

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 21, 2016  
City Council Chambers  
4580 South 2300 East  
Holladay, UT 84117**

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**Council Meeting 6:00 pm**

***ATTENDANCE:***

Mayor Rob Dahle – *arrived at 6:10 p.m.*  
Lynn Pace  
Patricia Pignanelli  
Steven Gunn  
Sabrina Petersen  
Mark Stewart

**City Staff:**  
Randy Fitts, City Manager  
Todd Godfrey, City Attorney - *excused*  
Stephanie Carlson, City Recorder

**I. *Welcome*** – Mayor Pro-Tem Petersen.

Mayor Pro-Tem Petersen conducted and called the meeting to order at 6:03 pm.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Jon Teerlink, City Planner.

**III. *Public Comments.***

There were no public comments.

**IV. *Continued Public Hearing on General Plan.***

Mayor Pro-Tem Petersen clarified that the City Council has not had the development that is causing so many concerns presented to them. While the City Council could not give a response, they were happy to take public comment. Mayor Pro-Tem Petersen asked that comments be limited to how the Holladay Village Zone may pertain to the General Plan. The proposed development should not be a topic of discussion since the Council was waiting for a recommendation from the Planning Commission.

(18:05:10) Mayor-Pro Tem Petersen opened the public hearing.

*Kendall Nelson – 2487 East Bramble Way.* He stated that the General Plan pertains to all development and involves the continued commercialization of Holladay. He understood there was a need for the community to grow and he had studied the General Plan and issues of concern to him. He stated that the project in question shows what can happen if the citizens do not get involved and consider the decisions that are made in the City. Mr. Nelson reported that he moved to Holladay 23 years ago because he liked the style of the City and the fact that was residential based bedroom community. He is a principal partner in a business that operates downtown and he likes the proximity of the City to downtown. He has been glad to see the Holladay Village develop, which has revitalized a very unique part of the City. His concern was that if it is approached from a development standpoint they will lose what makes Holladay

special. Mr. Nelson's primary concern was that with development comes traffic and congestion. The intent of the plan is to create higher density housing but he thought that should be done responsibly, particularly in terms of the Holladay Village Zone because it is so close to long established residential neighborhoods. He appreciated the thought that has gone into creating commercial zones and linking them to create a walkable community with sustainable infrastructure and commercial viability. He, however, warned about over-commercializing and allowing overly high density in certain areas of the City. Mr. Nelson stated that the City does not have the needed traffic infrastructure to make development the core essence of the Holladay Village. He commented that people do not want to see the commercial creep, rezoning, and infiltration of a commercial zone into neighborhoods. He asked the Council to prevent this particular area from becoming a major commercial zone.

In response to a comment made about Mr. Nelson's comments being inconsistent, Mr. Nelson clarified that the commercial development that has occurred has been consistent with what they are trying to do and the character they are trying to create in the Village. He, however, expected that to continue to grow and over-commercialize with higher density housing and more commercial. He did not think the City could sustain a large amount of commercial development. Mr. Nelson felt that at this point the Holladay Village has crescendoed into what it is going to be. While he did not want to prohibit further development, he did not think the zone and surrounding areas should be developed for development's sake. He urged the Council to think the matter through before encroaching into the outlying neighborhoods and allowing high density projects that will erode what exists in the Holladay Village. He expressed opposition to significant high density development.

Buffering issues were discussed. Mr. Nelson commented that the Holladay Village Zone is clearly marked and the Council should not consider the rezoning of any existing residential. They should also clearly think about the buffer zones. For example, he did not consider it appropriate to have an R-2-10 end up with a three-story or greater building with a footprint that takes up most of the parcel. He recommended that buffering occur even on the edges of the Holladay Village Zone.

Mayor Pro-Tem Petersen reported that she will be chairing the committee along with Council Members Mark Stewart and Lynn Pace. She invited him to forward information to them prior to their meeting the following week.

*John Burningham – 2556 Keddington Lane.* He observed the uncertainty of what the transitional area and boundary should be. There is some ambiguity in the Holladay Village Master Plan in terms of the definition of high density and the current zoning requirements are vague. He commented that there is no clear definition of what the transitional zone should be and suggested it be defined as well as what medium density housing should be.

*Nate Collins – 2448 Russell Circle.* He attended a Planning Commission Meeting where there was a great deal of public comment on this issue. He felt like it was a fairly positive meeting but several citizens expressed concern with the overall vision of the Holladay Village Plan and felt it had changed from what it was originally. Mr. Collins stated that the group he represents gathered a petition of just over 650 signatures in just four days. The group is not opposed to all development but is in favor of rejuvenating older properties and doing it to the extent that it supports the community. He felt developers should be accountable to the community since they

are the ones who will be impacted by it. Many complained that the notification system was inadequate but he realized the citizens are also to blame for not paying more attention to what is going on in the City. Mr. Collins suggested they consider the impact of construction on the surrounding communities. He asked if the developer will be responsible for the cost of the infrastructure they damage or destroy. He also recommended there be designated construction routes. With regard to parking in the Village, Mr. Collins thought it would be beneficial to look at the parking ratios and amend them so that there are more parking spaces.

