

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 7, 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

Paul Allred, Community Development Dir.

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

The Council reviewed and discussed the agenda for the meeting. There is a public hearing on the Village Center scheduled for tonight. Mayor Webb reminded the Council that they will be receiving input only and there will be no discussion.

## REGULAR MEETING - 6:00pm

### 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:** Lila Abarsold, Layne Fox, Connie Hanks, Gwedelyn Asax, Robert & Carol Hintze, Steven Sorensen, Jay Thomas, Steve Doxey, Bea Proctor, Brent Westergard, Larry Pino, Deborah Nielsen, A.J. Martine, Leslie Chatelain, Dave Meadows, Ron White, Galyen Young, Kirk Johnson, Angela Reynolds, Steve Glaser, Camille Pierce, Bret Fox, Donna & Norm Chester, Ryan Knight, Clark & Holley Richards, Elizabeth Bradley-Wilson, Don Luken, Steve Verhaaren, David Roetto, Dan Burton, Jeff Burton, John Peppinger, Fred Murphey, Jim Hellstrom, Tom Breitling, Gloria Firmage, Kreg Butterfield, Hal Johnson, JoAnn Hellstrom, Cory & Jessica Stokes, Steve & Delpha Baird, Craig & Bonnie Hansell, Joan Hansell, Gayle Barker, Nora Noble, David Robertson, Ken & Marilyn, Bill & Meg Springer, Stephen McPhie, Marie Fuller, Craig Doutre, Carol Zimmerman, Reuel Ware, Jeremy Meier, Greg Rogers, Zach Prince, Gary & Natalie Taylor, Brenda Clawsen, Ted Cordingley, Mike Pusey, Mary & John Feotis.

### I. *Welcome* - Mayor Webb

Mayor Webb called the meeting to order at 6:02 pm and welcomed those in attendance.

### II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Trent from Scout Troop 484.

### III. *Public Comments*

*Jim Hellstrom - 2276 E Haun Ave.* Speaking on behalf of several residents on Haun Ave. He is concerned over the rental properties and their condition. The street is continuing to deteriorate because of all the rental properties. Current laws and ordinances are not being enforced. Their concern is with trailers, cars and debris in the front yards. They are tired of this and want to know when it will be fixed.

*Hal Johnson - 2275 Haun Ave.* He showed the Council a map of all the rental properties in the area. Many of the homes are 900-1800sqft and in disrepair. There are no incentives for owners to sell homes or invest in the properties. He proposed having the city apply a rental tax and that each unit be licensed and inspected each year.

Mr. Hall stated that State laws requires there be three or more units to be licensed and inspected.

*Brent Westergard - 1409 Yorktown Cir.* He spoke on a flooding problem the recently occurred. Met with the neighbors and Denise ? from the Crown Colony Baseball field (privately owned) and Tosh Kano. Mr. Kano gave them some suggestions to eliminate future flooding. One is an above ground cement lined channel from storm drain and slope of land is changed towards the west or towards the ball park. The baseball people agreed as long as the sump is only gravity fed.

Manager Fitts responded that he is aware of the situation and they are working with the County.

**IV. *Public Hearing to Consider an Amendment to the Holladay Village Center Master Plan to Add the Holladay Village Conceptual Plan and Street Configuration and Associated Text to the Existing Master Plan; to Amend Title 13 to Implement Zoning and Development Standards, Sign Regulations and Procedures Relating to the Holladay Village; to Amend the Zoning Map to Implement the Holladay Village Zone and Rescind the Underlying Zoning Designations.***

Mr. Allred and staff presented a short presentation of where we are in the process. The HV zone closed mirrors the RDA area with two minor changes. A conceptual site plan and roadway configuration were shown. The HV zone will replace all current zoning. One change will be building heights: 48ft maximum for three-stories and 38 ft for two-stories. There will also be build to lines, which brings the building to the street or right-of-way line. The Planning Commission recommend strongly that there be no drive-thrus in the Village and signs will be regulated more strictly. Did some house cleaning and changed the “shoulds” to “shalls” so they are required. We have also added graphics that will show developers what the city is look for and the feel we are trying to create.

