

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 21, 2006  
Council Chambers  
4707 South Holladay Blvd.  
Holladay, Utah 84117**

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**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

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

Paul Allred, Community Development Dir

**Others:** Dr. Joe Perrin, Clarence Kemp, Neil Lindberg, Dan Lofgren, Tom Breitling

Mayor Webb conducted the briefing session which convened at 5:15pm. The Mayor and Council thanked the Planning staff and consultants for all their hard work and long hours on the Village Center.

The Council reviewed the items on the agenda on went over the final documents for the Village Center. There were minor questions from the Council with regards to the zoning map

## REGULAR MEETING - 7:00pm

### ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

Hugo Diederich

Steven R. Peterson

Grant Orton

#### City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

Paul Allred, Community Development Dir.

**Citizens:** Carol Zimmerman, Paulette Evans, Tom Breitling, Brent, Eden & Monet Frank, Alex Jueschke, Paul & Marilyn Whitehead, Michael Pusey, Fred Minkevitch, Tom Hulbert, Bill Lang, Connie Hanks, Michael King, Margaret Lethenstrom, John & Gloria Morrison, Joy Thomas, Doris & Hardeman Stonestreat, Kent Jorgenson, Cathy McKitrick, Amelia Nielson-Stowell, Skip Chandler, Kerry Brown, DJ Williamson, Kristen Brown, Terry Allen, Leslie Chatelain,

#### I. *Welcome* - Mayor Webb

Mayor Webb called the meeting to order at 7:03 pm and welcomed those in attendance.

#### II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Clarence Kemp.

#### III. *Public Comments*

Mayor Webb commented that this is the last City Council meeting that will be held in this building. All future meetings and city offices will be moving to the newly renovated Holladay Elementary. This is an historic night in some respects. There has been a lot of meetings and discussions held in this building.

*Capt. Steve DeBry.* He brought to the Councils attention two items of interest that show that the neighborhood watch program works. Due to a vigilant neighbor they were able to get drugs off the street. The second item dealt with a neighborhood burglary and another vigilant neighbor reported the crime and gave good information and got an arrest. Nice to see citizens get involved and help be our eyes and ears.

*Jim Hellstrom - 2276 Haun Ave.* Thanked the city for coming out and addressing their concerns that were brought to the Council at the last meeting. They went as a group to the persons violating the ordinance and addressed all their concerns with that person and the landlord. The city needs to enforce the laws that are on the book.

*Paulette Evans - 2603 Camille Cir.* Expressed some concerns on the Holladay Village. Why can't we

restore or renovate what we have? What will happen to current businesses? Nice idea to have a resort, European town feel and look but do the people of Holladay want to put their money in it? This should be put to a citizen vote, it is a huge change and decision that is too big for a small committee of six to decide.

*Marilyn Whitehead - 4650 Hugo Ave.* Spoke on the Holladay Village. She thanked the Council for hearing the residents and working to protect the residential areas surrounding the Village and the impact it will have on those areas. Traffic must be focused through the Village, not around it. We are already getting cut- thru traffic now. One major issue is light trespass, not just from exterior lights but interior lights that are left on 24-7. She likes the idea of no drive-thrus. She also has concern with the noise ordinance (construction start time, heating/cooling units, etc. ). Each residential area has a different solution.

*Tom Breitling - 4794 S 2124 E.* Spoke on the Village Center. He expressed concern about the current businesses who have invested a lot of money and are the backbone of the village. They provide a service that is wanted and convenient for Holladay residents. What will happen to them and how will they be treated with the RDA plan? He hates to see the successful businesses who have stayed her through everything hurt.

*Joy Thomas - 2260 E Murray-Holladay Rd #19.* She submitted written comments. See attached comment pages.

*Carol Zimmerman - 1946 Longview Dr.* Spoke regarding the Holladay Village. She asked if there has been a cost analysis with regards to the roads and will there be a need for a property tax increase as a result of the Village Center. Asked about the use of eminent domain and what guarantees there are from the developer and will they be putting up bonds? Thanked the Sheriff's department for the traffic control on Holladay Blvd between 4500 S & Highland Dr. There needs to be a sign as you enter Holladay Blvd from 4500 S, cautioning or warning drivers of the drop in speed limit from 40-30mph. Mayor Webb responded that there no property tax increase has been or is anticipated. There has been an analysis done. We will do all that is required by law.

*Michael King -2110 Howey Dr.* He is concerned about the increase in rental property and the devaluation of property in the neighborhood. People are story RV's and other vehicles in their yard and there are a number of other violations. The City needs to enforce its rules and ordinances.

