

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 18, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION - 5:30pm

ATTENDANCE

Mayor Dennis Webb

Lynn Pace

Patricia Pignanelli

J. James Palmer, Jr.

Steve Gunn

Sabrina Petersen - *excused*

City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney

Clarence Kemp, City Engineer

Mayor Webb called the briefing session to order at 5:38 pm. The Council reviewed the agenda. The Council reviewed the final number and categories for the business license fees. The numbers include the new fees for home occupations. They also went over the funding for CDBG funds.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 18, 2013
Council Chambers
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
Sabrina Petersen - *excused*

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

I. *Welcome*

Mayor Webb called the meeting to order at 6:03 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Capt. Chris Bertram.

III. *Public Comments*

There were none.

IV. *Public Hearing on Proposed Rezone for Property Located at 5310 S Highland Dr*

The applicant is requesting a zone change from R-1-21 to R-1-8 for his property in order to build a six-lot subdivision. There have been several attempts to develop this property in the past. The Planning Commission recommended the zone change.

Mayor Webb opened the public hearing at 6:07pm.

John Phillips – applicant. This is a sensitive parcel and there have been a number of proposals for this site. He has talked to the neighbors and there is broad support for his proposal of six custom homes that are geared towards a maturing demographic. It will also be gated. The neighbors to the north and south are supportive. He also reiterated there would be no access from Baywood. . The purchase of the property is subject to the zoning.

Gary & Mary Purk - they submitted a letter addressing their concerns. (*See attached*).

Marianne Ricks – 5309 Baywood Cir. The only concern she has is the density of the property. She would like to see a more gradual change in density. This will set precedence for the surrounding lots. She would like to see it zoned R-1-10 or R1-15.

Mr. Phillips replied that he did look at other zones, but they were not economically feasible. They will be quarter acre lots that will face north/south with a 150 ft road width in front of the homes.

Council Member Pace asked if Mr. Phillips had explored other options of higher density along Highland Dr and lower density in the back.

Mr. Phillips stated he like the continuity of the design. The first home will have a buffer along Highland Dr. He also stated that the Highland Dr. committee was supportive of R-1-8 or RO zoning.

Catherine Howells – Baywood Cir. She has been gone and this is the first she has heard of the proposal and would like more information.

There being no further comments, **Mayor Webb closed the public hearing at 6:25pm.**

V. *Public Hearing on Proposed Rezone for Property Located at 2000 E 3900 S*

The applicant is requesting a zone change from R-M to NC for his property in order to build a 4,500 sq. ft. dental office building. Current R-M zoning precludes placement of the building to allow adequate parking. The Planning Commission recommended the zone change.

Mayor Webb opened the public hearing at 6:27pm

John Rather – architect representing Dr. Ludlow. Mr. Ludlow has owned the property since 2008 and would like to relocate his dental office. The current RM zone requires greater setbacks and the building would then have to be two levels. The proposed NC zone requires less of a setback and he could do a single level building, which is what he would like.

Council Member Pace asked that if the zoning did not change would he still build.

Mr. Rather responded that a two-story building does not work for a dental office.

Mayor Webb asked what the applicant would do if the rezone was denied. Mr. Rather guessed that he may still build a two-story building and lease it. He really can't speak for the applicant though.

There being no further comments, **Mayor Webb closed the public hearing at 6:32 pm.**

VI. *Consideration of Ordinance 2013-08 Amending Section 9.72.010 Pertaining to Open Burning and Restrictions*

Council Member Pace moved to adopt Ordinance 2013-08 with the following modifications: in paragraph 7 it should read “in an area which is highly combustible, such as, but not limited to, subject to the following conditions...” Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Ordinance 2013-08 was adopted by a unanimous vote.

VII. *Consideration of Ordinance 2013-09 Amending Section 3.35.110 and Tables Contained Therin Pertaining to Business License Fees*

Council Member Palmer moved to adopt Ordinance 2013-09. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace,

Pignanelli, Gunn, Palmer and Mayor Webb in favor. Ordinance 2013-09 was adopted by a unanimous vote.

The Council thanked Ms. Marsell for all her work on this project.

VIII. *Consideration of Resolution 2013-12 Allocating CDBG Funding for the 2013-14 Fiscal Year*

Council Member Pace moved to approve Resolution 2013-12 with one change to add “Holladay” in front of Accessibility Improvements. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2013-12 was approved by a unanimous vote.

IX. *Consideration of Resolution 2013-13 Adopting Polling Locations for the 2013 Municipal Election*

Council Member Palmer moved to adopt Resolution 2013-13. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2013-13 was approved by a unanimous vote.

X. *Consent Agenda*

a. Approval of Minutes – March 21 & 28, 2013

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

XI. *City Manager Report – Randy Fitts*

Manager Fitts reported on the following:

- * the city received a \$2,500 grant for economic development
- * the City has received an “intent to annex” petition from the Millcreek area. They are beginning the process.
- * the Spring Clean-up will be held on the 27th. Staff is still looking for projects.
- * there are still some major issues with VECC and Sandy City. With the move of Sandy to Salt Lake City dispatch there have been some major issues dealing with communication, lag time for calls and other issues that need to be addressed.
- * Next week the staff and council will begin their district visits with individual council members to go over issues and problems in each area.