Mr. Collins stated that bike routes are virtually eliminated when there is on-street parking and it leaves no bicycle lane for cyclists. The bike paths also present a safety concern for pedestrians and cyclists. Concerns were expressed about building heights. Mr. Collins felt there should be appropriate buffer zones for residential areas that abut the Holladay Village Zone. It was noted that a traffic study has not been conducted in the area for many years and there has been a great deal of new development since then. It was recommended that a traffic study be conducted before additional developments or a rezone is approved.

Mr. Collins recommended that the effects of the infrastructure and increased population need to be considered. Because many feel that class sizes are already too large at the local elementary school, Mr. Collins asked how the additional students the new developments will bring will be accommodated.

Mr. Burningham asked that all have an understanding of the meaning of high density, medium density, and low density. Without a traffic study and considering the impacts on the neighboring community, he was opposed to the proposed location because he considers it a buffer zone for residential. He would not be opposed high density development in other areas within the Holladay Village Zone if there is ample parking and traffic patterns are not affected.

Mr. Collins was asked to forward his thoughts in an email to Mayor Pro-Tem Petersen for further consideration. A traffic study was also to be completed in the next few days with the results available next week. Mr. Collins explained that within the Holladay Village Zone, the results of the traffic study are irrelevant since a developer is still within his right to develop. He asked that that studies be conducted in residential buffer zones and the impact carefully studied. He suggested that these areas be rezoned as buffer zones with different requirements to avoid impacts on residential communities.

It was noted that the General Plan is very general and does not address specifics. The focus should be on the zoning that implements the plan.

The group was encouraged to provide the Council with additional specifics. The Council can then sort through and determine what is applicable to the general plan and the zoning. Noticing requirements were discussed. The City's noticing requirements provide notice for a 500-foot radius and those outside of that area were encouraged to monitor the City's website and get neighbors to spread the word. Email addresses and cell phone numbers could also be provided to the City Recorder who can receive notices as well.

There were no further public comments. The public hearing was left open to allow for additional comment at a future meeting.

**V. Consideration of Ordinance 2016-04 Amending Various Sections of Title 13 of the City Code to Clarify Noticing Procedures.**

Council Member Petersen brought up the issue of extending the 500-foot noticing area for the HV zone. There was no support from the Council to extend it. They felt that the 500 feet was sufficient and above the 300 feet required by State Code.

Council Members Pace and Gunn had some other amendments and clarification was needed from Mr. Godfrey.

Council Member Pace moved to table Ordinance 2016-04 until Legal Counsel was in attendance later tonight. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

**VI. Consideration of Ordinance 2016-06 Amending the Zoning Map Property Located at 2165 East 4500 South (Netties Lane Condos) from R-1-15 to R-2-10.**

Council Member Pace moved to adopt Ordinance 2016-06. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Ordinance 2016-06 was adopted by a unanimous vote.

**VII. Consideration of Ordinance 2016-07 Amending the Zoning Map for Property Located at 4685 South Highland Drive from R-M to C-2.**

Mayor Dahle moved to adopt Ordinance 2016-07. Council Member Gunn seconded the motion.

Council Member Pace asked staff is there was any type of mechanism that gives the city a way to address the potential impact on the surrounding neighborhood?

Jon Teerlink, City Planner stated that the site plan review will go to the Planning Commission. If zoned to C-1 it would be a conditional, the height requirement is different and any use in that zone is only allowed open until 10:00pm. The City still has the ability to regulate zoning conditions and mitigate adverse impacts in the C-2 zone.

Council Member Petersen is not concerned with the use on Highland Dr but with the egress onto 4675 S. She would like to see it moved closed to Highland Dr.

The Council roll call vote was as follows: Council Members Pace, Gunn, Stewart and Mayor Dahle in favor with Council Members Petersen and Pignanelli opposed. Ordinance 2016-07 was adopted by a 4-2 vote.

**VIII. City Manager's Report.**

Manager Fitts reported that staff participated in the Great Shake out today and the Emergency Operation Center was activated for the drill. It all went rather well. He thanked David Chisholm for all his help and work in getting the city set-up and prepared.

**IX. Council Reports.**

Council Member Gunn commented that landscaping will begin at the corner lot on 4500 S 2300 E with a water line placement.

