

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, June 12, 2014  
Mt. Olympus Room  
4580 South 2300 East  
Holladay UT 84117**

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**Council Social**– The Council members meet from 5:00-7:00pm at Rice Basil for dinner. No city business was discussed.

***ATTENDANCE***

Mayor Rob Dahle

Lynn Pace

Patricia Pignanelli - *excused*

J. James Palmer, Jr.

Steven Gunn

Sabrina Petersen

**City Staff**

Randy Fitts, City Manager

Craig Hall, City Attorney

Stephanie Carlson, City Recorder

Paul Allred, Community Development Dir

**I. *Welcome*** – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:02 p.m.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Craig Hall.

**III. *Public Comments***

*Scott Passwaters* – addressed the issue of traffic on Fardown Ave. and 6200 S. There is a lot of traffic and speed is a factor especially in the late afternoon. There have been two families that have moved due to the traffic. There needs to be speed bumps installed or a stop sign. He would also like to see some traffic enforcement in the area.

**IV. *Consideration of Ordinance 2014-09 Approving an Amended Budget for the Fiscal Year Beginning July 1 2013 and Ending June 30, 2014***

Council Member Petersen moved to adopt Ordinance 2014-09. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. Ordinance 2014-09 was adopted by a unanimous roll call vote.

**V. *Consideration of Ordinance 2014-10 Determining the Rate of Tax for 2014 Tax Year and Levying Taxes Upon all Real and Personal Property Within the City of Holladay***

Manager Fitts commented that the City was notified by Salt Lake County earlier this week that the tax rate may change, but we have heard not as of today. He also noted that the tax rate is down from last year.

Council Member Palmer moved to adopt Ordinance 2014-10. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen,

Pace, Gunn, Palmer and Mayor Dahle in favor. Ordinance 2014-10 was adopted by a unanimous roll call vote.

**VI. *Consideration of Ordinance 2014-11 Adopting a Final Budget for the General Fund for the Fiscal Year Beginning July 1, 2014 and Ending June 30, 2015***

Council Member Petersen moved to adopt Ordinance 2014-11. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. Ordinance 2014-11 was adopted by a unanimous roll call vote.

**VII. *Consideration of Ordinance 2014-12 Adopting a Final Budget for the Capital Improvement Fund for the Fiscal Year Beginning July 1, 2014 and Ending June 30, 2015***

Council Member Pace moved to adopt Ordinance 2014-12. Council Member Petersen seconded the motion.

Council Member Pace noted that the general fund is fixed expenses and whatever money is left over gets put into the capital fund. The City has earmarked money for 2014-15 for the city park, roads and storm drains, with the city park being the priority.

The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. Ordinance 2014-12 was adopted by a unanimous roll call vote.

**VIII. *Consideration of Ordinance 2014-13 Adopting a Final Budget for the Debt Service Fund for the Fiscal Year Beginning July 1, 2014 and Ending June 30, 2015***

Council Member Petersen moved to adopt Ordinance 2014-13. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. Ordinance 2014-13 was adopted by a unanimous roll call vote.

**IX. *Consideration of Resolution 2014-23 Authorizing the Mayor to Sign a Revised Development Agreement for Pheasant Grove Development Located at Approximately 5555/5561 South Highland Drive Pertaining to Minimum Size of Residential Lots.***

*Paul Allred, Community Development Dir.* was approached by Norm Dahle to amend the development agreement and to adjust the 13,000 sq ft minimum on Lot 8 or to say that no lot shall be smaller than 12,800 sq ft. This is due to a boundary line dispute with a property owner which reduced the subdivision from 4.1 to 3.887 acres.

*Norm Dahle - 2675 Melony Dr.* Based on the surveyor and plat, Lot 8 would be 12,768 sq ft. He will be doing 11 custom homes and will save as many trees as possible. Another concern is the sound. The sound impact has increased with the construction of the new care center across the street and he is working on mitigating and deflecting the sound from the neighborhood.

Council Member Palmer moved to approve Resolution 2014-23 with the following modification: 3.1.1.2 to read “all other lots shall contain at least 13,000 square feet, except Lot 8 which must contain at least 12,750 sq ft.” Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. Resolution 2014-23 was approved by a unanimous roll call vote.

