

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

**Wednesday, April 11, 2012
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 5:00pm

ATTENDANCE

Mayor Dennis Webb

Lynn Pace - *by phone*

Patricia Pignanelli - *excused*

J. James Palmer, Jr.

Steve Gunn

Sabrina Petersen

City Staff

Randy Fitts, City Manager - *excused*

Stephanie Carlson, City Recorder

Craig Hall, City Attorney – *by phone*

Paul Allred, Community Development Dir.

I. *Welcome*

Mayor Webb called the meeting to order at 5:10 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was recited by those in attendance.

III. *Consideration of Ordinance 2012-07 Establishing Temporary Land Use Regulations Regarding Front Setbacks and Building Corridors in Single Family Residential Zones*

Council Member Pace explained that it has become apparent that there are some unintended consequences with our building corridor and front setbacks ordinances because it was not drafted to deal with multiple teardowns at the same time. If you have four vacant lots the first person to develop gets his corridor and then sequential applicants would give them more or less depending on when they filed. This is a temporary ordinance for six months or less for us to look at and study the issue. Preserves the status quo and would give each of those four the same regardless of who files first.

Council Member Pace moved to approve Ordinance 2012-07. Council Member Petersen seconded the motion.

Council Member Palmer expressed his concerns with the existing as well as the proposed ordinance. He can see the need for uniform streetscape in some areas of the city but there are not a lot of straight streets in District Five, most follow the land. The larger lots shouldn't have similar setbacks. He is concerned with the mix of small and large lots together and feels it creates a problem. In some instance there are equal protection problems. He suggested there be an exemption for larger lots.

Council Member Petersen feels the ordinance affects a lot of areas in the city, and can see the problem it would cause for Council Member Palmer's area.

Mr. Allred reviewed a memo from staff regarding this issue. Staff is concerned with how this affects permits already in the system.

Council Member Pace stated that this helps us to address and urgent need and is a place holder as we study the issue. We need to move quickly on this issue. Lot size and older homes vs. newer homes will have an impact on this study.

The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Palmer, Gunn and Mayor Webb in favor. Ordinance 2012-07 was adopted by a unanimous vote.

IV. *Discussion and Approval of Letter to Salt Lake Valley Health Dept. Regarding Changes to the Noise Ordinance*

Council Member Palmer moved to approve the letter. Council Member Pace seconded the motion. The Council voted in the affirmative and the motion carried.

Mayor Webb will sign the letter on behalf of the City Council and Ms. Carlson will deliver the letter in the morning.

X. *Adjourn*

Council Member Palmer moved to adjourn the meeting. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 5:38 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Special meeting held Wednesday, April 11, 2012.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: May 3, 2012