

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 23, 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 - *excused*
Stephanie Carlson, City Recorder
Craig Hall, City Attorney

Mayor Webb conducted and called the briefing session to order at 5:33 pm. The Council discussed the driveway exception.

The Council interviewed Brad Wright as a candidate for Planning Commission. Mr. Wright is a lifelong resident of Holladay. He has been a general contractor for the past 25 years. He feels this is a chance to give back the community.

The Council discussed the noise ordinance. Mr. Hall explained that the Council needs to adopt because the city currently cannot enforce nuisance complaints.

Mayor Webb reminded the Council to submit names to him for the Holladay Foundation.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 23, 2012
Council Chambers
4580 S 2300 E
Holladay, Utah 84117**

Council Meeting - 6:00pm

ATTENDANCE

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

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

I. *Welcome*

Mayor Webb conducted the meeting. He called the meeting to order at 6:01 pm and welcomed those in attendance.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Mayor Webb.

III. *Public Comments*

Rex Harrison – 4165 Morning Star Dr. He lives at the end of Cecil and Morning Star and has had issues with flooding. There is no drainage for the homes on Cecil Dr. He is not against the driveway but would like to see the drainage issue addressed.

Holly Fryer. He stated that his great grandfather was John Holladay. His has no issues with the driveway.

IV. *Public Hearing on Alder Driveway Exception – 4145 S Morning Star*

Paul Allred provided the staff report. The Planning Commission approved by a 4-3 vote the additional width. The staff did not recommend approval.

Mayor Webb opened the public hearing at 6:13:30pm

Cory Alder – applicant. The house he is building is on a corner lot with the garage facing both Morningstar and Cecil Drive and has presented some design difficulties. He has a four-car garage with two 18 ft. doors with a driveway spanning the garage, narrowing to 25 feet at the property setback, and then flaring back to 45 feet at the street. The reason for a garage that size is with a corner lot there are not many places to park, there is safety concerns parking on the street. When he has guest over and when his 9 and 11 yr. old learn to drive they will be able to park off-street. Mr. Alder stated that it all comes down to that hour glass shape issue. He knew the shape of the lot going in. He provided a neighborhood map to the Council which showed residential homes with driveways as wide as 60 feet. He also stated that he would put in a four inch box drain and put it along the driveway and have the run off into a French drain system in

his yard. He knew the shape of the lot going in. He also gave the Council a map of the area and highlighted those how have larger than 25ft driveways.

Marilyn Faurence – 2630 Cecil Dr. There is drainage problem.

Henry Stringham – 4198 Morningstar. He too stated there are drainage issues and asked who was responsible for the drainage. He also understands Mr. Alder's right to build, but there is an issue with the water.

James Omer – 4180 Cecil Dr. He supports the Alder's request and the desire to keep the cars off the street. He also supports the need for something to be done about the drainage.

Council Member Pace stated that in order to grant a special exception there needs to be unusual topographical, aesthetic, or other exceptional conditions. He asked Mr. Alder to address the need for the exception.

Mr. Alder replied that the only issue is aesthetic due to the hour glass shape. From the garage to the property line is only 18 ft. A typical truck is 21 ft. so the hour glass shape would minimize his access to the outer bays. He is already \$30-\$40,000 into this project by the time we figured this out.

There being no further comments, Mayor Webb closed the public hearing at 6:30.35pm

V. ***Possible Consideration of Resolution 2012-30 Granting An Exception to Driveway Width as Provided in Section 14.12.150 for Alder Driveway***

Council Member Petersen moved to postpone action on Resolution 2012-30 to the next Council meeting on Sept. 6 in order for the Council to discuss and consider the information provided tonight. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2012-30 was postponed until Sept. 6.

VI. ***Consideration of Resolution 2012-31 Granting the Advice and Consent of the Council for the Appointment Brad Wright to the Planning Commission***

Council Member Pace moved to approve Resolution 2012-31. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2012-31 was approved by a unanimous vote.

VII. ***Consideration of Resolution 2012-29 Authorizing the Mayor to Execute an Agreement with Salt Lake County for the Termination of a 1969 Storm Drain Agreement***

Council Member Pace moved to postpone action on this Resolution until Sept. 6. Council Member Petersen seconded the motion. The Council voted in the affirmative and the motion to postpone carried.

