

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, March 15, 2007  
Mt. Olympus Room  
4580 S 2300 E  
Holladay, Utah 84117**

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**BRIEFING SESSION - 5:30pm**

There was no briefing session held.

**Council Meeting – 6:00pm**

***ATTENDANCE***

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich - excused

Steven R. Peterson

Grant Orton

**City Staff**

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

**Citizens:** Tom Brietling, Suzanne Gardner, David Dean, Josh Dean, Doug Cromar

**I. *Welcome – Mayor Webb***

Mayor Webb called the meeting to order at 6:05 pm and welcomed those here for this special meeting.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Matt from Scout Troop 653.

**III. *Public Comments***

*Doug Cromar- 4813 Viemont.* Spoke about the graffiti problem on Viewmont, Arbor and the area around the mall. He has been to city hall to report the issue and it is not being taken care of. He also asked how he could find out where the most crimes in the city are committed.

Mayor Webb told him to come to talk to Capt. DeBry and the crimes and to meet with Paul Allred on the graffiti.

**IV. *Public Hearing on 2006-07 Budget Amendments* (6:12:10)**

Manager Fitts reported on problems with Wayman Pond. The way it was designed is that it has

deteriorated the road base and we need to go down and dig out the deteriorated pipe, put eight inches of road base with a four inch cap. There is also an amendment for city beautification.

**Mayor Webb opened the public hearing at 6:14:24** There were no public comments.

**Mayor Webb closed the public hearing at 6:14:33**

Council Member Pignanelli arrived at 6:18pm

**V. *Public Hearing on Community Development Block Grant (CDBG) Funding***

**Mayor Webb opened the public hearing at 6:18:30pm.**

Manager Fitts reported on the new guidelines on how funds can be allocated.

*Elys Bank – Legal Aid.* They are the only entity to help with family law issues. We are asking for \$2000 to help fund their domestic violence victim’s assistance program. Last fiscal year we helped 24 Holladay residents at a cost of \$5,520 in services (\$230 per case). We are asking for less than half of the cost it will need to service Holladay.

*Mindy Ault -Road Home.* There is a high need for homeless services in Salt Lake County. We are requesting \$3,000 to support the main shelter and \$1000 for the winter shelter. We are placing more emphasis on housing for families. In the past year 4.65% reported to be from Holladay. We are completely soft costs and we can revise the proposal to include hard costs (new playground)

*Lori Sandoval – Community Action Program.* We operate the Murray Center Food Pantry, which is the emergency food pantry for the Holladay area. We are requesting \$10,000 all soft costs which is used to pay for the staff. Last year served approximately 600 families in the 84117, 84121 and 84124 zip codes. We have no hard cost.

*Sheena – South Valley Sanctuary.* We are a domestic violence shelter and we are requesting \$2000 (\$13.98/night) for families which is very cost efficient. We are the only shelter that does house men. Within the year we have served 143 families from Holladay.

*Roger Borgenicht – Assist.* We run an emergency home repair program and accessibility design for low income households (brick and mortar repairs). All our costs are hard costs. He has done three site visits this past week in Holladay for critical repairs.

*Karen Wylie – CDBG Director for County.* She is new and introduced herself to the Council. No more than 15% total funds received from the county can be used for soft costs. The demand for CDBG has increased but the amount of the percentage has not. The only restrictions are 20% for planning and admin and 15% for public services. In order for a city to administer their own grants, they need to have a population of 50,000. She is looking into bring all the soft costs into one committee and have a member from city be on that committee, since we are all funding the same entities.

**Mayor Webb closed the public hearing at 6:40pm**

**VI. Consideration of Ordinance 07-05 Approving the 2006-07 Budget Amendments (6:41)**  
Council Member Peterson moved to adopt Ordinance 07-05. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, and Mayor Webb in favor. Ordinance 07-05 was adopted by a unanimous vote.

**VII. Consideration of Resolution 07-09 Allocating CDBG Funding for the 2007-08 Fiscal Year (6:41:20)**

Council Member Peterson moved to set aside Resolution 07-09 to the next regularly scheduled council meeting. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pace, Peterson, Pignanelli, and Mayor Webb in favor. Resolution 07-09 was set aside to another agenda.

**VIII. Public Hearing on Proposed Rezone of Property Located at 2110 E Murray Holladay Rd from R2-10 to RM**

Paul Allred provided background on the proposed rezone. Staff recommended approval but the Planning Commission did not recommend approval to the Council on a 5-2 vote. The applicant is requesting four units on the property, either the RM or the R-2-8 zone would work. He has no desire to do any office or commercial on the site and will agree to any conditions to keep the property as residential. No incentive to do anything with the property as it is now. The majority of the land use in the area is RM. Staff recommends rezone to R-2-8 or RM with stipulations. The applicant will give up approximately 4,000 ft for dedication of Murray Holladay Rd.

Council Member Peterson would rather not change the zoning ordinance, but review property use and what counts in the calculations (driveways, etc..).

**Mayor Webb opened the public hearing at 7:20pm**

*Don Robison – 2010 Sycamore Ln (owner of property and applicant).* The intent is to build two twin homes. Any zone that would allow for this development would be acceptable. There is a substantial amount of landscaping and meets all the criteria for the R2-10 except for the street dedication. There will only be one access point (ingress/egress). Feel it would be a nice upgrade to the property.

