four season reality, signal at 2300 E & Laney Ave, walkability edges or driveability, create phasing and relocating of local businesses. Mr. Lofgren also presented a color mounted site plan with corresponding explanations for all to see. He then reviewed the plan which is divided into four blocks. The plan currently shows the closure of Holladay Blvd at Laney Ave in order to create a plaza/activity center. The main point to this project is to create connectivity throughout.

Block One there will be a pedestrian promenade from Holladay Blvd west that will be either open or have a canvas cover.

Block Two- retail facing Holladay Blvd with no back door entrance off of the parking and residential facing Phyliden. There will be a new building next to the Normandy Restaurant with residential above.

Block Three. He sees this block as establishing the village ambiance. They envision remodeling or expanding “the Store” and give a facelift to most of the block. There may be a village street from Kentucky to 4800 S. With Block Three there is an opportunity to accelerate and facilitate a “face-lift” of the village center due to all the real-estate being controlled by one owner who is ready to move forward.

With the current design, they will still be 100-130 parking stalls short for the total project, but hope to work with the city on shared uses with the parking structures. There will be about 80,000 sq/ft of residential in the village center. They are looking to the RDA for financial help. Want to bring the RDA in as a player and make this project feasible.

b. Discussion on Implementation Process - Neil Lindberg

Mr. Lindberg passed out a handout and discussed the steps to completion and time line for the HVC amendments/rezoning in order to meet the moratorium deadline. The city needs to adopt an ordinance amending the HVC zone and also an ordinance rezoning the entire HVC from C2/HVC to the HVC zone and finally approval of the project plan. He is currently working with Mr. Allred on putting together the zoning amendments in order to get the to the Planning Commission by early July which will include much of the work from the Master plan. The Council and Planning Commission reviewed a proposed time line and what needs to be done in order to hold to that schedule.

3. Council Work Meeting

a. Draft Ordinance Regarding Noticing Policy

Mr. Allred reviewed his summary on the proposed noticing policy. Need to clarify if is it 10 working days or 10 calendar days to mail out notices. This policy will need to go to the Planning Commission then onto the Council for adoption. Council Member Orton stated we also need to look at changing the code from 300ft to 500 ft for noticing. The Council also requested that once this policy is adopted there be an article in the newsletter and we post the policy at the front counter. It was decided that “courtesy” notices do not need to be codified and that each body could determine how to send additional notice.

b. Draft Ordinance for Monster Homes

Council Member Pace reviewed the ordinance that Salt Lake City had just passed and from that he added a couple of other items the Council may want to address. Some of the items in the ordinance include: in-line

additions, front yard setbacks, height, maximum footprint of accessory buildings, setbacks of accessory buildings, maximum lot size and coverage and demolition vs. remodel. We may also want to address flag lots and side yard setbacks. The new home must be compatible with the neighborhood and if you want more than the base allowance the applicant will need to prove compatibility with the neighbor by going through the special exception process with the Planning Commission or Board of Adjustment, if that is the process we choose.

The Council and Commission discussed some areas of concern including height, setbacks, lot coverage and accessory building setbacks.

Council Member Pace will get a draft to the Planning Commission and the Council asked that the Commission move on this ordinance as quickly as possible.

c. Discussion on Planned Unit Developments.

The Commission and Council discussed the number of PUD's that are sprouting up in the city. Many are not better than a regular subdivision and are not built as conceived. There needs to be an increase in the minimum acreage for a PUD. The Council and Commission discussed what the real reasons are for a PUD and come up with a proposal that in the R1-15 zone and below a 3 acre minimum and in the R1-21 zones or greater need a 5 acre minimum. A PUD should not increase density or height and the ability to modify height should be removed.

Council Member Pace and Mr. Allred will work up a fact sheet and language to propose to the Planning Commission.

d. Discussion on R1-87 Zone

Council Member Peterson initiated a petition to look at the R1-87 zone. Currently about 95% of the lots in the R1-87 zone are less than two acres and nonconforming. The Council discussed doing a District 4 & 5 meeting in order to get input from residents in that area and zone. There was no consensus about whether or not the R-1-87 zone needed to be changed at this time.

e. Discussion on Group Homes

Mr. Hall is working on proposed ordinance language and a will get that to the Planning Commission in order to hold a public hearing in the next month.

The Planning Commission was excused at 8:25pm

f. Discussion on City Contracts

Council Member Pace reviewed the remaining contracts which included geological review, engineering contract and the city attorney's contract. The city need to sign and extend its contract with Forsgren Engineering that includes a flat monthly fee for building inspections and maybe a penalty clause. The Council expressed concern over how building inspections are being handled.

g. Discussion on Tentative 2006-07 Budget

Manager Fitts went over some minor changes which included \$10,000 into elections in case of a special election on schools and \$30,000 for document imaging. The council again discussed doing a “test” lighting system.

Council Member Pace moved to adjourn with Council Member Peterson seconding the motion. The meeting adjourned at 9:25pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, June 8, 2006.

Stephanie N. Carlson, CMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes Approved: 7-20-06