VIII. ***Consideration of Ordinance 2012-22 Pertaining to Noise Regulations and Restricted Hours***

Council Member Palmer moved to adopt Ordinance 2012-22. Council Member Pignanelli seconded the motion.

Council Member Palmer explained that the Salt Lake Valley Health Dept. had removed all references to nuisance noise in their new regulations. This adopts those nuisance references for Holladay to enforce.

The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Ordinance 2012-22 was adopted by a unanimous vote.

IX. ***Consent Agenda***

a. Minutes of July 19 & August 2, 2012

Council Member Pace moved to approve the minutes of August 2 with the request that the City Recorder clarify the discussion of city signage. Council Member Petersen seconded the motion. The Council voted in the affirmative and the minutes of August 2 were approved.

X. ***Council Reports***

Council Member Palmer commented that the Rotary now has an easier, stream-lined application for the Manager to fill out. They would also like to attend a future council meeting to present the city with a check for benches.

Council Member Pignanelli stated that the Night Out Against Crime was a success and well attended.

XI. ***Adjourn City Council Meeting and Convene to 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 6:42 pm.

WORK MEETING – August 23, 2012

ATTENDANCE

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

City Staff

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

Mayor Webb convened the Council in a work meeting at 6:53 pm.

a. Report and Discussion on Traffic Study

Dr. Joe Perrin went over the update provide to the Council. He outlined his task of collecting data, intersection counts, and volume and speed data on key streets. Analysis was done by looking at hot spots and what we can do to make the system more efficient. We also looked at auxiliary lanes /left turn phasing. As for signal timing, the county maintains the signal timing system but does not manage and update the timing. The last timing update was done in 2001, so we recommend a timing and detection loop update.

Mayor Webb was excused at 7:00pm

The Council will need make a policy decision on what is an acceptable capacity. Once we looked at it, there is not a speeding problem volume wise on Kentucky, Holly and Laney. The Council needs to choose a threshold on what is an acceptable volume. From a volume standpoint 2,000 to 2,500 is usually a reasonable amount of traffic on a residential street. Key thing is to follow your own policy on classification of roads (residential, collector and arterial). Having a policy on speeds and volume will help with what is a perceived problem vs. an actual problem. *Dr. Perrin* went over some general and specific improvements the city may want to look at and consider.

Mayor Webb returned at 7:25pm.

The next step is for the Council to begin making some policy decisions like how to respond to complaints, a long range improvement plan and pedestrian and bicycle amenities. The City has already been collecting data and you can build upon that database.

Council Member Gunn was excused at 7:30pm

b. Discussion on Fire Station & Casto Home

The preliminary plan has been received and is being reviewed. There are still some decisions that need to be made (i.e. external lighting, fencing).

c. Discussion on License Agreement for Lease of Plaza Property for Adjacent Businesses

Mr. Hall stated that this item is ready for approval. He has talked with the DABC and there is no issue with the fencing. The Council approves the form and standards of the agreement and *Manager Fitts* will approve.

d. Update and Discussion on City Hall Park Common Area

Curtis Tanner went over two alternatives for the common area – grass vs. hard surface. The Council reviewed the designs. They asked that the splash pad be moved to the top of the hill or somewhere it can be seen from the street. They talked about the commons being a more passive, adult area. They also discussed the bandstand and size.

e. Discussion on LUDMA

Council Member Pace has not seen the revised text and edits. There is still the issue and language need for civil vs. criminal compliance. Lastly, the Council needs to start getting names for an Administrative Hearing Officer to Manager Fitts.

f. Calendar

Council Member Petersen will not be here for the meeting on Sept. 13. The meetings for September will be Sept. 6, 13 and 20th. September 8 is Celebrate Holladay.

h. Other Business

XII. 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 Pignanelli moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Council Member Petersen seconded the motion. The Council voted in the affirmative and convened in a closed session at 8:33 pm.

Those in attendance at this Closed Session were: Mayor Webb, Council Members: Pace, Petersen, Palmer, and Pignanelli and Craig Hall.

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 Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Palmer and Mayor Webb in favor. The motion to go out of closed session at 9:00 pm and reconvene the work meeting passed by a unanimous vote.

XIII. Adjourn

There being no further business, Council Member Petersen moved to adjourn with Council Member Palmer seconding the motion. The Council voted in the affirmative and the meeting adjourned at 9:02 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 23, 2012.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: September 20, 2012