

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, March 2, 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 - excused

Steven R. Peterson

Grant Orton

**City Staff**

Randy Fitts, City Manager

Craig Hall, Attorney

Stephanie Carlson, City Recorder

**Citizens:** Leslie Chatelain, Eric Hancock, Dennis & Bonnie Bourne, Mary Purk, Patti Vancura, Janna Hirst, Richard & Eva Bier

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

Mayor Webb called the meeting to order at 6:00 pm and welcomed those in attendance.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Council Member Grant Orton.

**III. *Public Comments***

*There were none*

**IV. *Consent Agenda***

***a. Approval of Minutes of February 16***

Council Member Peterson moved to approve the consent agenda. Council Member Orton seconded the motion. The Council voted in the affirmative and the motion carried.

**V. *Consideration of Ordinance 06-03 Amending the General Plan and Zoning Map of the City of Holladay Regarding Property Known as the Highland/Van Winkle Annexation Area for Property Located Between Murray Holladay Rd and the Van Winkle Expressway Between 1300 E and Highland Dr***

Council Member Pace clarified that we are adopting the general plan map, text and the zoning map tonight.

Council Member Pignanelli moved to adopt Ordinance 06-03 with the following change on the zoning map (Exhibit B): the area from Baywood Dr to Spring Lane be changed to reflect the current existing zoning of R-1-21. Council Member Orton seconded the motion.

Council Member Pace stated that our attempt is to zone this area for what is currently there with the intention of preserving the existing character of that community. This is what people expect and as development proposals occur there will be a public process by which people will be noticed, etc.

The Council roll call vote was as follows: Council Members Pace, Orton, Pignanelli, Peterson, and Mayor Webb in favor. Ordinance 06-03 was adopted by a unanimous vote.

Council Member Pace moved to initiate a petition to amend the description of the P (public or quasi public use) zone in the city's ordinance to include golf courses and country clubs and other similar uses. Council Member Peterson seconded the motion. The Council roll call vote was as follows: Council Members Pace, Orton, Pignanelli, Peterson, and Mayor Webb in favor. The motion passed by a unanimous vote.

## **VI Council Reports**

Council Member Pace gave a brief report on the legislative session and that the city was well represented.

## **VII. Adjourn to Work Meeting to Discuss the Following**

Council Member Peterson moved to adjourn to a work meeting after a 10 minute recess. Council Member Orton seconded the motion. The meeting adjourned at 6:15pm

Council Member Peterson called the work meeting to order at 6:25pm.

Mayor Webb provide a brief summary of the 2006 Utah State Legislative Session. Some of the bills the were discussed included the removal of sales tax on food, income tax revisions and school district bills.

### **a. Update of Old Mill 4**

Steve Hopkins made a presentation regarding the proposed Old Mill IV located in Cottonwood Heights. Items that were discussed regarding the project included road alignment and the A-Trans traffic report, which was given to the city. Mr. Hopkins indicated that the traffic count for the private road was approximately 800 for the month of January. He believes that the report may be inaccurate because of the gate malfunctioning. If Phase IV is built he does not believe that the project will have either a traffic or parking problem due to the proposed parking structure. Parking will only be difficult during the construction phase. A possible solution would be to use some of the park property for interim parking. Mr. Hopkins indicated that the issues concerning storm water and drainage were close to being solved. The Council was informed that Cottonwood Heights had approved the project at their March 1, 2006 meeting.

**b. Discussion on Sidewalks**

Clarence Kemp distributed a list of ongoing and projected capital projects planned or proposed for the city. Mr. Kemp indicated that for the upcoming year Manager Fitts had indicated that most of the list may have to be postponed so that on-going projects could be completed. The Highland/Van Winkle annexation and its capital needs were discussed. Ms. Hanson & Mr. Kemp accepted the assignment to review the area and bring proposed needs back to the Council for review.

**c. Discussion on Holladay Village Center**

Mr. Allred provided an update from the Design Review Board. He stated that the DRB had sent their recommendation to the Planning Commission regarding the Fox/Walgreen's application. The roadway alignment for Holladay Blvd/2300 E and Murray-Holladay Road was discussed. A traffic engineer was to be retained to prepare a report concerning the conceptual design of small blocks.

**d. Discussion on Monster Homes**

Council Member Pace reviewed Salt Lake City's concept regarding "monster homes" and briefly described what that ordinance entailed. Mayor Webb expressed concern about long-term planning and the struggle between maintaining the Holladay feel while allowing property owners their rights.

**e. Discussion on Rezone**

Council Member Peterson discussed the struggle some property owners are having regarding passing on a portion of their large acreage to their children. Mr. Allred explained some of the other planning techniques that the Council could consider in dealing with this issue. He was asked to develop some concepts and the Council was urged to think of possible solutions.

**f. Other Items for Discussion**

Council Member Peterson discussed the need to have David Chisholm meet with the Council to discuss if and how the city is prepared to handle any emergency that might occur. An entire work meeting needs to be scheduled so that this issue may be fully discussed.

There being no further business 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 2, 2006*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes Approved: 03-16-06