

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 3, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION - 5:30pm

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steve Gunn
Sabrina Petersen

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney - *excused*
Craig Kleinman, Legal Counsel
Paul Allred, Community Development Dir
Clarence Kemp, City Engineer

Mayor Webb called the briefing session to order at 5:30 pm. The Council reviewed the agenda. The Council discussed the rezone on Murray Holladay Rd. Mr. Pennock showed the Council new drawings based. The new design has a more softened façade and roofline to blend with the residential as requested.

The Council then discussed nominations for the Mayor pro-tem.

They also went over the agreement with the County for traffic signal. They would like more information on what is being done and also asked staff to look at getting another bid.

The Council went over some changes to the minutes.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 13, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 6:00pm

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steven Gunn
Sabrina Petersen

City Staff

Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney *-excused*
Craig Kleinman, Legal Counsel
Paul Allred, Community Development Dir.

I. Welcome

Mayor Webb called the meeting to order at 6:05 pm and welcomed those in attendance.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Rick Whiting, City Planner.

III. Public Comments

Maureen Glen – 5670 S. Laurelwood Dr. She is the Neighborhood Watch Coordinator for the Laurelwood area and has been working with Det. Ackerman on the drug traffic in the area. The residents are asking for a street light on top of the current pole at the end of Laurelwood Dr. They would like some more light and security in the area. Mayor Webb asked her to meet with Manager Fitts and Chief Bertram about this issue.

Charles Austin – 1842 Beaumont. He has talked with Mr. Kemp and Mr. Kano regarding roads. There is a failed trench on Highland Dr near Oakwood Elementary that needs to be looked at and fixed.

IV. Public Hearing on Proposed Text Amendment to Chapter 13.100.010, Appendix A of the Land Use Table to Allow “limited” Type II Assisted Living Facilities as a Permitted Use and “small” and “large” Facilities as Conditional Uses in the R-M Zone.

Rick Whiting, City Planner provided a brief staff report. He explained the difference between Type I and II. Type II Assisted Living residents can receive assistance from facility Staff with any or all of the activities of daily living; i.e. bathing, dressing, personal grooming, toiletry, eating, mobility, etc. Type I (ALI) residents can receive assistance with only two activities of daily living. The proposed text amendment would not change setbacks, building height, parking, landscaping or other requirements. You would not know the difference from the outside. It would simply add a land use (ALII) to the R-M (Residential Multi-family) zone that is currently not allowed for substantial facilities. It would enable Holladay residents to enjoy living assistance that is essentially not now allowed on properties in the R-M zone. The Planning Commission held a public hearing and recommended approval. If only Type I is allowed the cost for the project is not justified. There is also another proposed project that is watching this amendment and what happens.

Council Member Palmer asked if Type II is allowed in other zones.

Mr. Whiting replied that Type II is allowed in the commercial zones as a conditional use.

Mayor Webb opened the public hearing at 6:22pm

Pamela Olsen – 5174 Gurene Dr. The entire neighborhood is against this. Parking is already inadequate in the area. This will bring more traffic and congestion to the area. She expressed concern about the children going to Spring Lane elementary and the lack of sidewalks and the parking issues with Café Madrid. She feels that once you allow commercial it will begin encroaching on the surrounding neighborhoods. Ms. Olsen also believes it will decrease her property value. She is against any commercial development, this project specifically and would like to see residential on the corner of 5600 S and Highland Dr.

Karen Miller – 1906 Baywood. She asked if there is a limit of Type I and Type II facilities within a certain area.

Ryan Griffiths –Applicant from Beacher, Walker Architects. He replied that the market will drive these types of facilities. People come in as Type I care and proceed to Type II care and those numbers will fluxuate. This won't change the use only how the rooms are used.

Council Member Palmer asked if the number of units was determined by the size of the lot.

Paul Allred – Community Development Dir. replied that on that lot it is 16 units/per half acre and a 40 ft height max. Assisted living center is not equivalent to a dwelling unit. They regulate the number of residents based on parking, height and landscaping.

Jeril Wright – 5534 S Highland Dr. He lives next door to the project. This area is very residential. He is in favor of maintaining the RM zone without the addition of Type II. He did some research on these facilities and the number of units. There are 1600 Type II facilities in the Salt Lake Valley. Just in the Holladay area we have three-four that range from 51 – 120. If this ordinance is passed the density of this project would be 120 rooms. He feels it would devalue real estate in the area and bring more traffic. Keep Type II facilities in the County, not in Holladay.

Council Member Gunn asked where the 120 units came from?

Mr. Wright stated that the developer told the neighbors that number at a meeting in October. He also said if he couldn't get 120 units or Type II permission, it would be cost prohibitive. Mr. Wright believes firmly that property will be devalued and traffic will increase. He is comfortable with what is there.

Council Member Palmer noted that the property has a permitted use and a developer can build a 56 unit apartment building, 40 ft high without any notification. Would you want that or this proposed project?

Mr. Wright commented he doesn't believe an apartment complex would be built there due to the finances. Either apartments or a Type II facility are unacceptable.

Mayor Webb was excused at 6:53pm. Council Member Pace conducting the rest of the meeting.

Steve Olsen- 5174 Gurene Dr. He asked the Council if they would reimburse the residents the difference in property values. He is against this project due to the encroachment into the neighborhood.

