

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, June 7, 2012
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

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

Mayor Webb conducted and called the briefing session to order at 5:32 pm. The Council reviewed the agenda. The Council reviewed the public hearings scheduled for tonight.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, June 7, 2012
Mt. Olympus Room
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 6:00pm

ATTENDANCE

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

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

I. *Welcome*

Mayor Webb conducted the meeting. He called the meeting to order at 6:06 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Council Member Petersen.

III. *Public Comments*

There were none.

IV. *Public Hearing on 2011-12 Proposed Budget Amendments*

Manager Fitts reviewed the proposed amendments and the refinancing of the new bond. Council Member Pace asked about the land acquisition costs for Knudsen Park. Manager Fitts stated that was additional closing costs.

Mayor Webb opened the public hearing at 6:06:55 pm. There were none.

Mayor Webb closed the public hearing at 6:07:10 pm.

V. *Public Hearing on Proposed Budgets for 2012-13*

Manager Fitts went over some high points. There was an increase in revenue and we are spending less than what we took in.

Mayor Webb opened the public hearing at 6:09:55 pm. There were none.

Mayor Webb closed the public hearing at 6:10:10 pm

VI. *Public Hearing on Proposed Rezone for Property Located at 2084 E 3900 S from RM to C-1*

Mr. Allred stated this rezone if for a quarter acre of land on the Black Diamond site. It calls for a coffee shop with a drive thru. The Planning Commission recommended approval with a six month condition to receive a building permit or it reverts back to RM.

Council Member Pace asked if this complies with the General Plan. He asked about the 20ft setback and the site plan does not work. Mr. Allred replied that it does not and it is very dated.

Mayor Webb opened the public hearing at 6:15 pm

Kyle Dempster – applicant. He and his partner already own a coffee shop on 3300 S and 2000 E. Black Diamond is willing to work with them. Peter Metcalf, the owner of Black Diamond, approached him about opening a coffee shop at this location.

Carol Zimmerman– 1946 Longview Dr. She is opposed to the rezone due to the traffic. Everything is being dumped on the north end of the city. The ordinance says that a drive-thru is not allowed so why are we allowing this one?

Pat Hanson -1860 E 3900 S. She would like to see a coffee shop there and feels it is a good use.

Ron Williams – 1943 Severn Cir. He is opposed to this rezone. He is concerned with traffic and the drive-thru and that it is not consistent with what is there.

Mayor Webb closed the public hearing at 6:25 pm.

VII. *Public Hearing on Proposed Amendment to Section 13.46.090 to Increase the Height in the P Zone*

Mr. Allred stated that the Planning Commission has recommended an increase in height in the P Zone (public zone – churches, schools) from 35 to 48 ft for the building and up to 65ft for architectural elements (steeple, towers etc.)

Council Member Pace asked where the 48 ft comes from? How do you determine limitation- the height or the three-stories. Where does the 65ft come from?

Mr. Allred stated that height comes from the Holladay Village zone. He just proposed 65 ft.

Mayor Webb opened the public hearing at 6:29:45 pm

Carol Zimmerman – 1946 Longview Dr. She suggested rather than a blanket change on the height, make it a conditional use so each application can be considered on its own merits.

Mayor Webb closed the public hearing at 6:30:35 pm

VIII. *Public Hearing to Consider Various Amendments to Title 13- Land Use and Development Regulations*

Pat Hanson stated that this is an amendment to bring our ordinance into compliance with changes made in State law. It changes the zoning ordinance to a land use and development regulations. We put in eleven new chapters that contain existing language. There are two major changes. One is going from a Board of Adjustment to an Appeal Authority and the second is rescinding Title 12 and moving the contents into Title 13 so all the zoning is in one location.

Mayor Webb opened the public hearing at 6:37:20 pm. There were none.

Mayor Webb closed the public hearing at 6:38 pm.

IX. *Consideration of Resolution 2012-20 Pertaining to the Realignment of Kentucky Ave at the Intersection of 2300 E*

Council Member Petersen moved to approve Resolution 2012-20. Council Member Pace seconded the motion.

Council Member Pace made the following amendments:

- Adopt map D of the reconfigured Kentucky Avenue;
- Install as much public parking as possible on the remnant property located south of the reconfigured road;
- Declare as surplus and sell the property located north of the reconfigured road as a retail pad site;
- Install curb, gutter and sidewalk along Holladay Blvd; and
- As to the new portion of the road, build curb, gutter and sidewalk only as appropriate to match the existing pattern on Kentucky Avenue, or as may be needed to control the flow of storm water.

Council Member Petersen seconded the amendments.

Council Member Pace commented that the reason this is being done to anticipate future growth in the Village and to improve pedestrian and traffic safety to have Arbor and Kentucky aligned.

The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2012-20 was approved by a unanimous vote.

X. ***Consent Agenda***

a. Approval of Minutes – March 22, April 19 & 26, 2012

Council Member Palmer moved to table the April 19 minutes and approve the minutes of March 22 and April 26. Council Member Petersen 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:

- Restrooms are moving along and will be done before July 4

XII. ***Council Reports***

Council Member Palmer reported on the Water Task Force meeting regarding Tanner Ditch and the good progress being made. Murray City will take care of anything west of Van Winkle. Salt Lake City will work on combing all the maps so there is a single model.

Council Member Pignanelli stated that residents of Kings Row have requested permit parking for around the ballpark.

Council Member Pace stated that the Millcreek incorporation will be on the ballot in November.

