

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 21, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay UT 84117**

BRIEFING SESSION & WORK MEETING- 5:30 p.m.

ATTENDANCE

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

City Staff,
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Paul Allred, Community Development Dir

Mayor Dahle called the Briefing Session to order at 5:36 p.m. The Council reviewed the agenda. They went over the proposed ordinance – discussing the proposed language and reviewing the maps.

Capt. Bertram introduced Brett Stewart, the new School Resource Officer for Olympus High.

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

b. **Update on Annexation**

Mayor Dahle reported that the County voted in favor to withdraw the Olympus Hills area from the Millcreek Township. The City will hold a public hearing on September 4. He asked the Council to be reviewing the feasibility study. He also stated that the numbers in Appendix A of the study are a five-year outlook.

c. **Discussion on City Hall Park**

Manager Fitts reported that we will be grading, moving and leveling out the areas in the northwest corner, where the old fire station was, instead of hauling the dirt away. The grade will be leveled to create a larger grass area. He hopes to begin hydroseeding this fall.

d. **Calendar**

Ms. Carlson reviewed the calendar for September. Council meetings for September will be the 4, 11 and 18. The Utah League will hold their Annual Conference September 10-12 and asked who would be attending. She reminded the Council that the Blue Moon Festival is tomorrow. The Mayor will be holding neighborhood meetings on Tuesday Aug. 26 to discuss the issue of deer in Holladay, Council Members Gunn and Palmer will also attend.

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**Thursday, August 21, 2014
Council Chambers
4580 South 2300 East
Holladay UT 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

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

City Staff
Randy Fitts, City Manager
Todd Godfrey, City Attorney
Stephanie Carlson, City Recorder
Paul Allred, Community Development Dir
Clarence Kemp, City Engineer

I. *Welcome* – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:06 p.m.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by St. Ambrose Troop 202.

III. *Public Comments*

There were none.

IV. *Consideration of Ordinance 2014-15 Revising Provisions of the City's Zoning Ordinance Relating to the Holladay Village Zone*

Council Member Palmer moved to divide the question and to take the Ordinance section by section. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Paul Allred, Community Development Dir. reviewed the changes made to each section.

Section 1 – Amendments to Building Height, Chart 13.71.1 and Section 13.76.190 and amended Figure 13.71.3. An important aspect of this section was that any reference to the number of “stories” allowed has been removed. Overall maximum building height was not recommended for change by the Planning Commission but the map outlining where the maximum height could be built was altered. Also the new ordinance proposes to allow for grand architectural features on any corner of the intersection of 2300 E. and Murray Holladay Rd.

Council Member Palmer moved to approve Section 1 Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Section 2 – Ground Floor Retail, Chart 13.71.1, and Figure 13.71.4. The Council reviewed the proposed change to the ground floor retail requirement map and discussed it in particular as it related to the Olympus Clinic parcel. Council Member Gunn would like to revisit the issue of 100% ground floor retail in the near future.

Council Member Palmer moved to approve Section 2 and the Figure (dated 8-7-14), 13.71.4, with the following modifications to the map: remove shading on south side of Kentucky Ave. at the intersection of Holladay Blvd and Kentucky Ave. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Section 3 -- Buffering Guidelines, Section 13.71.080K and Figure 13.71.5. The landscape buffering requirements were changed from 20ft to 5ft in the HV zone. Terms abutting and adjacent were clarified; with adjacent being nearby or close to and abutting meaning sharing a common boundary and touching each other. This applies to setbacks and building heights. The location of trash storage facilities and preferred lighting are also amended in this section in addition to changes to 13.77, Landscaping, which now has language referring to landscaping in the HV zone, 13.71.080K.

Council Member Gunn understands that there is no substantive difference, and that we are not trying to change the ordinance by the use of the word “abut” and opposed to “adjacent.” He referred to the decision by the City’s hearing office Judy Lever who ruled that “Where the zoning boundary turns corners or courses of direction, the 20 ft buffer must similarly rotate or adjust to provide the required 20’ setback.” The Petilos’ concern is if we don’t have something in subsection 1 that reflects that opinion we leave the door open for a subsequent attempt to circumvent the decision of the hearing officer. Should we have additional language in subsection 1 that reflects the ruling. He prepared some language that attempts to deal with the issue – *“Where the boundary of abutting non-HV property changes direction and courses away from the line of the property lying within the HV zone, the 20 ft setback line shall rotate or adjust to provide the required setback at the point where the boundary of the non-HV property changes direction.”* He is concerned about the concept not the language.

Council Member Palmer moved to approve Section 3 with the following amendment to subsection 13.71.080K. At the end of item 1 add “from any point on an abutting non-HV zone property line”. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Section 4. Section 13.100, Appendix A, Allowed Uses, and 13.71.040, Primary Uses. Mr. Allred noted that the ordinance proposes to logically relocate some uses within the table such as alcohol uses to the accessory category, create a new heading for Primary Uses and to eliminate Footnote 14 for multi-family residential so that it becomes a primary and permitted use in the HV zone. Additionally, the concept of mixed or combined uses within the HV zone is strengthened

Council Member Palmer moved to approve Section 4. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Section 5. Minor Text Amendments. This section deals mostly with formatting and clarifying terminology throughout the HV Zone. Some sections touched upon are, Purpose, Lighting guidelines, and Illustrations, to name a few. Council Member Petersen moved to approve Section 5. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle in favor. The motion passed by a unanimous vote.

Council Member Petersen was excused at 6:57 pm

V. City Manager Report

Manager Fitts reported that the front of City Hall has been finished with sod and trees planted. He also noted that the City has hired a part-time Arts Coordinator that is part of a matching grant.

VI. Council Reports

Council Member Gunn stated that Mr. Kemp is working on a legal description for the north portion of Stratton Park in order for the City to get clear title. We still need to get a lease agreement from AT&T.

Mayor Dahle commented that school starts this Monday. He will be at Crestview Elementary to view some of the issues with the crosswalks in the area. He encouraged the Council to visit the schools in their area and introduce themselves to the Principal and crossing guards.

VII. Other Business

VIII. Adjourn City Council Meeting and Convene in a Work Meeting

Council Member Petersen moved to adjourn City Council meeting and convene in a work meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:07 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 21, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: September 18, 2014