

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, July 6, 2006
6:00 p.m.
Council Chambers
4707 South Holladay Blvd.
Holladay, Utah 84117**

BRIEFING SESSION - 5:00pm

ATTENDANCE

Mayor Dennis Webb

Lynn Pace

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

Citizens: Sharron Horsey, Gary Purk, Cathy McKittrick

Mayor Webb conducted the briefing session which convened at 5:05pm.

Update on Holladay Village Center & other Zoning Issues

Paul Allred updated the Council on the status of the Holladay Village Center Zoning. Mr. Lindberg presented proposed zoning ordinance amendments needed to implement the Holladay village plan to the Planning Commission last night. The Commission had some questions and changes and will review this item at their next meeting. There will also be a meeting with the Design Review Board next week to review the proposal and Mr. Allred then updated the Council that the Commission will hold a public hearing on July 18 for Knudsen Park which requires changes to the Parks Master Plan. The Council reminded staff and the Commission that we have to be careful on what is proposed for that area because there are limits and stipulations with the grant money received.

The Council discussed with staff the need to have site plans followed by the developer and putting more “teeth” into our inspections.

The Council then reviewed and discussed the agenda.

REGULAR MEETING - 6:00pm

ATTENDANCE

Mayor Dennis Webb

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City Staff

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder

Citizens: Candy Rideout, Debra Russell, Josh Blumentel, David Chisholm, Les & Leslie Chatelain, Kristen Brown, Sharron Horsey, Tom Milbank, Jason ?, Gary Purk

I. *Welcome* - Mayor Dennis 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 Deputy Mike Ashley.

III. *Deputy of the Month Presentation*

Capt. DeBry presented the Deputy of the Month for April, May and June. The deputies were presented a certificate as well as a gift certificate from the city.

April - Deputy Mike Ashley. Worked a known drug house in Holladay where children were present. Pursued interest with diligence and solved the problem. He involved DCFS to get the child out of the home and into a safe environment.

May - Deputy Jim Carjolios. He is one of Holladay's patrol deputies. Deputy Carjolios went the extra mile and not giving up on finding Mrs. Maddox to return a lost scrapbook that contained memories of her dearly departed son.

June - Sgt Don Hudson. Sgt Hudson was working traffic during the Salt Lake Marathon. During the race he noticed one of the runners struggling and went to aid of a Mr. Mike Patterson from Montana. Sgt Hudson started CPR until helped arrive. Thanks to his quick response and training Mr. Patterson is doing well. Had it not been for his quick response and training, Mr. Patterson could have suffered long term disability.

IV. *Public Comments*

Candy Rideout & Debra Russell - Arts Council. They presented a proposal to use the grant money the Arts Council received to put a hanging artwork system in the new city hall. The system hangs from the ceiling to artwork and there is safety in back making it difficult to remove. They would like to see a rotating

exhibit with Holladay artists displaying their work. The Arts council has also purchased a sound system and is doing free concerts in the park in July with a partial grant from the musicians union. At the recent arts festival they made \$2,500 with many of the vendors wanting to return next year.

Debra Russell. She is working on getting grants from the Utah Arts council. Trying to get film producer to come in and teach the kids how to film and edit movies. We are trying to get a storyteller in the park and a New York theater company who will come and produce childrens play. All this can be done through grants.

Mayor Webb responded that the city is still working on the layout for city hall. The Historical Committee is also working on historical pictures of Holladay to display.

Council Member Pace expressed additional concern with city standards on paintings and sculptures. He asked that the city attorney to review language that the arts council is using or propose additional language for council consideration.

Sharron Horsey - 3986 El Dorado Dr. On behalf of the Citizen Advisory Board she thanked Deputy Ashley for his service to Holladay and wishes him good luck. He will be a huge loss to the community. It has been very enjoyable to see his interaction with the citizens. She then introduced the members of the Citizen Advisory Board (CAB). This board is a liaison between public and the Sheriff's department. The Board has come up with an "Alternative Traffic Citation (ATC)" to help with the traffic tickets. She then read the letter that was sent to the Council regarding the ATC (*see attached*).

Ms. Horsey also commented on the Oakwood PUD on 3900 S just east of Highland Dr. The square footage of the homes have grown in size from 1700-2500 to 7500 sq ft. Thanked Clarence and Paul for their updates and working with them. She suggested putting cap on the size of PUD's.

Council Member Diederich asked that the Council put the ATC item as a discussion item at a council work meeting.

Josh Bloomingthall – 2366 E Olympus Dr. Spoke regarding oversized homes being built in the area. Homes are being built to the maximum property lines.

Wayne Coons - 4941 WanderLn. He is looking at doing an upgrade to his home but there is an issue with curb, gutter and sidewalk that needs to be added. There is currently no curb, gutter or sidewalk. He is asking for a delay or deferral agreement.

Christine Brown -1784 E 3900 S. She spoke on the Oakwood PUD and thanked Paul Allred for his effort on this project. Want to save green space and the rural fee of Holladay. Ever since we incorporated we have had a devastation of green space. Developers need to follow the ordinances. The developer is trying to put in 11 homes with 28ft height and then came back to the Commission and asked for 35ft. in height. We need to take a hard line on preserving green space and limit PUD's.

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

Mayor Webb stated that he has met with Cottonwood Heights and this is no longer an issue that needs to be addressed by either city.

VI. *Consideration of Resolution 06-23 Authorizing the Mayor to Execute an Agreement with Utah Communication Agency Network (UCAN)*

This is a standard agreement and will be used for emergency communication devices for the city.

Council Member Peterson moved to adopt Resolution 06-23. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Pace, Orton, Pignanelli, Peterson, Diederich and Mayor Webb in favor. Resolution 06-23 was adopted by a unanimous vote.

