

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 16, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Mayor Dennis Dahle
Lynn Pace
Patricia Pignanelli
J. James Palmer, Jr.
Steve Gunn
Sabrina Petersen - *excused*

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

Mayor Dahle called the briefing session to order at 5:38pm. The Council reviewed and discussed the agenda. The Council went over the Norm Dahle rezone on Highland and the development agreement that will go with the ordinance.

The Council also briefly discussed and reviewed the annexation receipt and the next steps.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 16, 2014
Council Chambers
4580 South 2300 East
Holladay, Utah 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

Mayor Rob Dahle
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

I. *Welcome*

Mayor Dahle conducted and called the meeting to order at 6:06 p.m.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Randy Fitts, City Manager.

III. *Public Comments*

There were none.

IV. *Public Hearing on Proposed Rezone for Property Located at 4235 S Highland Dr. from RM(residential multi-family) to C-1 (Commercial)*

Mayor Dahle opened the public hearing at 6:07:27 pm.

Rick Whiting provided a brief staff report. This is a request to rezone .17 acres in order to open a beauty salon. This would be a change of use from office to hair salon. It meets all the zoning requirements and both the staff and Planning Commission recommend approval. There was no opposition from the neighbors.

Council Member Pace asked if the applicant requested C-1 and what if the zone was RO or NC. Mr. Whiting stated that it would not be a permitted use under the proposed RO zone since it only allows office use not commercial. The NC zone is for small parcels where commercial already is.

Karl Jakob – 3867 Thousand Oaks Cir – applicant. This site has been vacant and for lease for over two years. The current zoning has stopped him from finding tenants. The proposed beauty salon is run by a woman who has been in the industry for 27 years and the business for seven years. She has an established business and clientele. There will be eight employees with a maximum of five working at one time. Parking is not an issue.

There being no further comments. **Mayor Dahle closed the public hearing at 6:25pm.**

V. ***City Manager Report***

Manager Fitts reported on the following:

- The city is in the market for a new truck. We are currently looking at a natural gas truck, even though it is a bit more expensive.
- The County Township Planning Commission met on Tuesday to discuss the proposed annexation. They voted to send a letter to the County Council requesting a feasibility study and supporting the protest. The County Council will meet on Jan. 21.
- The Chamber held their luncheon this week honoring two members of the UPD and UFA. It was very successful and something that we will continue.

VI. ***Council Reports***

Council Member Gunn reported on his meeting with the Arts Council. He was very impressed with the group. They are very enthusiastic and hard working.

Mayor Dahle commented on the annexation. He feels the Council should remain neutral on the issue. Council Member Gunn commented that he has received numerous emails for citizens in that area encouraging him to vote yes. Mr. Hall stated that the Council needs to make known when they reply to citizens that this is their own opinion, not that of the Council as a whole. You need to speak on your own behalf.

Council Member Pace commented that this process started with a request from the residents in that area. We need to make clear that the city is simply responding to that request.

VII. ***Other Business***

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

Council Member Petersen moved to adjourn the City Council Meeting and reconvene in a Work Meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:40 p.m.

WORK MEETING – January 16, 2014

ATTENDANCE

Mayor Rob Dahle
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
Paul Allred, Community Development Dir.
Clarence Kemp, City Engineer
Rick Whiting, City Planner

Mayor Dahle convened the Council in a Work Meeting at 6:59 pm.

a. Discussion on Earlier Rezone Public Hearing

The Council discussed the rezone request on Highland Dr. They asked staff to make sure there is adequate parking. Mr. Whiting commented that the applicant does have an agreement with PARS market for shared parking.

Council Member Pace is worried about the commercial creep. The Council discussed what was around this area and possibility of the NC zone for this parcel. The Council asked staff to look into the options of NC or RO zoning, parking and landscaping.

b. Review of Proposed Non-Discrimination Ordinance

Mr. Hall reported that he and Council Member Gunn met this week and had a good discussion on the language in the proposed ordinance. There is a bill being proposed at the legislature on this matter and the Council would like to delay action until they see what the outcome is of the legislation. The public hearing has already been noticed for Feb. 6 so the Council will hold the hearing and get input.

Council Member Pace went over some questions he still had with the proposed language. The Council did express that there was no interest in broadening the scope of the language.

c. Update on Fire Station

Manager Fitts stated that the City is using the old station to store some of our equipment. The trailers should be gone by the end of the month. The Council asked staff to look at the lights and timing, the wait is especially long going east. The next step is to demolish the old fire station, do grading and work on Phase II of the park.

d. Update on Highland Dr. Master Plan and RO Zone

Council Member Palmer was going to make tweaks to the Planning Commissions and the committee's recommendations but he has not drafted anything. The Council would like to move this along as we have developers waiting on the RO zone.

e. Update on City Hall Signage

f. Review & Discussion of Committee Assignments

The Council went over the committee assignments for the coming year.

g. Review & Discussion of 2014 Priorities

The Council went over the priorities for 2014 and talked about what issue each Council Member wanted to work on. Mayor Dahle asked the Council to review the priorities and come back with the items they wanted to work on and brainstorm ideas/projects.

h. Update on Current City Projects

i. Calendar

Ms. Carlson reviewed the calendar for January. Local Official's Day is Jan. 29. The Council will not meet again until Feb. 6.

j. Other Business

Mayor Dahle reported on his meeting with EDCU, which is a privately funded organization that works with businesses and people looking to come to Utah. Most of the cities along the Wastach Front are members and he feels this would be a good organization to join. He is working to get Kris Longsen in front of their board to update them on the mall.

IX. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition

Council Member Pace moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The Council convened in a closed session at 9:14 p.m.

Those in attendance at this Closed Session were: Council Members: Petersen, Pace, Palmer, Gunn, Pignanelli and Mayor Dahle. Others present: Craig Hall, Randy Fitts, Stephanie Carlson, Paul Allred and Clarence Kemp.

Minutes of the closed session were taken and are now on file as a Protected Record.

Council Member Pace moved to adjourn the closed session and reconvene the work meeting. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion to go out of closed session at 10:14 pm passed by a unanimous vote

X. Adjourn Work Meeting.

There being no further business, Council Member Pace moved to adjourn with Council Member Pignanelli seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:15 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, January 16, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: 2-6-14