

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 1, 2013  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, Utah 84117**

---

**BRIEFING SESSION - 5:30 p.m.**

***ATTENDANCE***

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

**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 5:35 p.m. The Council reviewed the agenda. Questions were raised about the landscaping ordinance and how to get people to comply. Mr. Hall recommended there be a requirement that front yard landscaping be completed within 12 months of the move-in date.

Council Member Palmer reviewed the letter to Salt Lake County regarding the Tavaci development.

Council Member Petersen recommended the trees surrounding the plaza be trimmed, as several are dead. Council Member Gunn stated that the Tree Committee has volunteered to help trim the trees and will be done in mid-September.

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 1, 2013  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, Utah 84117**

---

**Council Meeting - 6:00 p.m.**

***ATTENDANCE***

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

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

**I. *Welcome***

Mayor Webb conducted and called the meeting to order at 6:01 p.m.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Blaine Anderson.

**III. *Public Comments***

There were no public comments.

**IV. *Public Hearing Proposed Amendment to Title 13 – Adding a New Chapter Entitled Landscaping.***

*Pat Hanson, City Planner* presented the staff report and stated that the document is a comprehensive landscaping ordinance that will gather language from all chapters and move it into a single chapter. The Planning Commission felt from their experience that a flexibility allowance of 10% should be put in place. Single-family home landscaping was detailed. Ms. Hanson confirmed that all established residences will be required to have front yard landscaping. A required date of completion was discussed.

**Mayor Webb opened the public hearing at 6:16:20 p.m.**

**There were no public comments. Mayor Webb closed the public hearing at 6:16:37 p.m.**

**V. *Public Hearing on Proposed Amendment to Title 13 - Adding Regulations for Mobile Food Businesses and Licensing Fees.***

*Pat Hanson* presented the staff report and stated that the ordinance is specific to mobile food trucks and does not allow for vending carts. It will allow mobile food trucks to exist on public or private property. They cannot be parked on public streets. Ms. Hanson explained that the ordinance will exempt special events. She reported that the Health Department will require

mobile food trucks to leave the site and go to their designated commissary at least once daily. A 10:00 p.m. curfew will be strictly enforced if located within 50 feet of a residence. They will also be required to have a business license. Other requirements were detailed as stated in the staff report.

*Paul Allred, Community Development Director* identified where mobile food trucks would be allowed.

**Mayor Webb opened the public hearing at 6:24:51 p.m.**

**There were no public comments. Mayor Webb closed the public hearing at 6:25:09 p.m.**

**VI. *Consideration of Resolution 2013-20 Appointing Spence Bowthorpe and Chris Jensen to the Planning Commission.***

Council Member Petersen moved to approve Resolution 2013-20. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Palmer and Mayor Webb in favor. Resolution 2013-20 was approved by a unanimous vote.

**VII. *Consideration of Resolution 2013-21 Designating and Appointing Poll Workers to Serve in the 2013 Municipal Primary Election.***

Council Member Petersen moved to approve Resolution 2013-21. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Palmer and Mayor Webb in favor. Resolution 2013-21 was approved by a unanimous vote.

**VIII. *Consideration of Resolution 2013-22 Authorizing the Signing & Delivering of a Letter Expressing Opposition to the Rezone Proposal for Tavaci Development to the Salt Lake County Council.***

The County Council will hear the Tavaci Development request at their meeting next week. This letter opposes the development and if approved tonight by the Council will be delivered to the County Council in the morning. Council Member Palmer will be attending the meeting and will also take a hard copy.

Council Member Palmer moved to approve Resolution 2013-22. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Palmer and Mayor Webb in favor. Resolution 2013-22 was approved by a unanimous vote.

**IX. *Consent Agenda***

***a. Approval of Minutes – June 20, July 11 & July 18, 2013***

Council Member Petersen moved to approve the consent agenda. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the consent agenda was approved.

**X. *City Manager Report***

*City Manager, Randy Fitts*, reported that he had been working with the TEC Committee in order to get approval of an extension for the Village Center.

**XI. Council Reports**

Council Member Pignanelli was proud to report that Spring Lane School along with Morningside appeared in *TIME* Magazine.

Council Member Petersen indicated that she positive feedback from Terra Gardens. She reported that the first Movie in the Park event will take place August 9. She encouraged everyone to attend.

The possibility of the Arts Council relocating the upcoming Blue Moon festival was discussed. Mr. Hall stated that the standards and conditions by which City facilities are utilized in relationship to those types of events need to be discussed.

Council Member Palmer reported that Maggie McGee's is still working on their agreement with Woodbury. Enforcement of the Noise Ordinance was discussed. Mr. Hall reported that he will respond with a letter.

**XII. Other Business**

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

Council Member Palmer moved to adjourn the City Council Meeting and convene the Work Meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:42 p.m.

## WORK MEETING – August 1, 2013

### **ATTENDANCE**

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

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

Mayor Webb reconvened the Council in a Work Meeting at 6:52 p.m.

#### **a. Discussion on Previous Public Hearings.**

#### **b. A-Trans Traffic Study of Millrock Area.**

*Dr. Joe Perrin* gave a brief overview of the Millrock area study. The proposed Millrock V building was expected to generate approximately 1,600 more daily car trips. Dr. Perrin detailed the results of that type of traffic flow increase. He stated that there are not a lot of geometrical improvements that are necessary, but enough that he recommended the cycles be reviewed. The most significant issue was expected to be queuing.

#### **c. Update on Current Construction Projects (Village Center, Fire Station, Commons area, Casto Home and other).**

Village Center – work has begun on the north building.

Fire Station - dry wall installation was to take place within the week. Lighting issues were to be resolved, as several received items were chipped or broken. The Council made exterior material suggestions.

Commons – Manager Fitts reported that there were some issues with the light poles. Some of them were chipped or damaged during shipping. They are working with the supplier but the lights will be installed for the Aug. 9 grand opening and then returned. The tables have been ordered.

Casto Home – brick is up and the trim is done. The City is still working on doing an old pioneer garden at the side of the home.

#### **d. Discussion & Update on Annexation Policy.**

Mr. Hall reported that the public meeting for affected entities took place in July with few, if any, comments. He noted that the Planning Commission will conduct its public meeting regarding the draft. Council Member Gunn presented a second potential revision draft. Mr. Hall stated that it is anticipated that the Planning Commission will forward their recommendation to the Council. The Council will hold their public hearing the first meeting in September. He stated that the verification of petition signatures was ongoing.

#### **e. Calendar**

*Stephanie Carlson, City Recorder, stated that a joint Planning Commission Meeting is scheduled for September 12.*

Mayor Webb recommended scheduling an RDA Meeting in order to consider the Plaza as part of the license agreement.

Council Member Petersen reported that she will be present at the Rotary on August 14.

Due to lack of a quorum the City Council meeting scheduled for August 15 will be moved to August 22.

**f. Other Business**

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

*There was no Closed Session.*

**XV. *Adjourn Work Meeting***

There being no further business, Mayor Webb moved to adjourn with Council Member Petersen seconding the motion. The Council voted in the affirmative and the meeting adjourned at 7:17 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 1, 2013.*

---

Stephanie N. Carlson, MMC  
Holladay City Recorder

---

Dennis R. Webb, Mayor

Minutes approved: 9-5-13