

**MINUTES OF THE
HOLLADAY CITY COUNCIL SPECIAL MEETING**

**Wednesday, March 19, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Rob Dahle, Mayor
Lynn Pace -**5:50**
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*
Paul Allred, Community Development Dir.

Mayor Dahle called the briefing session to order at 5:33 p.m. The City Council reviewed and discussed the agenda. The critical issues to address are the Highland Drive Master Plan and the RO zone.

Mayor Dahle reported that he and Manager Fitts will be heading to Dallas on Thursday to meet with Howard Hughes. The Council discussed talking points and various issues they would like to see addressed.

**MINUTES OF THE
HOLLADAY CITY COUNCIL SPECIAL MEETING**

**Wednesday, March 19, 2014
Mt. Olympus Room
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 - *excused*
Paul Allred, Community Development Dir.

I. *Welcome*

Mayor Dahle conducted and called the meeting to order at 6:02 p.m.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Noah McSweeney, from Boy Scout Troop 750.

III. *Public Comments*

Ed P. He spoke on the proposed PUD ordinance. This ordinance would affect a project he has. He supports the change and feels it would be very productive. It gives him flexibility on a lot that is a unique shape. If the ordinance stayed as is he would only be able to four single family homes which is not financially feasible, if passes he could do eight units.

IV. *Consent Agenda*

a. Minutes of Feb. 20 and March 13, 2014

Council Member Palmer moved to approve the minutes. Council Member Petersen seconded the motion. The Council voted in the affirmative and the minutes were approved.

V. *City Manager Report*

Manager Fitts reported on the following:

- Progress is being made on the public works building. The HVAC, plumbing and electrical are done and we are ready for drywall.
- Now that the house to the north of city hall is gone the city has run into some hurdles with fencing and landscaping requirements. He discussed if we need to revisit the HVC requirements not only for the City but other areas in the zone. The Council may also want to look at rezoning the City Hall property to “P” zone. He has met with Tara Gardens and is working with the residents.

VI. *Council Reports*

Council Member Pace commented that the developer has installed a concrete sidewalk next to the building on the plaza property owned by the City. As a result, the City has lost about 3-4 feet of pavers on the plaza. He feels the Council needs to go over and look at the site.

Council Member Palmer reported that Maggie McGee's has applied for a permit to do some architectural revisions. He also stated that there are still some enforcement issues and the neighbors have quit calling the police on the noise issues. He also stated that the Copper Onion wants to open a wine bar adjacent to their new restaurant but that is not an allowed use in the HV zone. He asked the Council to consider a text amendment if there was any interest. This will be put on the next agenda for discussion.

VII. *Other Business.*

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

Council Member Pace moved to adjourn the City Council Meeting and reconvene in a Work Meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:30 p.m.

WORK MEETING – March 19, 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 - *excused*
Paul Allred, Community Development Dir.
Clarence Kemp, City Engineer
Rick Whiting, City Planner

Mayor Dahle convened the Council in a Work Meeting at 6:31 p.m.

a. Report on 2014 State Legislative Session

Dave Spatafore provided the Council with a review of the 2014 legislative session. There were no new tax increases and no funding for road projects. He discussed SB 51 that will affect the city and the proposed annexation area, stating that any newly annexed area will have to carry their portion of any outstanding bond payments. For Holladay that means the UFA bond. There was also SB 216 that freezes municipal boundaries and that a municipal services district will provide services, not the city. Still unclear on how this will affect annexations.

Mayor Dahle brought up HB 388 and that many Mayors are upset that this bill was defeated.

Mr. Spatafore went over some water, gun and election bills. He also commented that the 2015 session will be the transportation session and that Holladay needs to get working now on getting Highland Dr. on that list for 2015. The Council thanked Mr. Spatafore for all his time and work on behalf of the city.

b. Discussion on Proposed HDMP

Mayor Dahle commented that the Council has the final draft and this item will be on the April 3 agenda for a vote. He asked the Council to review it one last time and get any comments to staff by March 27.

c. Discussion of proposed PUD Ordinance.

The Council went over the latest draft and discussed staff's edits. They discussed "yield" vs density and the number of lots. The Mayor asked the Council to review this latest draft and get any comments to staff by March 27 in preparation for discussion on April 3.

d. Discussion on CDBG Funding

Manager Fitts asked that this item be tabled. He has not yet met with Community Development Corp., or heard back from Emily Farmer from the County regarding the housing requirements.

e. Calendar

Ms. Carlson reviewed the meeting schedule for April. We will be meeting on April 3, 17 and possibly the 24th. The scholarship dinner has been scheduled for June 3. Mayor Dahle discussed touring the Granite Technical Institute on May 2 from 9:00am – Noon. The district would set the whole thing up and invite community council members and others. The Council also discussed renegotiating with the Rotary club on meeting attendance.

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 Palmer moved to go into Closed Session to discuss personnel issues, 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 8:10 p.m.

Those in attendance at the Closed Session were: Council Members Petersen, Pace, Palmer, Gunn, Pignanelli and Mayor Dahle. Others present included 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 Petersen moved to adjourn the Closed Session and reconvene the Work Meeting. Council Member Palmer 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 10:59 p.m. passed by a unanimous vote.

Mayor Dahle reconvened the work meeting at 11:00pm.

f. Discussion on Proposed RO Zone

The Council asked staff to send a redline version for their review and to get any comments to staff by March 27 in preparation for discussion on April 3 and tentative adoption on April 17.

g. Discussion Regarding Traffic Circulation, Parking & Other Issues in Areas Around Schools

h. Discussion Regarding Potential Initiation of Rezone Petitions

These items were continued to the April 3 meeting.

i. Other Business

Council Member Petersen stated that the organizer of the bike Criterium has pulled the race. The Chamber is also not interested in sponsoring the bike this year. The Council would rather not have a bike race and focus on the evening events for July 4th.

X. *Adjourn Work Meeting.*

There being no further business, Council Member Palmer moved to adjourn with Council Member Pace seconding the motion. The Council voted in the affirmative and the meeting adjourned at 11:20 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Special meeting held Wednesday, March 19, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: April 3, 2014