Council Member Petersen updated the Council on the Sanitation Control board. The County voted to allow the Sanitation Dept to become their own district, separate from the County. It will be fee-based and they will have no taxing authority. The Board will be created similar to the UFA and UPD boards and the hope to start on January 1, 2013. The Council commented on sharing resources from other organizations and how impressed they are with Pam Roberts.

XIII. ***Recess City Council and Convene in an RDA Meeting***

Council Member Pace moved to recess the City Council meeting an RDA meeting. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting recessed at 6:55 pm.

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

Council Member Petersen moved to adjourn City Council meeting and convene in a work meeting in the Mt. Olympus Room. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:04pm.

WORK MEETING – June 7 2012

ATTENDANCE

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

City Staff

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

Mayor Webb convened the Council in a work meeting at 7:16 pm.

a. Discussion on Fire Station

Chris Jenson and Jim Allred from Think Architects went over the proposed site plans for the fire station. The life expectancy of a fire station is about 50 years and this layout meets the needs today and any future needs. They have met with Chief Slack to go over the layout needed for the firefighters. The station will have three bays with the 2nd floor being the private area for the firefighters. The first floor has the kitchen, exercise room, offices, a training room and lobby that will house historical elements. The design has some historic elements in the entry to make it more inviting and defined. The tower is patterned after the “Old Mill” tower. The building has character and really fits into the community.

The Council would like to see the budget including the grading of site, the intersection design and design and cost for storage sheds.

The Council then discussed the Casto home relocation. The Council discussed putting it in the northwest corner of the park. This gives the City more flexibility to create an historical park around the home with trees, plants etc. The Council wants to make sure it is secured and talked about motion sensor lights and cameras.

b. Discussion on 2012-13 Tentative Budgets

The Council and Mr. Fitts went over the budget. The Council discussed putting more money into economic development, which could be used to help market Holladay. The Council also discussed the cost for the newsletter and expressed concerns over the new delivery method vs. mailing. They asked for a representative from the Valley Journals to come to a work meeting and report on circulation. The Council went over some minor modifications in anticipation of adopting the budget on June 21st.

c. Review of Holladay City Charitable Foundation (501C3)

Mayor Webb reviewed the bylaws and articles of incorporation for the 501(c)3 foundation. The Board will be autonomous. The purpose of the foundation is to promote the enhancement of the quality of life in the City of Holladay through many different mediums, such as theater, music, art, education, parks, recreation, beautification and community service and to solicit and receive contributions.

The Council asked how board members would be selected and how minutes would be taken. The two elected officials will be picked by the Council with the initial Board members also being selected by the Council. That board will then select its officers. A secretary will take minutes and meetings will be properly noticed. The Council would like approval on any project on city-

owned property. The Council would like to see the elected officials terms staggered and on a different schedule due to terms of office.

The next step is to file the Articles of Incorporation with the IRS and elect members from the Council to serve.

d. Discussion on Earlier Public Hearings

Dempster Rezone - Council Member Pace commented that he is not interested in re-zoning until the applicants find a project that will work for the site. The Council also expressed concerns that this would not be a brick and mortar building.

P Zone – The Council discussed lowering the height to 60ft and making it a conditional use. They would like to see no more than three stories or 45 ft maximum with anything over that height (architectural features, etc.) a conditional use.

Budget Amendments - The Council had no questions or concerns.

Title 13 – LUDMA – There are some typographical errors but otherwise the Council is ready to adopt. Council Member Pace noted that he has not looked over the final draft and will do so before the next meeting.

e. Discussion on Additional Funds for CDBG

Ms. Carlson went over the letter from Karen Wiley of the County stating we have additional monies to allocate for ADA improvements to City Hall. This will be on the agenda for consideration at the next meeting.

f. Calendar

Ms. Carlson reviewed the calendar for the rest of June. Council Member Petersen and Pignanelli will be gone on June 14.

g. Other Business

Mayor Webb brought up some issues he would like to see addressed and resolved. One is the Jordan Valley Water District site on Murray Holladay Rd and Holly Ln. Something needs to be done to that site if they are not going to build the well house. He also would like to work on the property at the corner of 4500 S and 2300 E to make that a gateway. Mayor Webb reported that he met with the real estate advisory committee and showed them the new plans for the Village. They were pleased with the overall direction and will present a letter to the Council with their conclusions and recommendations.

Council Member Pace commented that he will be meeting with Pat Jones in the morning regarding the city survey. He went over some of the items: are citizens willing to bond for the city park, schools and education, pay more for better services, priorities for the City, and communication. He will report back to the Council on the meeting and when the survey will take place. He would also like to have James Glascock talk to the Council about the cost and plan to finish up the common area in back of City Hall.

Council Member Palmer asked Mr. Hall to look into a computer policy for the employees. He also mentioned the exposed pit in Knudsen Park where the old pump house was that is a hazard and needs to be filled in.

Manager Fitts asked the Council for their input on letting Mr. Ludlow use a portion of Knudsen Park (east side) for a staging area. The Council expressed some concerns and would like to know more information.

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

Council Member Palmer moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Council Member Pace seconded the motion. The Council voted in the affirmative and convened in a closed session at 9:53:25 pm.

Those in attendance at this Closed Session were: Mayor Webb, Council Members: Pace, Petersen, Gunn, Palmer, 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 Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Palmer and Mayor Webb in favor. The motion to go out of closed session at 10:04pm and reconvene the work meeting passed by a unanimous vote.

XVI. *Adjourn*

There being no further business, Council Member Gunn moved to adjourn with Council Member Palmer seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:05 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, June 7 2012.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 7-19-12