**Mayor Webb opened the public hearing at 6:31:30pm**

*Linda Fox - 5002 S Wallace Ln.* Expressed concern about the height, particularly right against the street they will seem taller. Also concerned about the addition of new roads. The roads are costly and will provide more traffic. She does not want to see additional traffic and cut through traffic. Seem like bad ideas.

*Tom Breitling - 4794 S 2124 E.* Spoke on the parking structures and the security of those structures. Also, with all the roads that are shown it looks like a move for condemnation.

*Gloria Firmage - 2171 Arbor Ln.* Concerned about creating more density and that we are creating another Gateway. This would mean a lose of identity, more traffic, height and less green space. We need to keep the integrity of our community. Where are the gathering places?

*Delpha Baird - 2722 E Kentucky Ave.* Expressed concern about height, roads and parking garages. Means more traffic and not conducive of a village center. She is concerned about Kentucky Ave and would like to see calming measures. We need to protect the roads going into the neighborhoods from the

village center. She is in favor of the new roadway design from Arbor to Kentucky.

*Leslie Chatelain - 5498 Edgewood Dr.* She is delighted with the plan and cannot wait for it to start. This is a once in a lifetime opportunity and it is a unique identity we are creating. The streets make it more walkable and the proximity of the buildings to the street make it even more walkable.

*Larry Pino - Murray Holladay Rd.* Asked to see more identity where current businesses are on the maps.

*Camille Pierce - 2052 E Arbor Ln.* Supports the planning objective and does not want to see Walgreens in the Village. She wants to shop locally with long established community businesses. Would like to see smaller scale businesses and diversity in the village. Expressed her appreciation to the Planning Commission and Council in their efforts to identify and preserve historic structures and neighborhoods. She likes having the businesses collocated in one area so she can walk to the different stores and not have to drive.

*Joy Thomas - 2260 E Murray Holladay Rd #19.* She would like to see Walgreens in the vacant Dee's building on Highland Dr. Asked about the proposed roads in front of The Store and by Holladay Villa A.

*Brett Fox.* Asked that the Council get more information on the proposed roadway design before making a decision. There is very little information about the dimension of the roads etc and there is no supporting evidence that these proposed roads are beneficial and necessary. What is the cost of the roads which would then increase traffic and safety concerns. Do more pedestrian walkways instead of roads and would be more friendly. He feels the drive-thru issue is a knee jerk reaction and discourages businesses. Drive-thrus can be handled in a tasteful manner and be attractive. Also feels it is short-sighted to limit the size of businesses to 10,000 sq ft. Need variety in businesses to make the village more interesting. Council needs to look at the signage, it is too restrictive as proposed. The approval process is cumbersome and lengthy having to deal with three different groups and can be confusing.

*Ryan Knight - Bluebell Dr.* He has lived in Boulder, CO and the Pearl Street Mall, which is the best family-friendly community neighborhood. It has no drive-thrus or stores over 10,000 sq ft. It has a very diverse mix of retail and it is done in a small space. Suggested the Council look at this mall as a model.

*Craig Dautre - 4762 S Naniloa Dr.* He expressed concern about density and height. Keep building heights at two-stories. Traffic is also an issue, maybe look at a round-about. Want to bring in new businesses in the area and feel we may be taking it away from the Cottonwood Mall, where the focus should be. He would like to see local stores in the Village and keep it small and not compete with the mall.

*Greg Christenson - 2574 Kentucky Ave.* Commented on the traffic on Kentucky Ave. Kentucky is the most impacted, residential street from the development of the village.

*Steve Doxey - 2430 Kentucky Ave.* He has been involved in the Village since 2000. He congratulated the city for the direction they are going and overall he is in favor. We need to protect the residential neighborhoods around the village and preserve the character of those streets. He talked about the need for a neighborhood buffer zone. The city needs to adopt an ordinance that is strict enough to protect our neighborhoods and that is what a buffer zone would accomplish. Also need to look at restricting the hours of operation.

