

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

**Thursday, March 28, 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 - *excused*
Sabrina Petersen

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

I. *Welcome*

Mayor Webb called the meeting to order at 5:41 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Paul Allred.

III. *Consideration of Ordinance 2013-07 Establishing Temporary Land Use Regulations Regarding Grading Regulations, Retaining Walls and Exposed Wall Surfaces*

Council Member Pace discussed the issue of grade changes and retaining walls. The issue with retaining walls is that if you have a sloped ground and someone wants to level the ground you either create a large, vertical concrete wall to the downhill neighbor and you fill in. We have no regulations on how that is managed. If you are the downhill neighbor that wants to do the same then you have all their uses right against the base of the wall with a cliff for the uphill neighbor. He stated that this ordinance is merely a place holder while we study these issues. It will be no longer than six months and would apply to all residential zones. It would propose that you get four feet beyond those four feet it has to be terraced – one to one slope. There would be no more than four foot segments and protects neighboring properties.

The second piece is if you get a home that digs out you may have 30 ft. from grade but with the exposed garage you have 45ft of vertical surface. If you get more wall surfaced exposed than that maximum height you need to offset it by at least eight feet.

Council Member Pace moved to approve Ordinance 2013-07. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Palmer and Mayor Webb in favor. Ordinance 2013-07 was adopted by a unanimous vote.

IV. *Other Business*

V. *Adjourn*

Council Member Petersen moved to adjourn council meeting and reconvene the work meeting. Council Member Pace seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 5:48 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council special meeting held Thursday, March 28, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 4-18-13