

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 9, 2015
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

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

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

Mayor Dahle called the Briefing Session to order at 5:40 p.m. The Council reviewed the agenda. The Council went over the loan agreement between the City and RDA.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 9 2015
Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 pm

ATTENDANCE:

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

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 6:02 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Council Member Gunn.

III. Public Comments.

Nancy Melling – 3081 Whitewater & Doug Linde – spoke about the up and coming sport of pickle ball. Pickle ball is a sport that uses a paddle and waffle ball, much like tennis. It is a growing and popular sport for all ages. The Lions Rec center has portable courts and they are filled every morning and have people waiting. It is an indoor or outdoor sport. There is a lack of courts in Holladay and they would like to see Holladay and the County support the sport and look into more courts. Both Ms. Melling and Mr. Linde are very passionate about the sport and its growing popularity.

Mayor Dahle commented that he is meeting with the County and will bring this item up in his meeting.

IV. Public Hearing on Proposed Rezone from Public Zone (P) to Multi-Family Residential (RM) at 2740 E 3900 S

Pat Hanson provided the staff report. This is a request by the Risen Life Church and Abbington Senior Living for a rezone of the westernmost portion of the church's property at 3909 S 2700 E, to facilitate the development of a new two-story, 77-room senior care facility. The property for which the rezone is being requested is currently developed with two small, single family homes on the front quarter of the lot, which will be demolished. There will be NO rezone of the church property. The rear portion of the properties is vacant. According to the General Plan A residential care facility could be considered as within an acceptable range of residential uses in the area. The Planning Commission voted 4 to 1 to recommend the rezone, with a provision that the rezone comes with a development agreement or a reverter clause to assure the projects being proposed will be developed.

Mayor Dahle opened the public hearing at 6:21 p.m.

Russ Watts - Developer for the Addington Senior Living Group, appreciated the opportunity to address the Council. He respectfully asked that they consider the rezone of the property specifically for the senior living community. He explained that the residents will be great neighbors who don't listen to loud music and they love to eat, play games, and exercise. One out of six residents will drive a car. Families will come to visit frequently. The facility provides amenities such as a hair salon, a store, a bistro, an ice cream parlor, a theater, a discovery center, and a game area. There will be frequent concerts and they will conduct church services on the premises. They will also have a theater and other events that will take place inside the building.

Mr. Watts reported that they have operated these types of facilities for the last 15 years with facilities in downtown Salt Lake City, Heber City, Lehi, and one that is under construction in Mapleton. The facility will feature 77 units, of which 21 will be memory care units that are secured. Each unit will have its own amenities and patio area. A registered nurse will be on staff.

Mr. Watts stated that their two-bedroom units seem to go the most quickly in nearly every facility. The building will also have private patio areas and dining rooms. Their goal is to make the lives of the residents better. The average age of the residents is 85 years of age. Of the 77 units they will have a mix of studio, one-bedroom, and two-bedroom units. What is proposed is a two-level building that is licensed by the State of Utah. The State Health Department will monitor the way they manage the facility. There are elevators and every room will be handicap accessible. They are excited to locate in Holladay and they care about the community. Mr. Watts noted that the Watts and Walker families are both from the Holladay area.

Council Member Gunn questioned whether the facility will have an independent living component.

Mr. Watts responded that there is a growing demand for people who need assistance. He noted that there is an independent living component within the community. The percentage of independent living units varies but was estimated at 15 to 20 percent.

Parking and traffic were identified as concerns. Mr. Watts was asked to describe the number of employees that would be present at the facility at any given time. Mr. Watts stated that the maximum would be during the day when they would have 10 to 12 employees on site. In the evening they would have six. Mr. Watts stated that typically their facilities have 10 to 12 cars that are owned by residents. The rest would be owned by staff. The two busiest days of the year in terms of visitors are Thanksgiving and Christmas. The proposed building will be ideally located next to the church parking lot so they will have the ability to share parking. Mr. Watts stated that in his experience he had never seen the parking lot full except for those two days each year.

Council Member Palmer asked if there had been discussions with the Risen Life Church about overflow parking.

Mr. Watts stated that they have an agreement with them to share the parking lot based on need.

Dale Swenson lives across the street to the north of the Risen Life Church. He recalled that parking issues were discussed previously and were of concern to him. He was also concerned about the impact on utilities. Mr. Swenson stated that if the City is willing to rezone the property at some point in the future it could be repurposed as an alcohol treatment facility, which he would be very opposed to. He asked what kind of lighting is proposed in the parking lot and how imposing it would be at night. He also wanted assurance that over time the building will be properly maintained. Mr. Swenson asked if allowing such a large structure will give the Risen Life Church an opportunity to expand as well. He wanted assurance that the staff will be held to a certain standard. If there are complaints he asked that an ombudsmen be appointed to help resolve issues.

Mr. Watts described the proposed lighting and stated that they plan to use dark sky lighting, which is directional and pointed downward.

Sally Newell - Nora Drive directly south of the proposed structure. As long as some of the negative aspects can be mitigated, such as loss of privacy, noise, and lighting, it seemed to her like a reasonable proposal. She was concerned about employees sitting in their cars with the engines running and smoking.

Mayor Dahle read a statement submitted by Joyce McKeon on Delsa Drive, which was made part of the record. Ms. McKeon was opposed to the rezoning of property from Public (P) Zone to RM.

There being no further comments, **Mayor Dahle closed the public hearing at 6:35:35pm.**

Paul Allred, Community Development Dir. stated that for the benefit of the neighbors, a notice will be sent for the site plan and the conditional use permit. If the rezone is approved, staff will provide additional notice to the neighbors and invite them to comment on the issues raised such as lighting, circulation, and landscaping.

