

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

**Thursday, May 9, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

BRIEFING SESSION - 5:30pm

ATTENDANCE

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

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

Mayor Webb called the briefing session to order at 5:36 pm. The Council reviewed the agenda. The Council discussed the proposed text amendment. They asked about spacing between assisted living centers and just a basic report on what the text amendment does and why it is needed.

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

**Thursday, May 9, 2013
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 6:00pm

ATTENDANCE

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

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

I. *Welcome*

Mayor Webb called the meeting to order at 6:04 pm and welcomed those in attendance.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Randy Fitts, City Manager.

III. Public Comments

Steve Olsen – Gurene Dr. He is not happy with the proposed assisted living center on Highland Dr. He felt the hearings and meetings were not noticed well and that he got his notice after the meeting. He said property values are going down and people are selling their homes because of this proposal.

Mayor Webb responded that there were five to six public hearings/meetings and a number of articles in the newsletter.

IV. Public Hearing on Proposed Text Amendment to Chapter 13.98 Pertaining to Group Homes and Residential Facilities for Elderly Persons

Mayor Webb opened the public hearing at 6:08:50pm.

Paul Allred, Community Development Dir. provided a brief staff report. The rules in 13.98 appear to have been developed to address group home facilities in sensitive neighborhood locations, not to prevent the type of facility being proposed currently. Staff and the Planning Commission recommend removing “Assisted Living” from the heading would allow larger (more than 16 persons) facilities to be located in zones and sites where they are appropriate and logical. The proposed text amendment would do the following:

- * Allow “large” assisted living facilities to be built to the height allowance for the zone in which it is located and not tied to the height of the homes abutting the site.
- * Allow for parking in either the front or back of the facility.
- * Remove assisted living from Section 13.98 altogether as well as other confusing terms.
- * Limit the restrictions of the section to facilities for elderly and disabled.
- * Modify distance separation requirements between facilities for elderly and disabled persons only.

Steve Olsen – this project is right next to the Country Club and the residents of the facility will not be happy about the noise. There will be contention between the two facilities.

There being no further comments, Mayor Webb closed the public hearing at 6:16:30.

V. Consideration of Ordinance 2013-10 Amending Chapter 13.98 Pertaining to Group Homes and Residential Facilities for Elderly Persons

Council Member Petersen moved to adopt Ordinance 2013-10. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Gunn, Palmer and Mayor Webb in favor. Ordinance 2013-10 was adopted by a unanimous vote.

VI. Other Business

Council Member Petersen attended the Rotary meeting and they were asking why the City has not installed the tables at Pine Park that they donated money for. Also, Pam Roberts from Wasatch Front Recycling would like to come and talk to the Council about the new organization and the programs they have.

Council Member Palmer commented that he attended the UFA fire school this past weekend and he learned a lot. It was a great experience.

VII. *Adjourn to City Council Work Meeting*

Council Member Petersen moved to adjourn the city council meeting and convene in a work meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:52 pm.

WORK MEETING – May 9, 2013

ATTENDANCE

Mayor Dennis Webb

Lynn Pace- *excused*

Patricia Pignanelli- *excused*

J. James Palmer

Sabrina Petersen

Steven Gunn

City Staff

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Craig Hall, City Attorney - *excused*

Mayor Webb conducted the work session and convened the Council 6:27pm.

a. Discussion on Previous Public Hearings

* Dental Rezone - 2000 E 3900 S. The Council reviewed the request and they are ready to vote at the next meeting as long as there is a reverter clause in the ordinance.

* Phillips Rezone – 5310 S Highland Dr. Council Member Palmer noted that the City is getting the square footage we want, they will be quarter acre lots and lot 6 will have a larger side yard and setback so he is comfortable with the proposal. The rest of the Council is ready to put this on the agenda for a vote.

Mayor Webb asked staff to look at smaller PUD's of two acres or less along Highland Dr.

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

Manager Fitts talked about the sink hole that was found earlier today in the park. There is a 12x10 well that was uncovered. The UFA heavy rescue unit investigated the hole and used it as training. It will be filled in the next day and work will continue.

There has been some concern expressed about moving the pioneer log cabin to the Casto Home site. The Council also discussed landscaping for the Casto Home. The Mayor and Council Member Petersen will meet with Manager Fitts to go over the layout for landscaping.

b. Update on Fire Station

The tower is going up and is modeled on the Old Mill tower. It is going to be a focal point for the city and its residents. The Council will tour the facility on May 16.

c. Discussion on Tentative 2013-14 Budgets

The Council reviewed the budget page by page. They asked to see year-to-date actuals at the next meeting. They also asked Manager Fitts to go back and check a few numbers with regards to business licensing and grant money. The Council asked that money be allocated for a full-time school resource officer at Bonneville Jr. High.

Manager Fitts will write a letter to Cottonwood Heights on fire department payment.

d. Other Business

Council Member Gunn offered to write a letter to Jordan Valley Water regarding their site on Murray Holladay Rd.

Council Member Petersen stated that there is an issue with some of the homes being built along Spring Creek and building illegally in the riparian zone. She asked that staff resolve those issues and fine the owners.

VII. Adjourn Work Meeting

There being no further business, Council Member Palmer moved to adjourn with Council Member Gunn seconding the motion. The Council voted in the affirmative and the meeting adjourned at 8:43 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, May 9, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 5-16-13