

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, June 1, 2006  
6:00 p.m.  
Council Chambers  
4707 South Holladay Blvd.  
Holladay, Utah 84117**

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***ATTENDANCE***

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton - excused

**City Staff**

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder - excused

**Citizens:** Karen Miller, Katharine Howells, Mary Purk, Cindy Beebe, Kelly Flint, Carolee Seal, Helen Driggs, Lynda Shields, Dwight Ricks, Andrew Novetzke, Frank Compagni, Heidi Harris, Don Cudlos, Sara Colosimo, Rebecca Oniki, Carol S. Moss, Annalee Quist, Michael B., Michael Pusey, Fred Minkevitch, Dave & Tonya Meadows, Clyde Meadows, James O'Brien, David Chisholm, Leslie Chatelain, Sharron Horsey, Sonny Tangaro, Gary Purk, Larry Henkels, Eva Bier, Rich Bier, Brad & April Hasna, Claudia & Craig Larsen

**I. *Welcome*** - Mayor Dennis Webb

Mayor Webb called the meeting to order at 6:04 pm and welcomed those in attendance.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Jamie Bingham.

**III. *Public Comments***

*David Meadows - 5241 S Highland Dr.* He is reiterating his stance on his rezone request. Only a couple points off substantial compliance and has signed letters of support from his neighbors. There will be no substantial traffic increase.

*Fred Minkevitch - 6290 S Holladay Blvd.* Talked about the parking problem with the new bakery at Tuscany. They are using the residential lot directly south of the restaurant and parking 30-40 cars/night. Feels this is illegal parking and needs to be stopped and is asking the city for help and enforcement along with the parking on Holladay Blvd.

Manager Fitts will contact Mark Eaton about this issue.

*Capt. Steve DeBry.* Spoke on the upcoming SL Marathon on Saturday. Runners are expected to hit Holladay from about 6:45-9:45am. Will also have some officers at the Summerdaze event.

*James O'Brien - 1706 Moor Dale Ln.* Commented on RV storage. He filed a complaint back in Dec. on a case and other violations. There are still some problems and asks for enforcement on this issue. There are a lot of citizens that don't want to see RV's parked in front of homes. Please enforce the code. He is glad to help out Officer Brewer with this issue.

Council Member Diederich commented that the enforcement of this code is on a complaint basis and obvious violation.

#### **IV. *Public Hearing on Tentative 2006-07 Fiscal Year Budgets***

**Mayor Webb opened the public hearing at 6:20pm**

There were no comments. **Mayor Webb closed the public hearing at 6:20:15pm**

#### **V. *Public Hearing on Proposed Budget Amendments to the 2005-06 Budget***

**Mayor Webb opened the public hearing at 6:20:30pm**

There were no comments. **Mayor Webb closed the public hearing at 6:20:40pm**

Council Member Pace moved to take items out of order on the agenda and go to #7 and come back to #6 at the scheduled time. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

#### **VII. *Consideration of Ordinance 06-12 Amending the Zoning Map of the City of Holladay Regarding the Properties Located at 5241 S Highland Dr From R-1-12 to R-1-15 (aka Meadow's***

Council Member Peterson moved to deny Ordinance 06-12. Council Member Diederich seconded the motion.

Council Member Pace commented that we need to preserve the character of our community. The city should follow our general plan and that there are development difficulties for somebody who has a home on Highland Dr. Not against rezoning western portion of the lot to R1-15 and leaving the eastern portion R1-21 that would allow for a modest increase in the density along Highland Dr and preserve the R1-21 zoning on the interior.

Council Member Diederich commented that he is sensitive to the request because of the word "substantial." As a city we need to look at substantial compliance. The applicant is 98% compliant and would not be here if the portion of Highland Dr was calculated. There are some extenuating circumstances and we need to be sensitive to those areas that are close to compliance.

Mayor Webb stated that this is just the beginning of these issues. We need to maintain continuity and not

do spot zoning but take an overview of our entire zoning in order to be consistent..

The Council roll call vote was as follows: Council Members Peterson, Pignanelli, Diederich and Mayor Webb in favor with Council Member Pace opposed. The motion to deny Ordinance 06-12 passed by a majority vote.

**VIII. *Consideration of Ordinance 06-10 Enacting a New Chapter Pertaining to Existing Non-Owner Occupied Residential Housing to be Known as Chapter 15.32***

Council Member Pace moved to table Ordinance 06-10 to a work meeting and for a decision at our next regularly scheduled meeting. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Diederich, Peterson and Mayor Webb in favor. Ordinance 06-10 was tabled by unanimous vote.

**IX. *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***

Council Member Diederich moved to table Resolution 06-18 until such a time as the exact location of the gateway sign is made available to the Council. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Diederich, Peterson and Mayor Webb in favor. Resolution 06-18 was tabled by unanimous vote.