X. **Consent Agenda**

*a. Consideration of Resolution 2014-19 Authorizing the Mayor to Execute the Twelfth Amendment and Renewal to an Agreement for Public Works Services Between Salt Lake County and the City of Holladay*

*b. Consideration of Resolution 2014-20 Authorizing the Mayor to Execute an Agreement for the 2014/2015 Overlay, Chip Seal and Slurry Program Services Between Salt Lake County and the City of Holladay*

*c. Consideration of Resolution 2014-21 Authorizing the Mayor to Execute the Fourth Amendment to an Agreement with Salt Lake County Animal Control Services*

*d. Consideration of Resolution 2014-22 Granting Advice and Consent of the City Council for Appointments to the Planning and Zoning Commission (reappointing John Garver (Dist. 3) and Matt Snow (Dist 4), appointing Jim Carter (District 5)*

*e. Approval of Minutes – April 17, 24 & May 1 & 22, 2014*

Council Member Pace moved to approve the consent agenda. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Palmer and Mayor Dahle in favor. The consent agenda was approved by a unanimous roll call vote.

XI. **City Manager Report – Randy Fitts**

Manager Fitts reported on the following:

- The city has received \$140,000 TAP grant for bike trails.
- The city has notified the Federal Highway Administration that the city will not be moving ahead with the mid-block road the money will be returned.
- The city closed on the Kentucky Ave. sale
- The old fire station will be down before July 4.
- Tonight is Craig Hall's last City Council meeting. He publically thanked Craig for his service and friendship. He will be missed.

The Council asked Manager Fitts to replace the flags in front of City Hall and look into getting additional flag poles.

XII. **Council Reports**

Council Member Petersen commented that the Village Center is packed every evening and it so nice to see people milling around on the plaza.

XIII. **Other Business**

Council Member Pace also acknowledged Mr. Hall. He has served the City Attorney since 2002. He came on at a very volatile time and played a significant leadership role during that time. He was responsible for recruiting Randy Fitts and has been instrumental in the City. He expressed his thanks for all he has done and for his friendship.

The Council honored Mr. Hall with a Resolution that was read by Council Member Pace and a gift.

Mr. Hall commented that his role as the City Attorney has been a unique role and relationship. He always lived by “is it legal and is it moral.” He thanked the Mayor, Council and staff for their friendship.

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

Council Member Palmer moved to adjourn City Council meeting and convene as an RDA Board. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:02:30pm.

**WORK MEETING – June 12, 2014**

***ATTENDANCE***

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

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

**XV. *Reconvene in a Council Work Meeting***

Mayor Dahle convened the Council in a Work Meeting at 8:18 p.m. in the Mt. Olympus Room.

**a. *Discussion on Proposed Text Amendment to ORD Zone (to allow medical office as a conditional use)***

Mayor Dahle led the discussion. There was a doctor’s office who wanted to rent space in Shefflin’s building up by Millrock, they found out that medical use was not an approved use in the ORD zone and would require a text amendment. They ended up going across the street to the Cottonwood Corp. Center. Mayor Dahle asked the question - are we being fair? The issue of traffic is still there no matter what side of 3000 E they go to, so why not get some of the benefits.

Council Member Palmer reviewed the history of the area and of the ORD zone. This was major factor in the City deciding to change the form of government. Medical use is more parking intensive and we are pushing the infrastructure in that area with traffic and parking as it is. If we overbuild, everyone loses. The Council then discussed parking requirements for medical versus other uses.

Council Member Pace commented that he is sensitive to the issues and history.

Mayor Dahle stated that there is no big push to do this and he does not want to risk opening up an old wound. He is frustrated though that we are the only ones worried about this area.

**b. *Calendar***

Ms. Carlson reviewed the calendar for June and July. If there is a change in the certified tax rate the Council will have to meet on June 19, if not there will be no meeting. The next meetings will July 10 and 17.

c. **Other Business**

Council Member Palmer brought up the issue of club licenses in the Village. The Council would like to be educated on the different types of licenses and uses, and what is allowed now. They would like to have a broad dialogue on this issue.

Council Member Petersen brought up the issue of fences along Highland Dr. As you drive down the street it is beginning to look like a compound. She is concerned with the long term aesthetics. The Council would like to have further discussion on this issue.

The Council also discussed Island Flavor and if it is mobile. Mr. Hall and Mr. Allred stated it depends on the sales (perishable vs. non-perishable). The Council asked staff to review the ordinance and clarify that issue.

The Council reviewed the Holladay Village plat. The Council asked staff and legal counsel to do a license agreement and amend the encroachment agreement and bring back to the Council for approval.

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

XV. ***Adjourn Work Meeting***

There being no further business, Council Member Petersen moved to adjourn with Council Member Pace seconding the motion. The Council voted in the affirmative. The meeting adjourned at 10:05 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, June 12, 2014.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: July 10, 2014