

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 21, 2016
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Mark Stewart
Steven Gunn
Sabrina Petersen - *excused*

City Staff:
Randy Fitts, City Manager
Todd Godfrey, City Attorney
Stephanie Carlson, City Recorder

Mayor Dahle called the Briefing Session to order at 5:30 p.m. The Council reviewed the agenda.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, January 21, 2016
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 7:00 pm

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Steven Gunn
Sabrina Petersen - *excused*
Mark Stewart

City Staff:
Randy Fitts, City Manager
Todd Godfrey, City Attorney
Stephanie Carlson, City Recorder

I. *Welcome* – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:00 pm.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by David Chisholm. Mayor Dahle also called for a moment of silence for the Barney Family. He also thanked the staff for all their work on the vigil.

III. Public Comments.

There were none.

IV. Public Hearing on Proposed Rezone Request for .80 acres Located at Approximately 1910 E 3900 S (SL Chinese Christian Church) from R-1-10 to Public “P” Zone

Paul Allred, Community Development Dir. provided a brief staff report. The bulk of the property is already in the “P” zone. The purpose of the rezone is to consolidate all the land the SLCCCC owns at this location and to allow contemplation of eventual site revisions. The area proposed for rezone is composed of three ostensibly “single family homes” that abut the main church facility, parking area and outbuilding. The Planning commission recommended approval of the rezone.

Council Member Pace asked what the “P” zone allows.

Mr. Allred responded that the zone is used for churches, parks, schools and public and quasi-public buildings.

Vincent Liu – applicant. Their intent is to reconfigure the site and eventually tear down the two homes and rebuild a multi-purpose center and a bigger chapel. They would also like to beautify the property.

Mayor Dahle opened the public hearing at 6:14 pm. There were no comments.

Mayor Dahle closed the public hearing at 6:14:30 pm.

V. Public Hearing on Proposed Rezone Request for .51 acres Located at Approximately 2040 E 6200 S from R1-10 to R-2-10

Paul Allred, Community Development Dir. provided a brief staff report. The property is .51 acres. A number of years ago a single family subdivision, Woodruff Cove, was approved at this location but the plat was never recorded. The land is currently vacant. The applicants would like to build two, twin homes on the property. The property is completely surrounded by other development - commercial storage units abuts immediately to the south, high density residential directly to the east, single family directly to the north and a mixture of single family and similar density uses directly to the west on 6060 South. The General Plan designates this area as Low Density Residential. The Planning Commission recommended denial.

Brandon Butcher – applicant. The twin homes would be privately owned units and would complete the street. It is the best use and financially works the best. They would build a hammerhead which would provide that street with much needed space for turn-around, which it currently does not have.

Council Member Gunn asked if two single family homes would be feasible?

Mr. Butcher replied that it would not be feasible with what they paid for the property. The proposed units would be sold for upper \$300,000 or low \$400,000.

Council Member Pace noted that there were four single family homes and two twin homes already on the street.

Mayor Dahle opened the public hearing at 6:29 pm.

Kelly Wright – 2020 E 6060 S. He lives directly west of the property and is against the rezone. The street is too narrow and the increase of traffic would be significant. He also commented that the parcel is too small for two twin homes and that is it too high of density for that street. He also expressed concern about the garbage pick-up and the trucks having to back in.

Bill Flandro. He stated that there are only eight homes on the street. He is concerned with the increase in traffic. When the property was sold the first time it was sold with the stipulation that there would only be two homes, but the property has gone through a number of sales since then. He is opposed to the rezone.

Curtis Dowdle – 2960 E 6060 S. His home has the highest valuation on the street at \$350,000. The biggest issue with the street is it dead-ends and there is no place to turn around unless you use his driveway, which they cannot use since he installed a fence. The proposed units are in the right price range and would help with the aesthetics of the neighborhood. The installation of a hammerhead turn-around will improve safety. He is in favor of the rezone and feels two twin homes make sense for the property and the area. The neighbors don't like change, but the Council needs to look at the best interest of the area and property.

There being no further comments, **Mayor Dahle closed the public hearing at 6:43 pm.** He commented that both the rezone items would be on the February 4 agenda for a vote.

VI. *Consent Agenda*

a. Approval of Minutes – Jan. 7 & 9, 2016

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

VII. *City Manager's Report*

a. *Monthly Financial Report* - Manager Fitts provided the Council with an updated financial report and reviewed the numbers.

Manager Fitts thanked the staff for all their help this week with the vigil. It was nice to see so many want to help out and volunteer. He also commented that he enjoys working with Shay Smith, our new engineer. He is jumping in with both feet to learn and get caught up.

VIII. *Council Reports*

Council Member Pace thanked all those who made the vigil last night possible. It was a breathtaking crowd. He also thanked the Mayor for so eloquently expressing what all of us felt. He was also impressed with the community support. Council Member Pace suggested the city acknowledge that there were two families that had lost loved ones and, in the spirit of healing, to send flowers and a card to both families. The Council discussed the proposal but determined that they were not ready to make that gesture.

Council Member Stewart remarked that we saw the best of the community last night.

IX. *Other Business*

X. *Adjourn City Council Meeting and Convene in an RDA Meeting*

Council Member Gunn moved to adjourn the City Council Meeting and convene as an RDA Board. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:06:30 p.m.

WORK MEETING
January 21, 2016

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
Mark Stewart
Sabrina Petersen - *excused*
Steven Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney
Paul Allred, Community Development Director

Mayor Dahle convened the Council in a Work Meeting at 6:35 p.m.

a. Discussion on Previous Rezone Hearings

The Council briefly discussed the Butcher rezone. These two rezones will be on the February 4 agenda for a vote.

b. Update on City Hall Park

Council Member Pace reported that the committee is still working with the consultants but are struggling with them, but are working through the issues. The priorities for the park are:

- Shade sails - \$50,000
- Bleacher repair - \$80,000
- Storage (new bldg. and site work)- \$100,000
- Walkways & prep work - \$100,000

Manager Fitts would like to get the shade sails and bleachers done by July 4th.

c. Discussion on 5340 S Signage

Council Member Stewart reported that he is working with Josh Romney on verifying the language and will have it done within the week.

d. Discussion on Conflict of Interest

Mr. Godfrey feels the city ordinance and State law adequately handle the situation. The proper disclosure was followed. Manager Fitts has meet with Forsgren Assoc. to review the matter and feels comfortable with how it was handled. The Council asked Manager Fitts and Mr. Godfrey to contact Mr. Goldberg and let him know the Council reviewed his concerns.

e. Discussion on Chapter 2 of the General Plan

The Council reviewed the timeline for getting through the General Plan by April. The Council then went through the first few pages of Chapter 2.

f. Calendar

Ms. Carlson reviewed the calendar. The February meetings are the 4, 11 and 18th. The Legislative session begins on Jan. 25 and Local Officials day is Jan. 27.

g. Other Business – *as may properly be introduced.*

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

XII. Adjourn

There being no further business, Council Member Gunn moved to adjourn. Council Member Pignanelli seconding the motion. The Council voted in the affirmative. The meeting adjourned at 9:03 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, January 21, 2016.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: 2-4-16