V. *Consideration of Resolution 2015-07 Authorizing the Execution of a Loan Agreement Between the City and the Redevelopment Agency of the City; and Providing for Related Matters*

Brandon Pond, Bound Counsel from Chapman Cutler described the Loan Agreement and stated that the debt service is on December 30. Part of the revenue that will pay the RDA bonds are received from Salt Lake County. Historically, those have been received in December with a larger portion in March, which could potentially result in a shortfall to the RDA to pay the debt service on the bonds. In the Loan Agreement the City agrees to a contingent loan for instances when the Salt Lake County tax increment is delayed. In that case, the City will provide a very short-term loan with the term being to pay back the earlier of the receipt by the RDA of the Salt Lake County increment or April 30. Mr. Pond clarified that this is a refinancing of an obligation the RDA already has and has been in place since 2006.

Council Member Petersen moved to approve Resolution 2015-07. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Gunn, Pignanelli, Palmer and Mayor Dahle in favor. Resolution 2015-07 was approved by a unanimous vote.

VI. *Consideration of Resolution 2015-08 Authorizing the Mayor to Execute an Interlocal Agreement with Salt Lake County for the Providing of Aerial Photography*

Council Member Petersen moved to approve Resolution 2015-07. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Gunn, Pignanelli, Palmer and Mayor Dahle in favor. Resolution 2015-07 was approved by a unanimous vote.

VII. *Consent Agenda*

a. Approval of Minutes – March 5 & 19, 2015

Council Member Petersen moved to approve the minutes with the changes noted in the pre-meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

VIII. *City Manager's Report*

Manager Fitts reported on the following:

- He has begun work on the budget and it will be tight
- The rest of the sod will be laid in the park on Monday.

IX. *Council Reports*

X. *Other Business*

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

Council Member Petersen moved to adjourn the City Council Meeting and convene in an RDA meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:45:21 p.m.

WORK MEETING
April 9, 2015

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
Todd Godfrey, City Attorney
Paul Allred, Community Development Director
Clarence Kemp, City Engineer

Mayor Dahle convened the Council in a Work Meeting at 7:26 p.m.

Council Member Pace joined by phone for the City Park discussion

a. Update on City Hall Park

Council Member Petersen showed the Council the preliminary design. Council Member Pace commented that he would like to see a big, long straight slide that is opened and to add two additional swings for a total of six. Other than that he thinks the equipment looks great and likes the dark green and silver color.

Council Member Petersen stated that the rope structure is 17 ft. and will be in red. She is meeting with the committee and Sonntag on Monday to go ahead an order the equipment. The hope is to have the playground and seating done by July 1. The Council talked about seating around the perimeter and grading work.

Council Member Pace was excused at 7:55pm.

b. Discussion on Proposed Rezone Request

The Council discussed the comments heard this evening. They are amenable to having a reverter clause. Many of the comments from residents will be addressed during the site plan review, which is heavily regulated. They feel it is a great use for the area.

c. Discussion on Seasonal Food Trailers

The Council reviewed the proposed resolution which would allow for now more than three food vendors to operate at city hall. They can be on the property from April 15- October 15 and have to be property licensed. Manager Fitts has the discretion in selecting the vendors.

The Council also talked about the possibility of doing a one-day event/food permit for the 4th of July.

d. Discussion on City Survey

Mayor Dahle has spoken with Dan Jones & Associates. The proposal would be for a 15-20 minute phone survey of about 400 residents. The Council discussed if there were really any items or questions to put before the citizens. There was not a lot of interest from the Council to do a survey at this point and feels there is better way to spend that money.

e. Requirement to Test for Radon as Part of the Permitting Process

Council Member Palmer asked for this item on the agenda for discussion of requiring radon testing on all new and remodels. Mayor Dahle expressed concern on what the city's responsibility would

be and really what could the city do.

The Council discussed educating rather than requiring. They did ask staff to include educational material to citizens who come in for building permits.

f. Grant Review

Manager Fitts stated that the staff is working on the funding, budget and timeline for the grants received and asked to postpone this item until April 16.

g. Discussion on Banning the Feeding of Deer

Mayor Dahle is still working with DWR on trying to find a solution. In order to move forward and to show the city is being proactive we would need to adopt a resolution on feeding of the deer. The Council feels it is too soon and that as a city, we haven't made a decision on what to do with the deer population. They were also concern on how that resolution would be enforced. This item needs further discussion on possible solutions, etc.

h. Discussion on Christmas Lighting in the Village Center

Mayor Dahle brought this item to Council. He would like to see ornamental lighting instead of banners in the Village Center for the holidays. It would make the Village more attractive. The Council felt it was worth looking into and getting some costs. The Council also asked the Mr. Melby be contacted about living up their building this year for the holidays.

i. Calendar

Ms. Carlson reviewed the calendar for April. The next meeting is April 16.

- April 18 – Salt Lake City Marathon
- April 25 – City Clean up

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

Council Member Petersen would like to talk about her proposed rezone request for Locust Lane at the next meeting. The Planning Commission was not in favor, but she would like the council to discuss and weigh in.

Council Member Gunn stated that he has a Planning Commission representative for his area. She raised the issue of having a conflict since her husband was a commercial developer. The Council was okay as long as she declared her conflict if and when the time came.

XII. Adjourn Work Meeting.

There being no further business, Council Member Petersen moved to adjourn. Council Member Gunn seconding the motion. The Council voted in the affirmative. The meeting adjourned at 8:47 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 9, 2015.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: May 14, 2015