**X. *Other Business.***

**XI. *Adjourn City Council Meeting and Convene in a Work Meeting.***

Council Member Pace moved to adjourn the City Council Meeting and convene in a work meeting. Council Member Stewart seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:59 p.m.

**WORK MEETING**  
**April 21, 2016**

**ATTENDANCE**

Mayor Rob Dahle  
Lynn Pace  
Patricia Pignanelli  
Mark Stewart  
Sabrina Petersen  
Steven Gunn

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

Mayor Pro-Tem Petersen convened the Council in a Work Meeting at 7:17 p.m.

**a. Discussion on City Hall Monument**

The Council discussed the design on a monument to honor Officer Doug Barney that would be placed in front of City Hall on the UPD side. There would be two monuments, one for City Hall and one for UPD that will match and look like the gateway monuments. They would be 10 feet tall with a ball instead of a planter on top.

**b. Discussion on Noticing Ordinance.**

The Council discussed modifications to the Noticing Ordinance.

Council Member Gunn moved to approve the ordinance with the changes identified in Exhibit C, Paragraph E4 and an additional change to make sure that for City meetings, the mailed notice is consistent so that the mailing for a zone change would go to the property owner, property owners with 500 feet.

Council Member Pignanelli asked how long notice must be posted on the property. It was reported that it must be posted 10 days in advance of the hearing. The challenge is that sometimes the signs disappear. If staff takes a photograph of the sign that is posted on the property, it will be documented. Staff can then make every effort to replace missing signs.

Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. Mayor Pro-Tem Petersen vote against. She voted against the motion only because of the 500-foot requirement, which she felt should be extended. Ordinance 2016- 04 was adopted by a 5-1 vote.

**c. Update on City Hall Park**

Council Member Pace went over the design that the sub-committee has been working on. At the top level of the bleachers, there would be pergola's constructed along the length of the bleachers with two swings in each of the three areas for a total of six swings. A 20x15 storage shed will be constructed down by the Casto Home. There will be a picnic pavilion up on the north parking lot level and a walking path around the perimeter of the park. It should all be completed by Spring 2017.

**d. Discussion on Life Quality/Sustainability Committee**

The Mayor asked the Council if there was any interest in pursuing this committee. A member of the Council would need to be involved along with staff. The Council feels it is a good idea, just

not in the position to do it at this point with everyone spread so thin.

**e. Review of Title 2**

Mr. Godfrey explained that Title 2 has been totally re-done and streamlined to reflect our form of government and how the city has been running. He suggested doing a public hearing before adopting. The Council will review and discuss at their next meeting.

**f. Calendar**

Ms. Carlson went over the calendar. The Council discussed who would be attending the various schools' awards presentations. The next meeting of the Council will be May 5. They will hold a closed session meeting on April 28 to interview potential candidates for the City Manager position.

**g. Other Business**

Council Member Petersen went over the parking issues at SOHO. The angled parking that Mr. Kano is suggesting does not work conceptually. There is no way to get in and out of the stalls if they are angled. She along with Council Members Pace and Stewart have spent time over there this past week watching the traffic etc and feel that regular, straight stalls would be better.

Council Member Gunn expressed concern for the tree that is there and would like to see the concrete removed from around it and put some type of abutment in front of it to protect.

Council Member Petersen also discussed the need to get bike racks on the plaza before the Farmer's Market. She also brought up the need to revisit the HV ordinance with regards to height, setbacks, density, buffer zone, etc. She also asked that a traffic study be done in the area, as one has not been done since the Village Center has been built. Council Member Petersen will begin meeting with staff to look at the HV ordinance and bring back options for the Council to consider.

Council Member Pace expressed concern with landscaping and spending excessive funds on the lot on 4500 South 2300 East.

***XII. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition & Disposition.***

Council Member Gunn moved to recess the work meeting and go into Closed Session to discuss Personnel Issues, Potential Litigation and Property Acquisition. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. The Council convened in a closed session at 9:53 p.m.

Those in attendance at the Closed Session were: Council Members Pace, Petersen, Stewart, Gunn, Pignanelli and Mayor Dahle. Others present included Manager Randy Fitts.

The 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 Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Pignanelli, Stewart and Mayor Dahle voted in favor. The motion to go out of closed session at 10:20 p.m. passed with a unanimous vote

**e. Update on City Hall Park**

Council Member Pace went over the proposed plans that the sub-committee has been working on. They would like a plan in place and all the concrete work done before Manager Fitts leaves.

**f. Discussion on 4<sup>th</sup> of July Event**

Manager Fitts commented that everything is ready to go. He has signed a contract with Lantis to do the fireworks and Peter Breinholt has agreed to provide the entertainment.

**g. Calendar**

Ms. Carlson reviewed the calendar. The Council will be meeting every Thursday in May.

**XIV. Adjourn**

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 10:22 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 21, 2016*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: May 26, 2016