7:38:10 Council Member Orton moved to amend the agenda and consider item six first, then five and four. Council Member Peterson seconded the motion. The Council roll call vote was as follows; Council Members Orton, Pignanelli, Pace, Peterson, Diederich and Mayor Webb in favor. The agenda was modified and reflected as follows but a unanimous vote.

## **VI. Consideration of Resolution 06-31 Amending the Holladay Village Master Plan to Add**

***the Holladay Village Conceptual Block Plan, Conceptual Street Configuration and Cross Sections Plan (within the general vicinity of Holladay Blvd., Murray-Holladay Rd. and 2300 E), Exhibit Maps and Associated Text to the Existing Master Plan (7:39:30)***

7:40:06 Council Member Orton moved to adopt Resolution 06-31. Council Member Diederich seconded the motion.

Council Member Orton commented that motion is contingent on the minor changes discussed in the pre-meeting are made.

Council Member Pace stated that this is one of the most important policy making decisions that has come before the Council. We have one chance to do this right. Expressed thanks to all those who have worked on this proposal. He will not be supporting the plan tonight and will explain why. It boils down to focus and scale. There has been an historic, complimentary balance in Holladay between the mall and the local commercial center, which caters to local residents and businesses. He expressed concern that the goal of the Village is to create a destination and if we do that we may disrupt the delicate balance that exists. If this plan is fully implemented, it will produce a much greater volume of traffic creating an initial demand for roads and parking. That increase competes rather than compliments the vision of a walkable village. His concern over the last 30 days has been with the scale. What we are approving tonight overbuilds this community. Building six new roads with five that are mid-block invites traffic and is inappropriate. All of those roads will be purchased, built and maintained at public expense. Most of the roads may be acquired by eminent domain. With the roads and traffic, it will draw people and may make it difficult to get through the village center. Another issue is height. These buildings will be three-stories, the height of Olympus Jr. High, that is too tall and too big. He shares some of the same concerns expressed tonight about saving existing businesses. If this plan is implemented, his fear is that we will see most of the existing businesses gone because they can't afford the rent. Concerned that what we are adopting tonight may result in the complete change, look, feel and character of the village center. Lastly, every community wants to create a walkable center, but if you ask to find one who has done it right no one can find one. It's because it is very difficult to hit the bull's eye on a pedestrian environment in a world that is so auto dependant. He is concerned that it won't be successful or on the other hand that it will be too successful. This is just my opinion and he respects everyone's views. He sincerely hopes that what he has said tonight is completely wrong. He really hopes it works and we look back and say we did it just right. Pledges his support to whatever the council adopts and will help make it succeed.

Council Member Diederich stated that we have worked long and hard on this. At this point to come out with those accusations that were expressed he has a hard time with that. It is easy to be against something and let it go ahead and respect his opinion. We all spent time and were part of the planning, why weren't these concerns expressed earlier on in the process?

7:52:35 Mayor Webb made a few comments. We understand that these decisions are not easy and it has not been easy for this Council. There has been an extraordinary amount of time trying to create something

that is special to our citizens. There has not been any major development in this area for 45-50 years. We will continue to work diligently with existing businesses to make sure they are part of the village. We all have differing opinions. We can be afraid that what will happen will be bad or we can have a sense of optimism that what we can create can be really good. Change is not easy. Our desire is not to create massive change that will hurt our citizens but is positive in property values, life styles, and your sense of community. It was envisioned that a walking, quaint, charming village would be for everyone a tremendous asset - a place you want to be. He expects Holladay to be a vibrant community that we embrace. We will try to do all we can to protect you in terms of traffic and neighborhood impact. This is just a plan, and a vision it is not the end of the story but the beginning. What we hope to create is something everyone can be part of, but it will be different. Supports this because of the positive feeling of leadership of this community and it's ability to create something special. He feels Council Member Pace's concerns have been addressed. There will be a lot of citizen involvement in planning and meetings. Without doing some of the things we are doing tonight, you would likely see a strip mall concept that may or may not be successful. He appreciates everyone being here and their input.

The Council roll call vote was as follows: Council Members Diederich, Peterson, Pignanelli, Orton and Mayor Webb in favor with Council Member Pace opposed. Resolution 06-31 was adopted by a majority vote.

**V. *Consideration of Ordinance 06-22 Amending the Zoning Map to Implement the New Holladay Village (HV) Zone and Rescinding All Other Underlying Zoning Designations Within the Zone* (7:59:00)**

Council Member Peterson moved to adopt Ordinance 06-22 and as attachments Map A and Map 1. Council Member Orton seconded the motion.

Council Member Pace expressed concern over Map 1. It zones the area for the village center as a zoning designation, which would allow for commercial uses. On the east side of Locust Lane, it would allow the risk for either side of Locust to become commercial and have commercial front on residential.