*Doug Cromar – 4813 Viewmont.* No problem with twin homes, but does have a problem with the rezone. We need to preserve the zoning and if this can be done with rezoning then he is in favor. He handed in a petition from neighbors within 400 ft.

*Tom Breitling – 4794 S 2124 E.* He does not approve of the zoning change to RM.

*Suzanne Gardner – 4802 S 2124 E.* Feels a single family residence is most advantageous on this land. There is already a traffic problem for those living in the Easton Condos and we don't need additional problems. The RM zone provides opportunities for commercial development.

**Mayor Webb closed the public hearing at 7:32:15pm**

**IX. *Consideration of Resolution 07-10 Amending the Unified Fire Authority's (UFA) Cooperative Agreement by Public Agencies to Create a New Entity to Consolidate Fire Protection, Emergency Medical and Emergency Protection Services and to Provide Rule of Governance* (6:47)**

Manager Fitts explained that the County is taking possession of all the fire departments within the UFA boundaries. If the building does not stay as a fire station it reverts back to the ownership of the County. Each city is required to maintain and repair (major structural) their fire stations and takes responsibility away from the County. This resolution is just transferring assets from the County to the UFA. We will need to allocate money to take care of this issue.

Council Member Pace has a problem if the city is taking on the cost of a failing fire station on our dime rather than sharing the cost throughout the UFA. We don't want to end up in a position where we are volunteering to rebuild that fire station with city funds. Need to have discussions with the County of who will rebuild the Holladay fire station. The UFA should fund the maintenance not the local jurisdiction.

Mr. Hall clarified the agreement. If a member city owns a building it grants a lease to the UFA for a period of time with provisions. The City does not own any fire stations today. It also, if during term of lease the UFA constructs improvements on that building/property, then if the member city withdraws the county gets the station. If the city builds a station, we agree to lease to UFA and we withdraw the UFA has no interest in facility. The second part is the County may convey the property to the City but it will have a restriction on the deed that if it is ever stopped being used for a fire station, the property goes back to the County. By the terms of this agreement it is not a maintenance issue but a transfer of ownership and use agreement.

Council Member Pace asked if this agreement doesn't pass who owns the station and who maintains it? Mr. Hall replied that the County owns the station and the maintenance costs are spread throughout the UFA budget.

Council Member Peterson moved to approve Resolution 07-10. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Orton, Peterson, Pace, Pignanelli and Mayor Webb all opposed. The motion failed.

Need to fully understand the maintenance costs.

**X. *City Manager Report*- Randy Fitts (7:33)**

Manager Fitts reported on the following:

- \* a committee of staff is looking into health insurance
- \* UTA hearings. Concerns being expressed that it is all geared toward TRAX and not enough on bus routes.
- \* The City will no longer contract with the County for road sweeping.
- \* Good crowd at the CERT graduation last night and we will keep in touch with those people. We have

also received our three radios and getting prepared for any emergency.

**XI. Council Reports (7:45)**

Council Member Orton reported that he is getting comments on increased graffiti in the area and need to somehow get it resolved.

**XII. Adjourn to Work Meeting**

Council Member Peterson moved to adjourn. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned to a work meeting at 7:48pm.

## WORK MEETING – March 15, 2007

### ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich - excused

Steven R. Peterson

Grant Orton

#### City Staff

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder - excused

Clarence Kemp, City Engineer

Mayor Webb convened the work meeting at 8:15 p.m.

#### a. Discussion on City Beautification

The Council discussed the park strips and lack of maintenance. They would like to see some street trees added along the Highland Drive park strips every 50 ft or so. The Council asked the Manager to come back with some proposals.

#### b. Discussion on Holladay Village

The Council discussed the pockets of money we get, when we get them, how they are used and when we come up short. Clarence Kemp & Mayor Webb went over a draft handout that goes by calendar year of when money is received, etc. The Category X study will be done in June, federal funds will be released and property acquisition will begin, etc.. The chart has all the projects for the Village and park. The Council will have to agree on some negotiation points. This is the first attempt to give a view of the flow of money. Council would like to meet in a closed session with Dan Lofgren to discuss a purchase agreement and what is needed to move forward.

#### c. Discussion on Water (9:13:30)

The Council discussed the contract with Upper Canal and Salt Lake City. Council Member Peterson feels the city is taking on liability and responsibility that we don't need to. One option would be for the city to do a rain tax, bond for a system we need without the liability. This way we only have one system. The council sees a need to preserve the green space along the canal corridor and use for a storm water system and this agreement accomplishes both and is by far the cheapest storm water system. This is not a solution to a storm drain problem. The Council would like to move forward with this agreement. The city is basically the conduit in this agreement and the canal company will pay for a ditch rider. The Council is basically supportive of this agreement.

#### d. Discussion on Small School District Feasibility Study

Council Member Pace updated the council on the study. A draft is being finalized and it is the hope to have it out the end of April. Karen Wikstrom will then make a presentation to the Council, there will then be a public hearing and then she will make revisions and a final version will then be distributed.

There being no further business before the Council, Council Member Pignanelli moved to adjourn with Council Member Orton seconding the motion. The Council voted in the affirmative and the meeting adjourned at 9:45pm

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, March 15, 2007.*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 5-3-07