**X. *Consideration of Resolution 06-19 Authorizing the Mayor to Execute an Interlocal Cooperation Agreement Between Salt Lake County, City of Holladay and South Salt Lake for the Contract of a Feasibility Study for Schools***

Council Member Peterson moved to adopt Resolution 06-19 with the changes noted in the pre-meeting. Council Member Pace seconded the motion.

Council Member Pace added that some non substantive changes to the resolution. The maximum amount of money to be spent per city will be \$15,000.

Council Member Diederich stated that we are counting on funds from South Salt Lake, which have been committed but we still have not heard from the County. Until the County moves forward, Holladay will not move forward or expend any funds.

The Council roll call vote was as follows: Council Members Pace, Pignanelli, Diederich, Peterson and Mayor Webb in favor. Resolution 06-19 was adopted by a unanimous vote.

**XI. *Consideration of Resolution 06-20 Authorizing the Mayor to Execute an Interlocal Cooperation Agreement with Salt Lake City Corp for the Maintenance of Fire Hydrants***

Council Member Peterson moved to adopt Resolution 06-20. Council Member Pignanelli seconded the motion.

Council Member Pace will abstain on this matter due to Salt Lake City being his employer.

The Council roll call vote was as follows: Council Members Pignanelli, Diederich, Peterson and Mayor Webb in favor with Council Member Pace abstaining. Resolution 06-20 was adopted by a majority vote.

Mayor Webb noted that items b,c and d on the work meeting agenda will be tabled. Mayor Webb asked to be excused at 6:35pm and asked Council Member Pignanelli to conduct the hearing.

**VI. *Public Hearing on Proposed Zone Change from R-1-21 To R -2-10 for Property Located at 5310 S Highland Dr (aka Purk's)***

**Council Member Pignanelli opened the public hearing at 6:47pm**

Mr. Allred provided a summary of the application for a rezone in order to build a 10 unit PUD (5 twin homes). The staff and Planning Commission voted 4-1 to recommend approval on the rezone.

*Gary Purk - applicant - 5310 S Highland Dr. (a copy of his presentation is on file).* Thanked the council for their time. He wants this project to be a win-win and make sure we preserve the area. He then went over a slide presentation on his request, etc. When this area was zoned, it was the Planning Commissions recommendation to zone it R2-10 and the Council kept the zoning as is. He used the Holladay General Plan to guide them in their design of this project. They walked along Highland Dr and feels this project will improve the area. Between Spring Lane and VanWinkle on Highland Dr there have been no new houses in the last couple of decades on lots that are size ½ acre or more on the west nor east side with access directly from Highland Dr. He showed the Council what the project would look like. They are proposing five twin homes with two car garages. There will 1650 sq ft main floor living with low roof lines. There are have been a number of issues raised:

1. preservation of the view corridor and that has been done by keeping the low roof lines;
2. Preserve the value of homes in Holladay. This project will fall in the top 30% above any home in Holladay. Adds great home value to the city and area. These homes will sell for \$273/per square foot.
3. Density. The R2-1- zone allows 12, we are requesting 10, but would be happy with eight. This project would be less dense than three ½ acre homes.

They did a traffic study along with Riley Transportation and there will no additional traffic impact. He had trees on the property evaluated and there are three large elm trees and others that need to be removed but most trees on the west and south will remain and be trimmed. The homes will look similar and there will be no access or gate to Baywood.

Opened for public comment - 7:09:20

*Sonny Tanagro - 2210 E Walker Ln.* He has been involved with this project for over three years. He originally sold it to Brad Reynolds and went before Salt Lake County. When this was under the county they encouraged him to downzone. Mr. Purk then bought the property and when we were annexed it was put on hold due to the moratorium. They have been trying to work with the neighbors to get this property rezoned and utilized. He feels progress in more important than preservation.

*Dwight Ricks - 5309 Baywood Cir.* As residents we are not happy about this proposal and don't want to see R2-10 in this area. To put high density next to these other big homes is in the best interest of the current homeowners. Whatever happens here will set a precedence for what happens in this area and other areas.

*Heidi Harris - 5307 Baywood Cir.* She is not opposed to anyone building on this property and this is a great plan, but she is opposed to the density of it. The best would be three and she could live with four units, but feel five is too many.

*Cindy Bebee - 1845 Baywood Cir.* Her biggest concern is about responsible developing and integrity, which is what she see's with this project and developer. He lives in the community and has gone above and beyond to work with the community. SUPPORTS.

*Michael Blaes - 5334 Cottonwood Club Cir.* Discussed the issue with water pressure in Holladay. We need to take into consideration the water situation and how it is effected with this project.

*Richard Quist - 5340 Highland Dr.* They live next door to the proposed development. He agrees with progress and development but doesn't believe this type of high density project does anything to preserve the character of the neighborhood. The requested zoning change is a good example of spot-zoning and is bad public policy. OPPOSED to density but would not be opposed to a more scaled down project.