Council Member Pace noted that the hearing is not about a specific project but about if there should be a text amendment to allow Type I and Type II facilities in the RM zone.

Ryan Griffiths – applicant. He noted that you need to combine both uses; otherwise you are doing a disservice to seniors. There is an increasing trend in senior health care and providing dignity for the aging. You don't want to put this type of use in a commercial area, you want our seniors to feel at home and have a sense of belonging to a neighborhood. This will be a beautiful facility; with less asphalt than is there now, landscaping and parking will be underground. We want to be a good neighbor. This home and will be designed to look like one.

Council Member Pignanelli asked if Type II requires more staff and where the entrances will be. Mr. Griffiths stated that there will be an entrance on Highland Dr for the food service vehicles and the main entrance will be off of 5600 S. He is not sure on the staffing needs and will check. He noted that the parking is double what the city requires.

Council Member Palmer asked about trip statistics. He asked staff to contact Dr. Perrin and get those statistics.

Lynda Shields – 5565 Merlyn Cir. She is the most impacted by this project and she would rather have this than apartments. She has no issue with the project if it just weren't so big and could be pushed back from the property line.

There being no further comment, **Council Member Pace closed the public hearing at 7:11:35 pm.**

V. *Consideration of Resolution 2013-01 Recognizing Salt Lake County Council Member Jani Iwamoto for her Public Service*

Council Member Petersen moved to postpone Resolution 2013-01. Council Member Gunn seconded the motion. The Council voted in the affirmative and the motion carried.

VI. *Recognition for Officer Jim Karaholios*

The Council and Capt. Bertram recognized Officer Karaholios for his actions. He was off duty and in his own car when he heard about a pursuit in Holladay. He was able to warn a jogger and pulled his own car in front of her, saving her life. His actions show his dedication as an officer and to the City. Officer Karaholios introduced his family in attendance.

Manager Fitts thanked him on behalf of the City and presented him with a gift certificate.

VII. *Consideration of Ordinance 2013-01 Amending the Zoning Map for Property Located at 2110 E Murray Holladay Rd from Multiple Family Residential (R-2-8) to Neighborhood Commercial (NC)*

Council Member Petersen moved to adopt Ordinance 2013-01. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn and Palmer in favor with Council Member Pace opposed. Ordinance 2013-01 was adopted by a majority 4-1 vote.

The Council thanked the applicant for his patience and for working with them on some design modifications.

VIII. *Consideration of Resolution 2013-02 Appointing a Mayor Pro-tem*

Council Member Petersen moved to approve appoint Council Member Palmer and approve Resolution 2013-02. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Petersen and Gunn in favor and with Council Member Palmer abstaining. Resolution 2013-02 was approved by a unanimous vote.

IX. *Consideration of Resolution 2013-03 Authorizing the Mayor to Enter into an Interlocal Cooperative Agreement with Salt Lake County Pertaining to Upgrading and Maintaining Traffic Signals*

Council Member Palmer moved to table Resolution 2013-03 for reasons discussed in the pre-meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion to table carried.

X. *Consent Agenda*

a. Approval of Minutes – December 6 & 13, 2013

Council Member Petersen moved to approve the minutes with the changes noted in the pre-meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the minutes were approved.

XI. *City Manager Report – Randy Fitts*

Manager Fitts reported on the following:

- There are still talks about combining VECC and UPD for 911 dispatch. Sandy City withdrew from VECC and will join Salt Lake City for dispatch only. Taylorsville City is also withdrawing. By combing the two entities it solves the extra step of calls going to VECC and being dispatched by UPD.
- Public Works is still being looked at. With the new change in County Public Works leadership staff is taking a wait and see approach.

XII. *Council Reports*

There were none.

XIII. *Other Business*

XIV. *Adjourn City Council Meeting and Convene to a Council Work Meeting*

Council Member Petersen moved to adjourn council meeting and convene to a work meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 7:30 pm.

WORK MEETING – January 3, 2013

ATTENDANCE

Mayor Dennis Webb - *excused*
Lynn Pace
Patricia Pignanelli
J. James Palmer
Sabrina Petersen
Steven Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney - *excused*
Clarence Kemp, City Engineer
Paul Allred, Community Development Dir.

Council Member Gunn conducted the work session and convened the Council at 7:41 pm.

a. Update and Discussion on City Hall Park Common Area

This item was continued to the next meeting.

b. Update on Fire Station

Manager Fitts reported that footings and foundation have been poured. They have been reviewing budget numbers and he is comfortable with the bids. The Council would like make sure the bond covers what is needed with the building, storage, demolition of old station and restoring the site.

c. Discussion on Proposed Policies for CDBG

Ms. Carlson reported that these policies are needed in order to receive the federal funding from the Community Development Block Grants. The Council reviewed and asked to have this on the next agenda for adoption.

d. Calendar

Ms. Carlson reviewed the calendar for January. She asked who would be attending the Local Officials Day in order to get them registered on time.

k. Other Business

XVI. *Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition – (If needed)*

XVII. *Adjourn*

There being no further business, Council Member Pace moved to adjourn with Council Member Palmer seconding the motion. The Council voted in the affirmative and the meeting adjourned at 8:30 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, January 3, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 1-17-13