8:01:32 The Council roll call vote was as follows: Council Members Orton, Pignanelli, Peterson, Diederich and Mayor Webb in favor with Council Member Pace opposed. Ordinance 06-22 was adopted by a majority vote.

**IV. *Consideration of Ordinance 06-21 Amending Various Portion of Title 13 (Zoning Ordinance) Including but not limited to Zoning and Development Standards, Review Procedures, Definitions, Sign Regulations and Procedures Relating to the Holladay Village* (8:02:15)**

Council Member Peterson moved to adopt Ordinance 06-21 with Exhibit A. Council Member Diederich seconded the motion.

Council Member Pace commented that he will support the implementation of the plan and supports the zoning.

The Council roll call vote was as follows: Council Members Diederich, Peterson, Pace, Pignanelli, Orton and Mayor Webb in favor. Ordinance 06-21 was adopted by a unanimous vote.

Council Member Peterson moved to take a five minute break. Council Member Pace seconded the motion. The Council voted in the affirmative and the motion carried.

The Council reconvened at 8:20

**VII. City Manager Report - Randy Fitts (8:20:50)**

\* thanked the planning staff for all their hard work and long hours getting this village center done. The Council echoed that comment.

\* Construction on Wayman Pond storm drain will begin next Monday. Traffic will be open in both directions, with a light to help move traffic.

\* City hall will close and move on September 20 and come Monday morning October 2, city hall will operate at 4580 S 2300 E.

**VIII. Council Reports**

Mayor Webb hoped that renovating Holladay Elementary would be the beginning of redevelopment in the city. We saved an old landmark and when you go inside we have created the feeling of an old city hall. It is a quality building and will last long after us and allows for expansion of services. It allows us to bring the Sheriff's department back into the city. This is the city's building and we hope it will be used. Expressed appreciation to all those involved.

Council Member Pace reported that they are meeting with the consultants on the small school study. We have finalized two contracts and we will begin to evaluate governance of school districts and how we improve education quality. We are making progress.

**IX. Adjourn to Work Meeting**

Council Member Pace moved to adjourn to a work meeting. Council Member Peterson seconded the motion. The Council voted in the affirmative at the meeting adjourned at 8:43pm

## WORK MEETING - September 21, 2006

### *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

Pat Hanson, Planner

Mayor Webb convened the work meeting at 9:00pm

### **1. Report and Update from Planning Department on the following:**

#### *a. Temporary Zoning*

Mr. Allred reported they planning department is working on the next time line for the temporary zoning that expires on Jan.10, 2007. The temporary ordinance seems to be working and it may just need to be tweaked. The Planning Commission will hold a public hearing in the next 60 days and get a recommendation to the Council by December.

#### *b. Family Day Care*

There is currently a temporary ordinance and if nothing is done with the ordinance day care owners will need to comply. The Council likes the existing ordinance and does not want to change it. Will give owners until the end of the school year to comply. The City Manager, Mr. Allred and Mr. Hall will address the issue and check when the license expires.

#### *c. LUDMA*

Need to meet and draft language with legal counsel. We are very close. There will need to be public hearings at both the Planning Commission and City Council level.

#### *d. RV Parking*

Doug Brewer, the city's code enforcement officer, updated that council on the complaints he has been receiving and what he is seeing in the community. Mr. Brewer had some options for the Council to consider. This item will be continued to another work meeting when the Council has the current ordinance in front of them, Mr. Brewer's options and other pertinent information.

### **2. Rental Policy for City Hall**

The Council reviewed a draft rental policy that included charges to rent rooms in city hall. The Council liked the idea of having a different cost for residents and non-residents. They wanted to make sure a

cleaning deposit was part of the policy. The Council will need to decide on names for the rooms before we begin renting them. It was discussed and Council agreed that for now the only rooms that should be available to rent will be in the basement. This item will be put on the next agenda for a vote.

**3. Discussion on Street Lighting**

Council Member Peterson updated the Council on Kelly Lane and using them for the street lighting demonstration. The residents are ready to move on this and the Council needs to discuss a policy. Manager Fitts was instructed to make sure all the funds are received from the residents before doing the match. The Council would also like to see the lights that will be used for this project.

**4. Discussion on Noise Ordinance**

Council Member Pace has received a letter from a constituent asking about the noise ordinance and modifying the times. The Council discussed this matter and it was felt by all to leave it as it stands now - 8am-10pm and to more closely monitor that construction companies, etc are adhering to the time.

There being no other business, Council Member Pace moved to adjourn the work meeting. Council Member Pignanelli seconded the motion. The meeting adjourned at 10:10pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, September 21, 2006*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 10-19-06