*A.J. Martine - 2450 Kentucky Ave.* The city needs to slow traffic on Kentucky. He likes the idea of the Village and limiting the size of businesses.

*Ted - 2696 Kentucky Ave.* The quality of life issue is important and we need to keep businesses below 10,000 sq ft. He would like to see the height limited to two-stories. As for the parking garages, he has never seen an attractive one and it does nothing for the quality of life but it does increase traffic.

*Clark Richards - 2470 Kentucky Ave.* He is afraid we are doing too much too quickly and we will lose our charm and character of the neighborhoods. Also expressed concern about traffic on Kentucky. We need to maintain the country flavor and open space.

*Steve Vahaaren - 2555 Kentucky Ave.* Expressed concern with speed and traffic. There are 36 kids under the age of 12 that live on Kentucky. There needs to be some type of traffic calming.

*Kirk Johnson - 2542 Kentucky Ave.* Echoed what others have said. Traffic on Kentucky is too fast there already. Please protect the neighborhoods.

*Carol Hintze - 4654 S Locust Ln.* There are streets other than Kentucky that have cross-thru traffic. The stop sign on Locust does no good. You need to address the problem now if Holladay Blvd and Murray-Holladay Rd are reconstructed. She also would like to see sidewalks on Locust to keep the kids out of harms way. Need stop sign where Hugo meets up with Locust Ln.

*Elizabeth Wilson - 4720 Wander Ln.* Applaud the goal of making the village a walkable community. Likes the idea of bringing the buildings to the sidewalks, limit square footage and no drive-thrus. She is concerned about the traffic calming on streets, not just neighborhood streets but Holladay Blvd. Feels mixed use is a good idea.

Mayor Webb thanked everyone for coming and sharing your comments. Kentucky will not be widened and protecting all the neighborhood streets is a concern and will be addressed. We will address the impact of the village on the neighborhoods.

Council Member Orton urged everyone to contact their Council Members with their concerns and questions.

Council Member Pace moved to close the public hearing. Council Member Orton seconded the motion. The Council voted in the affirmative and public hearing closed at 7:23pm.

The Council took a 5 minute recess. The Council reconvened at 7:37pm

**V. *Consideration of Ordinance 06-19 Adopting an Affordable Housing Master Plan***

Council Member Pace moved to adopt Ordinance 06-19 with the following modifications: to change references to benchmark goal of 15% to read “no net reduction from where we are now.”

Council Member Pignanelli seconded the motion.

Council Member Orton said there are other minor housekeeping issues with formatting. Feels more comfortable if we come up with language rather than leaving it to staff.

Staff reported that there is no minimum requirement by state law. The 15% is only an estimate.

Council Member Diederich made substitute motion to change the number to 18%. Council Member Orton seconded the motion.

Council Member Pace’s concern is with the accuracy of the 18%. What he would like to have is no net reduction from where we are. If we find out 18% is too high or low, the goal is no net reduction that currently exists and is comfortable with that language.

Council Member Diederich withdrew his motion

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

**VI. *Consideration of Ordinance 06-20 Adopting Title 13 Adding Regulations for Group Homes and Other Facilities***

Council Member Pace moved to table Ordinance 06-20 in order to make some modifications. Council Member Diederich seconded the motion. The Council voted in the affirmative and the motion to table carried.

**VII. *Consideration of Resolution 06-18 Authorizing the Mayor to Execute and Agreement with Cottonwood Heights for a License for the Placement of a Gateway Sign***

Council Member Diederich moved to adopt Resolution 06-18 with the understanding that the agreement **does not** include a perpetual easement. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pignanelli, Peterson, Diederich and Mayor Webb in favor with Council Member Pace opposed. Resolution 06-18 was adopted by a majority vote.

