

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 3, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Rob Dahle, Mayor

Lynn Pace

Patricia Pignanelli

J. James Palmer, Jr.

Steve Gunn

Sabrina Petersen - *excused*

City Staff,

Randy Fitts, City Manager - *excused*

Stephanie Carlson, City Recorder

Craig Hall, City Attorney - *excused*

Mayor Dahle called the briefing session to order at 5:36 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 there is no need to amend the HV zone with regards to dining clubs at this time. The tenant is not going forward with that concept.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 3, 2014
Council Chambers
4580 South 2300 East
Holladay UT 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

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

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

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 Stephanie Carlson, City Recorder.

III. Public Comments

Roger Fallan – 5056 Woodmount. He is against the rezone on Highland Dr. We don't need more commercial and should leave the homes as homes.

Steve Tachiki – 2018 Pheasant Cir. He spoke on the Highland Dr Master Plan. He is opposed to the master plan, especially Segment B. He asked the Council to support the residents who sent in letters (*a copy is attached*). We need to limit commercial and density on Highland Dr. It is busy enough and very dangerous by Oakwood elementary. He provided the Council with a map of properties that only have access onto Highland Dr. There are 21 streets that dead-end off of Highland Dr. There is a sense of betrayal of the Council not representing the residents along Highland Dr.

Jonathon Johnson – 2070 Arbor Ln. He is concerned about Highland Dr. There are terms in the master plan and RO zone that he does not understand. There are also right-of-way issues along Highland Dr

Council Member Palmer provided some background and clarified some information. Since the City incorporated in 1999, Highland Dr. has been on our transportation master plan as a primary, arterial street and that is defined as a min. width of 80 ft. and a max width of 120 ft. By stating we are going to 80 ft we are not enlarging we are saying we want it on the smaller side of the already existing size stated in the master plan. If you want to see the difference in the road width, in front of Prophet Elias Church that is what a 120 ft. road width looks like.

The master plan was adopted 18 months ago and is in place today. We are fine tuning things that people didn't like in the original version. Regarding Segment B – it allows no new commercial whatsoever, with the exception of RO. There is existing commercial on certain corners and those property owners have vested property rights. People ask and insinuate that somehow the Council has “greased the skids” or “taken money under the table” which is not only offensive, but blatantly untrue. The corner of 5600 S has been zoned RM since the 1960's, predating Holladay by at least a generation. That zoning allows apartment use, office use and assisted living. The previous owners of the property were proposing a multi-story apartment building, which they could have gotten a building permit over the counter to do that because it is a permitted use. The project that has gone in there is the lowest traffic generators that there is. The former use that was there, medical office, is one of the highest trip generators.

As to the RO zone as it is currently drafted says if our primary use, which we want to encourage which is single family homes on large lots, but there are instances where there are small, rundown homes that should've been rebuilt in the last 30 yrs but haven't are rundown or used as rentals. They are detracting from property values and will not be rebuilt as single-family homes fronting Highland Dr because it is a busy four-lane road. We think we can encourage those to be converted to low impact office use and we are limiting those uses to professional offices. There are some already in Holladay. We are including protections that include the same setbacks and regulations as the surrounding residential area. If none of that works out, you can consider building a new office building only if you can convenience the Planning Commission and City Council that you cannot do residential on the site. If you can do that you are limited to no more than 3500 sq ft, and low impact uses. Design has to go through the Design Review Board before it can be approved and are compatible with the surrounding homes. This document is advisory and provides guidance to the City and public in terms of future development.

Council Member Pace reaffirmed that is an amendment to the master plan. This is an advisory document for the city and public regarding future development.

Mr. Tachiki commented that the City has a PR issue with the public. Neighbors in the area had no idea this was happening.

Sue Razor – 2037 Pheasant Cir. She understands the master plan in advisory – but that is the problem. What's on paper does not happen in reality. She would like to see it fine-tuned even further for better understanding, especially with regards to Segment B. She also commented that the assisted living center on Highland Dr and 5600 S is an eyesore.

Ann Erickson – 2017 E Pheasant Cir. She expressed her concern with traffic flow. More commercial will bring more traffic.