VII. *Consideration of Resolution 06-24 Appointing a Member to the Planning Commission*

Council Member Pace moved to appoint Cyrus McKell to the Planning Commission and adopt Resolution 06-24. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Orton, Pignanelli, Peterson, Diederich and Mayor Webb in favor. Resolution 06-24 was adopted by a unanimous vote

VIII. *Consideration of Ordinance 06-17 Establishing Temporary Restrictions Regarding Applications for Rezoning Requests, Conditional Use Permits, Building Permits and Sign Permits within the Corporate Limits of the City of Holladay 6:38:30*

Council Member Pace moved to table Ordinance 06-17 for further discussion. Council Member Pignanelli seconded the motion.

Council Member Pace clarified that what the council is considering is modifications to PUD standards and regulations on Monster homes. This ordinance does not address this properly.

Council Member Orton commented that the ordinance is inappropriately named but the issues included are issue we want to address. This needs to be renamed and it was not adequately noticed for citizens.

Council Member Peterson struggles with this and he hates to delay this further. Is there any other angle we can take to get this passed?

Council Member Diederich expressed an urgency to do something. He has received more calls on the monster home issue than anything. Feels there will be an effort for people to “slide in” knowing these temporary regulations are being considered. Feels we are specific enough in both issues (PUD’s and monster homes).

Council Member Orton asked if the findings we have to establish could read into the record and if that would it be sufficient. we can modify it because it was adopted by reference and we can be more restrictive.

Council Member Pace replied that there are two issues in adopting temporary regulations. One is proper 24 hr notice, the other is specificity of what the regulations are and make findings. We have discussed PUDs and monster homes. Issue is appropriate notification.

Council Member Pace proposed a 10 min recess. Council Member Peterson seconded the motion. The Council voted in the affirmative and the council was in recess.

Mayor Webb reconvened the meeting at 7:01:34pm and stated that the council is concerned about proper notification. The Council will hold a special meeting on Monday, July 10 at 8am.

The Council roll call vote was as follows: Council Members Pace, Orton, Pignanelli, Peterson, Diederich and Mayor Webb in favor. Ordinance 06-17 was tabled by a unanimous vote.

IX. City Manager's Report - Randy Fitts

* selected Lochner Group to do the environmental assessment for the Village Center. Meet on July 12 to go over the scope or work

* Update on Wayman Pond - had four bids but only one bid submitted from firm in Montana which was over. Companies are too busy and no one is interested. The City will go out for rebid this week with a more flexible time schedule

Mayor Webb expressed concern over this process taking so long. Manager Fitts stated the first proposal needed easements from citizens who were resistant. Then we redesigned project about two years ago which took time and added more to the project (curb, gutter). We also got federal funding, plus the bid process. The scope of the project is more massive and will be largest storm drain project in city. His concern is the length of the project and that it may be done in phases so Holladay Blvd isn't closed. Council Member Peterson would like the Council to discuss if we want to have the Village Center torn up twice.

* Millrock EDA is moving forward. There are two competing finance groups who want to do the bonding.

* City Hall update. Have power in and boilers are working. Connecting sprinkling system and tiling is almost finished.

Council Member Peterson apologized to Manager Fitts and Mr. Kano regarding the slurry seal project along 6200 S. He likes the slurry seal. Council Member Diederich would like to see that same thing done along Highland Dr. Feels it was a good project.

Council Member Pace congratulated Manager Fitts on the fireworks on July 4th. They were amazing. Manager Fitts thanked Todd Solario and his crew for all their hard work, he did a fantastic job!!

X. Council Reports

Council Member Pignanelli reported on her meeting with Mayor Webb and Mayor Corroon regarding Creekside Park. The park will be getting new playground equipment and we requested new restrooms and a handicap ramp. Park is 8 acres and majority of it is wetlands. They did discuss the nature of the park being a frisbee park with Mayor Corroon.

Council Member Peterson expressed concern about building permits that go on for a long periods and would like to see that issue addressed.

Council Member Pace moved to adjourn to a work meeting at 7:30pm.

XI. *Adjourn to Work Meeting to Discuss the Following:*

a. Discussion on Unified Police District (UPD)

Mayor Webb passed out the UPD proposed budget for the council to review. The UPD will be created by an Interlocal Agreement. The UPD will be unique because each entity will have an elected representative on the Board. There will be pooled services that everyone participates in so we get an economy of scale. The major difference is that each city will hire a Captain who will report to the City Council and Mayor thus giving us more local control.

The budget reflects what the actual costs are for personnel, support, etc. The budget is within 5% of what the cost will be. The payroll reflected in this budget is at top salary so that cost will decrease and we are also looking at self-insuring. Currently Holladay shares sergeants but under this model each precinct will have its own sergeant and we are requiring a higher level of service than other cities which accounts for some of our increase costs. The County has now seen the costs they have absorbed and if we continue with the county the costs will go up.

The next step is to adopt an interlocal agreement and approve a final budget. The council discussed the advantage of having a police presence back in Holladay and what affect that will have on the city. The Council will need to decide what level of service is right for our city keeping in mind that it takes five men to keep someone on the streets for one day.

b. Discussion on Proposed Monster Home & PUD Ordinance

Council Member Pace discussed the need to set up standards and definitions for monster homes before adopting an ordinance. The main issues tend to be with height and setbacks not fitting in with the compatibility of the neighborhood. We need to maintain the integrity of the neighborhoods and keep open space.

The Council also discussed changing the requirements for PUD's and dwelling groups. They discussed minimum acreage requirements, height and lot coverage. Council Members Pace and Orton will work on a draft for Council review.

Council Member Peterson moved to adjourn. The meeting adjourned at 9:00pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, July 6, 2006

Stephanie N. Carlson, CMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes Approved: 7-20-06