*Mary Purk - 5310 S Highland Dr.* She asked the Council to consider the comments of those who actually border the subject property. The view corridor is important to us and preserve that for those on Baywood. This is definitely a Highland Dr property and will be accessed from there. They have entered into a construction agreement with Brad Reynolds with a time line of seven months to complete the project. The homes will look like individual homes thus preserving the character. SUPPORT.

*Larry Henkels - 1781 E Lakewood.* This project will not have much of an impact on traffic. He likes the diversity of this project and something the city needs. SUPPORTS.

*Paul Colosimo - 4972 Boabab Cir.* There are two issues here: precedence and the general plan. This project meets the general plan but precedence is more important. We want to keep the medium density along Highland Dr that acts as a buffer to our neighborhood. This development will do that and according to the general plan this is what the people want. SUPPORTS

*Julie Maddas - 5310 Baywood Cir.* The Purk's have proposed a lovely development. She has a problem with the precedence not the project. Feels it is too dense and that there has to be something in between the two zones.

*Frank Compagni - 5181 S Saddleback Dr.* There has not been a lot of development along Highland Dr and we have the opportunity to turn this property, which is an eyesore, into something nice for the community and that will increase our property values. SUPPORTS.

*April Hasna - 5343 Baywood Cir.* She handed in a petition against this rezone. Feels twin homes/attached homes devalue the neighborhood and increase traffic flow. Within in half-mile radius there will be 36 new homes within the next 6months-year. Most people would prefer a single family home over a attached homes. We want the property developed but feels there could be a compromise of 1/3 acre lots like Vinatage Woods Courts.

*Karen Miller - 1906 E Baywood Dr.* Addressed the water situation in the area. She hopes that with these new homes there will be sprinkling systems put in because the water pressure is so low. Please don't put in more houses until the water issues are dealt with.

*Brad Hasna - 5343 Baywood Cir.* Addressed a couple of concerns with regards to the property value. In an appraisal comparison you cannot compare an attached home to a single family home. He is not a fan of condos and there is just no privacy.

*Kay Howells - 5337 Baywood Cir.* She lives south of the property. Doesn't feel this rezone will effect us but she would prefer four buildings rather than five.

*Eve Bier - 5246 Baywood.* Lives to the north of the property. She has been very active in the meetings since this area was annexed. She has fought hard to keep the zoning the same but the door was left open for developers who have a "plan" for spot zoning. She likes the idea of four buildings and would rather have green space than a "McMansion". The Purk's are willing to work with the neighbors and come down in density.

*Jean Colosim - 4873 S Damon Way.* She supports this project and this area just seems dead. This is what the area needs and feels it will bring new life to the area. SUPPORTS

*Carolee Seal - 5330 Baywood Cir.* Would like reassurance that this project will not enter onto Baywood Cir. Feel this is just the tip of the iceberg and is inappropriate to rezone this area piece by piece.

*Sara Colosimo - 4972 Boabab Cir & Traffic & Safety Engineer.* She addressed the traffic and safety along Highland Dr. The long range plan for Highland Dr is to add a center median turning lane. This development will generate 30-50 trips/day. She looked at traffic counts at Farm Hills on 5600 S which was a little higher than the national average and at Vintage Home. For Farm Hills there were 197/trips a day for 29 units and Vintage Farm had 170 trips/day for 12 homes. She addressed the pedestrian access and walkability for the area and would like to push that as a citizen.

*Lynda Shields - 5565 Merlyn Cir.* She believes there is an answer that no one has yet addressed. It requires the residents of Baywood Cir to compromise and let there be a right-of-way into the property.

*Gary Purk* - responded that their current home on Baywood is nothing until this issue gets resolved and once resolved will move into that home. The negative is that they are neighbors of the property they want

to develop and it has been the worst thing they have ever done. They are trying to be responsible property owners. With regards to the water issue, they talked to the water district and ditch companies on what water pressure they need to have and will do whatever is necessary to meet the needs of the development. REITERATED again that there will be no vehicular or walkable access to Baywood Cir.

**Council Member Pignanelli closed the public hearing at 7:58pm.** She thanked all those who came out and feels we can find a solution for everyone.

Council Member Pace reminded the public that there will be no decision tonight and this issue will be back on the agenda for a decision in two weeks.

Council Member Pace moved to adjourn to the work meeting. Council Member Pignanelli seconded the motion. The council meeting adjourned at 7:58:20

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

**a. Discussion on Tentative Budgets**

Manager Fitts reviewed some issues and changes to the budget. Moved all the sales, property and cell phone taxes into the general fund. The other issue was Class C road funds. He then went over the bottom line numbers for each category on the revenue side. They have added janitorial and utility costs for each department. Council would like to see operating costs for the Justice Court and Police.

Items b,c and d on the work meeting agenda were tabled.

**b. Discussion on City Contracts**

**c. Discussion on Upper Canal**

**d. Discussion on Holladay Festival**

The meeting adjourned

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, June 1, 2006*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes Approved: 6-15-06