IV. Consideration of Resolution 2014-09 Adopting the Master Plan for Highland Dr.

Council Member Pace commented that Highland Dr presents some interesting challenges because the community has developed in one fashion and the traffic pattern on Highland Dr has developed in a very different fashion so we have an incongruity between the nature of the community and the nature of the street. It is that challenge that we are wrestling with. This plan is conceptual, non-binding and only provides direction. He is sensitive to the issues raised and appreciates all the comments on this issue.

Council Member Pace proposed the following amendment to the Master plan:

1. Delete commercial uses and replace with the following statement: “no new commercial use should be allowed in Segment B. However, the City recognizes the legal right of existing commercial properties to continue in commercial use.”

Mayor Dahle stated that this is nothing different than what is already there now; it just clearly delineates what the intent is.

Council Member Palmer made a substitute motion to table Resolution 2014-09 in order to clarify the changes and get a clean document out to the Council and citizens. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Palmer and Mayor Dahle in favor with Council Member Gunn opposed. The motion to table carried by a 4-1 vote.

V. Consideration of Resolution 2014-10 Adopting Allocations for CDBG Funding for the 2014-15 Fiscal Year

Council Member Pignanelli moved to approve Resolution 2014-10. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. Resolution 2014-10 was approved by a unanimous vote.

VI. Consent Agenda

a. Minutes of March 6 & 19, 2014

Council Member Pace moved to approve the minutes with the edits noted in the pre-meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the minutes were approved.

VII. Council Reports

Council Member Gunn reported on Stratton Park. Bart Dean has prepared plans for preliminary review.

Council Member Pace commented on an email that he and the Council received regarding traffic around the high school. He would like to discuss further in the work meeting.

VIII. Other Business

IX. 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 Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:45 p.m.

WORK MEETING – April 3, 2014

ATTENDANCE

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

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

Mayor Dahle convened the Council in a Work Meeting at 6:56 p.m. in the Mt. Olympus Room.

a. Discussion on Amending the Holladay Village Zone Regarding Alcohol

This item was pulled off the agenda.

b. Discussion on Proposed HDMP and RO Zone

Council Member Pace presented the Council with some language that he feels will help take away the anxiety some of the residents are having about the plan. It does not change the intent just restates and clarifies. The Council asked staff to replace the photo that shows the landscaped median. Staff will make the changes discussed and put the document on the website.

The Council discussed the RO zone with regards to lighting and signage. The Council would like to make sure the signage fits with the residential feeling. The Council also went through the use table. They would like to start out more restrictive on the uses and see what types of projects are requested. Council Member Gunn feels that the city is being too restrictive on uses. He would also like to see examples of the sign size being proposed.

Staff will make the changes discussed and put the document on the website. Both of these items will be on the agenda for approval on April 17.

c. Discussion of proposed PUD Ordinance.

The Council reviewed the proposed ordinance and discussed the minimum size for a PUD. The feeling is that there needs be to at least three lots. The Council discussed the purpose and approval criteria and made some suggested changes.

d. Discussion Regarding Traffic Circulation, Parking & Other Issues in Areas around Schools

Council Member Pace discussed the email the Council received regarding traffic around Olympus High school. The main issue is that there is not enough parking at the high school. Council Member Pace had some other concerns with the crosswalk, the exit on 3900 S, etc. and will visit with Mr. Fitts on the issues and then set up a meeting on-site with Mr. Fitts, Mr. Kano and Capt. Bertram to go over the concerns.

e. Discussion Regarding Potential Initiation of Rezone Petitions at Various Locations

Council Member Pace talked about rezoning the three properties on the north end of Olympus High to the P zone. There are also some other sites around the City the need to be rezoned to P. Council asked staff to provide them with a map and list of those areas for further discussion.

f. Calendar

The meeting schedule for the rest of April will be the 17 and 24th. There will be no meeting on April 10. The City clean-up is scheduled for April 26th.

g. Other Business

X. 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 issues, property acquisition, and disposition. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The Council convened in a closed session at 9:10 p.m.

Those in attendance at the Closed Session were: Council Members Pace, Palmer, Gunn, Pignanelli and Mayor Dahle. Others present included Stephanie Carlson.

Minutes of the Closed Session were taken and are now on file as a Protected Record.

Council Member Gunn moved to adjourn the Closed Session and reconvene the Work Meeting. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion to go out of closed session at 10:00 p.m. passed by a unanimous vote.

XI. Adjourn Work Meeting.

There being no further business, Council Member Gunn moved to adjourn with Council Member Pignanelli seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:01 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 3, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: 5-1-14