XII. *Council Reports*

Council Member Pignanelli reported that Spring Lane Elementary participated in the Great Shake-out and it was very successful.

Council Member Pace noted that the students at Olympus High had moved into the new building and demolition has begun on the old school. He is concerned about vandalism during the demolition process. He asked UPD as well as the Granite Police to keep an eye on the area.

Mayor Webb commented the he attended the open house yesterday for the new high school. It is an amazing building and the city and its citizens should be very proud. The quality of the building will enhance the quality of education.

XIII. *Other Business*

XIV. *Adjourn City Council Meeting and Convene to an RDA Meeting*

Council Member Pace moved to adjourn council meeting and reconvene as an RDA Board. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 7:01 pm.

WORK MEETING – April 18, 2013

ATTENDANCE

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

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney
Clarence Kemp, City Engineer

XV. Reconvene in a Council Work Meeting

Mayor Webb conducted the work session and convened the Council at 7:26 pm. Mayor Webb asked for a point of privilege to hear from Mark Olsen, who has submitted the high bid for the parcels on Kentucky Ave.

Mr. Olsen presented his conceptual ideas parcels. He would like to have a three-phase project that revolves around food trucks. Every Thurs. in Salt Lake City all the food trucks converge on one location for people to come on their lunch hour and enjoy a variety of food. . He would like to try this idea in Holladay. Phase One would include landscaping of both parcels and creating two pads for food trucks to come to. This phase would give him an idea of what type of food residents like, pricing and educating the public. Phase Two would take the smaller parcel and build a small two-story building similar to the Village Center architecture. The building would include restrooms, a small kitchens and some seating. Phase Three, which is a two-three year goal, will be to have two buildings with a minimum of two restaurants on the main floor and office space above. He would like to create a culinary atmosphere in Holladay. The Council was concerned about parking and Mr. Olsen will work with staff.

The Council discussed the construction period for the road. Staff is looking at mid-June for construction to begin. The Council liked the concept and were supportive.

a. Update and Discussion on City Hall Park & Casto Home

James Glascock went over the progress on the park. They are currently finishing up the earth work and grading. Concrete work will begin next week and the rear entrance framing will begin. They did have to take out two-three ft of clay material and bring in structural fill. They have a June 15 deadline with a \$500/day penalty.

The Council discussed the picnic tables and asked Mr. Glascock to bring back some ideas that were not colored plastic.

He is meeting next week with the Historical Commission to get their ideas for the Casto Home and will bring it back to the Council.

b. Update on Fire Station

Construction work is continuing and they are making great progress.

c. Discussion on Public Hearings

a. Dental Rezone – the Council had a number of questions on this rezone. Has the parcel been previously rezoned? Council Member Pace would like to visit with staff for a range of uses in the NC zone. The Council also discussed the need for a long range plan for 3900 S.

b. Phillips Rezone – The Council would like to make sure all of the Purk’s questioned are addressed. The Council also discussed what they want to see along Highland Dr. Council Member Pace would like to explore the option of higher density closer to Highland and lower density as you go further back. The Council like the idea of single family homes but would like to see R-1-10 or R-1-15.

The Council asked that both these items be put back on the next agenda for further discussion when staff can be present.

dCalendar

Ms. Carlson reviewed the Calendar for April and May. Council Member Pignanelli would like to hold a town meeting on May 22nd. Council Member Palmer would like do one that same day. Ms. Carlson will coordinate with them on times and mailings.

eNew & Other Business

Mayor Webb reported that both the UPD and UFA are facing rising health care costs. The finance subcommittees for both organizations are looking at ways to make cuts.

Mr. Hall briefed the Council on an upcoming text amendment. In 13.98 of the code it deals with group homes and assisted living centers with design standards. We need to remove assisted living facilities from that section. The staff will prepare language and provide a report to the Council with more information. The Planning Commission will hold a public hearing on May 7 and a hearing for the Council has been scheduled for May 9.

Council Member Gunn asked Mr. Hall to look into the possibility of prohibiting gun sales out of homes in Holladay. He also would like Mr. Hall to research if we can prevent having guns carried into meetings. Mr. Hall commented that we cannot prohibit the carrying of guns at City Hall.

XVI. *Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition – (If needed)*

XVII. *Adjourn Work Meeting*

Council Member Palmer moved to go into Closed Session to discuss personnel issues and property acquisition and disposition. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and convened in a closed session at 9:14pm.

Those in attendance at this Closed Session were: Mayor Webb, Council Members: Pace, Palmer, Gunn, and Pignanelli.

Minutes for the closed session were taken and are now on file as a Protected Record.

Council Member Palmer moved to adjourn the closed session and reconvene the work meeting. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members

Pace, Pignanelli, Palmer and Mayor Webb in favor. The motion to go out of closed session at 10:31 pm passed by a unanimous vote.

There being no further business, Council Member Pignanelli moved to adjourn with Council Member Palmer seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:35 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 18, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: May 2, 2013