**VIII. Consideration of Resolution 06-28 Authorizing the Mayor to Execute a Lease Agreement for Property Located at Approximately 4590 Stratton Ave. 7:52:36**

Council Member Peterson moved to adopt Resolution 06-28. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace, Peterson, Diederich and Mayor Webb in favor. Resolution 06-28 was adopted by a unanimous vote.

**IX. Consideration of Resolution 06-29 Authorizing the Mayor to Execute an Interlocal Agreement with Salt Lake County for Public Works 7:53:30**

Council Member Peterson moved to adopt Resolution 06-29. Council Member Orton seconded the motion. The Council roll call vote was as follows: Council Members Orton, Pignanelli, Pace, Peterson, Diederich and Mayor Webb in favor. Resolution 06-29 was adopted by a unanimous vote.

**X. Consideration of Resolution 06-30 Authorizing the Mayor to Execute an Interlocal Agreement for Copermitting UPDES Stormwater Permit with Salt Lake County 7:53:52**

Council Member Orton moved to adopt Resolution 06-30. 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. Resolution 06-30 was adopted by a unanimous vote.

**XI. Consent Agenda (7:54:45)**

**a. Approval of Minutes - August 3, 10 and 17**

Council Member Pace moved to approve the consent agenda. 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 consent agenda was adopted by a unanimous vote.

**XII. City Manager Report - Randy Fitts**

\* met with COP construction on Wayman Pond. Work on it will begin the week of Sept. 18 and they will do small amount at a time, weather permitting. They will use the Video Vern site for mobilization.

\* Night out Against Crime will be next Tues. September 12 at the Mall.

\* Staff will be in the new city hall on October 2

**XIII. Council Reports**

Mayor Webb reported on the status of the UPD. The major issue with the contract model is input from the cities on the model and the budget.

Council Member Diederich suggested utilizing the Youth City Council during the open house. He also reported receiving several calls on water problems. We need to come with some conclusion with Salt Lake City water. He would like to see the Water Task Force hold another meeting.

Council Member Pace reported on the school study. By next week there will be a draft contract with Bruce Parker and Wikstrom Assoc.. There is a legislative task force working on a bill to detail how a small

school district is formed. The bill is being sponsored by Rep. Carlene Walker.

Mayor Webb stated that there are several mayors who would like to be in attendance and part of the process when the we discuss governance of small schools

**XIV. *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 8:13pm

## WORK MEETING - September 7, 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

**Others:** Neil Lindberg, Clarence Kemp, Dr. Joe Perrin

Mayor Webb convened the work meeting at 8:25pm

#### *a. Discussion and Update on Holladay Village Center*

The Council identified key issues for discussion which include: buffer zone, height, open space, procedure for approval, streets & mid-block roads (private vs. public), trails, footprint, drive-thrus, signage, parking structures, hours of operation, and zone boundaries. The Council discussed roads and mid-block streets.

The Council looked at the five-point intersection, mid-block roads and Kentucky Avenue. The five-point intersection is where the plaza will be located. There needs to be a reason to go to the plaza and to have buildings frame that area. The Council discussed angled and parallel parking while still leaving sidewalk. Around the area the sidewalk widths will be 8, 10 and 12 ft. In order to maximize the plaza they discussed doing parallel parking on the east side.

The village needs to be walkable and the mid-block roads create that walkability. The Council discussed if those mid-block roads should be private or public and it all boils down to a control issue for those roads.

Manager Fitts informed the council of the grant that was received by the city to purchase the gas station on the corner of Kentucky and Holladay Blvd. By owning this piece of property the city can create and new alignment that is safer and better for development. The new alignment would go from Arbor then make a curve to align it with Kentucky. This will not increase the volume of traffic on Kentucky.

The Council would like time to review the language and material they were given and to postpone the rest of the items to the next work meeting.

There being no other business, Council Member Orton moved to adjourn the work meeting. Council

Member Peterson seconded the motion. The meeting adjourned at 10:00pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, September 7, 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