

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

**Thursday, August 8, 2013
6:30 p.m.
City Hall – Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

ATTENDANCE

Mayor Dennis Webb

City Staff

Council Members

Lynn Pace
Sabrina Petersen
Pat Pignanelli
Jim Palmer
Steve Gunn- *excused*

Randy Fitts, City Manager
Stephanie Carlson, City Recorder – *excused*
Craig Hall, City Attorney
Clarence Kemp, City Engineer
Paul Allred, Community Development Dir.
City Planner, Pat Hanson

1. Call to Order.

Mayor Webb called the meeting to order at 7:15 p.m. and welcomed those in attendance.

2. Discussion on Previous Public Hearings (Mobile Food Trucks and Landscaping).

Paul Allred, Community Development Director, stated that generally the applicant is happy with what is proposed. Council Member Petersen stated that she has received numerous emails about the issue. City Planner, Pat Hanson stated that a draft was sent to the applicant, Mark Olsen, who made comments that were presented to the Planning Commission. She was under the impression that he is satisfied with what the ordinance says.

Council Member Petersen stated that she spoke to Mr. Olsen earlier in the week and believes that his wishes are being met. She has confidence in him, that he will be artistic, be selective about what he sells from the truck, and maintain the appearance of the truck but worried about others who may follow. She stated that it will be difficult to get support from the residents with trucks coming in and out. She expressed concern about enforcement and about their ability to play music, chimes, and bells.

Mr. Allred reported that Mr. Olsen recently took trips around the country and stressed that music is important to him to add ambiance. Council Member Petersen pointed out that there are residences a very short distance from the proposed trucks and she saw no need for music with a stationary food truck. Noise issues were discussed. Council Member Palmer stated that even if the sound emitted is within the confines of the noise ordinance and the allowable decibel levels, if a resident can hear it from their yard it will be annoying. The Council would like to strike the language from the ordinance that deals with bells, whistles, and music emanating from mobile food trucks.

This item would be on the September 5, 2013 meeting for a vote.

Ms. Hanson inquired about the 100-foot radius requirement that makes it necessary for the owner of a mobile food truck to obtain the permission of any restaurant owner within 100 feet. There was some question as to whether that was needed. Ms. Hanson stated that the Planning Commission was divided on that requirement. If the proposed use is on private property, rather than City property, there should be no issue. The 100-foot radius requirement was eliminated.

Mr. Allred stated that mobile food trucks will be permitted in all commercial zones and must be on an approved surface and Mr. Olsen is proposing to be on gravel, which is also allowed. Council Member Palmer asked what the logic was behind requiring them to park on a hard surface as opposed to a gravel surface. Mr. Allred stated that gravel is an all-weather surface that can be driven on if it is engineered and it looks better.

Landscaping Ordinance

Council Member Pace would like to see a red lined version in order to see what parts had changed. There is no grandfathering privilege given to people that built and obtained an occupancy permit. It simply sets a date where everyone must come into compliance, which would be one year from the date of adoption. Enforcement issues were also discussed.

3. Update on Current Construction Projects.

a. Village Center

It was reported that the North building will be up in 10 days and that the developer has only one 3,000 sq foot space left.

b. Fire Station

Manager Fitts reported that progress was being made on the Fire Station. Work was currently underway on the cabling and electrical and some utility lines still remained to be installed. Prices were being obtained on the doors.

c. City Hall Park

Mr. Fitts reported on the commons area at the park and stated that there is a beautiful copper dome on the tower around the clocks. The lights are up as well.

d. Casto Home

Mr. Fitts reported on the Casto Home and stated that the electrical line would be installed in the next week after which it would be roto tilled and seeded. New windows will be installed and the home will be painted. The landscaping will be similar to a pioneer garden with flowers and trees. It was suggested that a landscaping plan be developed for the property. The Mayor reported had hoped to get the Foundation to raise money for the trees but more details were needed.

Council Member Petersen asked about moving the log cabin there. The cost to move and rebuild it was expected to be significant. The priority is to get the Casto Home site done.

4. Discussion on Proposed Annexation Study.

Mr. Fitts reported that there is a deficit of approximately \$96,434 which, equates to a 91.9% difference. He is comfortable with the study performed by Zions Bank. He was concerned with the capital being put in a four-year program and stated that it could be extended to five years. He Mr. Kemp did an inventory of the infrastructure in the area and found it to be in very good shape. The deficit means that the area generates enough revenue to pay 92% of the costs. Only the money generated would be spent and work will not be performed beyond what funding is available. It was noted that essential services such as police and fire are hard costs. Capital expenditures, for example, are \$104,000 and highways and public improvements are \$180,000. In reality, the City only spends what it receives on roads.

Mr. Fitts reported that Ms. Carlson and Mr. Hall were in the process of verifying the petitions. They have verified about 100 signatures and petitions are still coming in. Timing and funding issues were discussed.

It was reported that a public hearing is scheduled for September 5, 2013 on amendments to the proposed annexation policy. Mr. Allred reported that the Planning Commission liked Councilman Gunn's draft and it was the one they voted and recommended to the Council.

5. Discussion on Bus Benches and Locations

Mr. Fitts displayed a map of proposed locations and suggested the Council indicate if there are specific areas they would like to focus on. It was suggested that staff obtain a list of potentially highly used benches. Mr. Fitts reported that the City budgeted for 50 benches but he expected to be able to do 60. It was suggested that we focus on placing the benches near schools, shopping, and commuter areas. Mr. Fitts stated that it is a three-year plan and they expect to have benches throughout the entire City within that time.

6. Calendar

The next Council meeting will be on August 22. The meeting on the 15 was cancelled due to lack of a quorum.

The Utah League of Cities and Towns Conference will be held September 11-13 with one of the speakers being Steve Forbes. The Council was asked to contact Ms. Carlson to let her know who would be attending in order to get them registered.

The Primary Election will be held on August 13.

7. Other Business

Council Member Petersen reported that she received several emails from Kentucky Avenue residents who would like to see parts of their plan brought to fruition. One item of concern involved a tree or visual barrier in the center. Aesthetically she thought it would be very attractive and noted that the residents are willing to pay for and maintain it. The proposed location of the visual barrier was described. Council Member Petersen understood that it will set a precedent but stressed that it would not work on every road. The residents expressed concern about parking. The Council determined that doing what was proposed would be a huge challenge. The Mayor wanted to explore the issue further. He thought now was the perfect time

because demolition would be taking place and the water line would be moved. He wanted to get a commitment from the residents that they are willing to pay for it. It was noted that an agreement would need to be entered into with the residents.

8. 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 meeting.

10. Adjourn

Council Member Palmer moved to adjourn. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 8:19 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, August 8, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 9-5-13