

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 5, 2013  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, Utah 84117**

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

***ATTENDANCE***

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

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

Mayor Webb called the briefing session to order at 5:35 p.m. The Council reviewed the agenda. The Council discussed the business license fees and noted this was only for mobile food trucks and had nothing to do with other fees.

The Council also reviewed the landscaping ordinance. They reiterated that there was no grandfathering and that everyone is to come into compliance within one year. Manager Fitts discussed the Interlocal Agreement with Salt Lake City. There is a \$1 yearly fee and the permit is for five years and can be renewed. There can be no permanent structures on the site and the landscaping plan has been approved by Salt Lake City.

Manager Fitts passed out the Wasatch View. This is a new newspaper that will be competing with the Valley Journals. This is the first issue and it contains a lot of advertising and not much news. He will be meeting with the Valley Journals in the coming week to get more information on what is really happening with the Journals and their financial status.

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HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 5, 2013  
Council Chambers  
4580 South 2300 East  
Holladay, Utah 84117**

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

***ATTENDANCE***

Mayor Dennis Webb  
Lynn Pace - *excused*  
Patricia Pignanelli  
J. James Palmer, Jr.  
Steven Gunn  
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 6:04 p.m.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Council Member Pignanelli.

**III. *Public Comments***

*David Little – 4044 Mercury Dr.* Discussed the parking issues on 3900 S just above 2300 E. The students from the high school are parking along there making it hazardous for those exiting the driveway and turning on 3900 S as well as the pedestrians.

Manager Fitts reported that “No Parking” signs went up on Tuesday and that the police dept. was issuing warnings and will begin issuing citations next week. The “No Parking “ signs go for about a block, from 2300 E up to right before the condos.

*Kay Larsen – 3946 S 2300 E.* She lives in the Olympus View Condos right along 2300 E across from Olympus High. She too is having problems with students parking along 2300 E. It makes it difficult to get out of the complex during school hours. She also commented that Dr. Fisher is also having an issue with the parking and not having any place for his patients to park.

Manager Fitts asked if putting up “No Parking” signs for 20 ft on either side of the driveway would help. He would talk with Capt. Bertram and Tosh Kano to get some signage.

*Matt Happe – owner of Silver Bean Coffee.* He spoke regarding his business license. He has had a 290% increase for his business license. He provided the Council with renewal fees from other cities for his type of business. He feels small businesses are being squeezed. He asked the Council too look at and reconsider the fees as well as reinstating the per employee fee.

**IV. *Public Hearing Proposed Amendments to the City of Holladay Annexation Policy***

Craig Hall provided a brief staff report. State law requires a policy declaration/guideline pertaining to growth. The policy statement and map have been recommended by the Planning Commission who held a public meeting and public hearing. There have been no objections to the plan.

**Mayor Webb opened the public hearing at 6:19:15 p.m.**

**There were no public comments. Mayor Webb closed the public hearing at 6:19:32 p.m.**

**V. *Public Hearing on Proposed Amendments to Title 13.76.700 Regarding Slope, Cuts and Fills***

Jon Teerlink, City Planner gave the staff report. The Planning Commission met to discuss Temporary Regulation #13-07 which addresses regulations as to how a filled or cut slope may be retained. New language was reviewed, public comment was considered and new text was recommended to the City Council by the Planning Commission. This amendment does not include the latter portion of Temporary regulation #13-07, regulations pertaining to exposed residential wall heights. The Planning Commission deemed this issue to complex an issue and desired more time to further study the issue of exposed wall space so that language is not included with this recommendation.

**Mayor Webb opened the public hearing at 6:23:40 p.m.**

**There were no public comments. Mayor Webb closed the public hearing at 6:24 p.m.**

**VI. *Consideration of Ordinance 2013-20 Amending Sections 13.04 Definitions, 13.770-13.775 and Section 13.100 Appendix A Pertaining to Mobile Food Business.***

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

**VII. *Consideration of Ordinance 2013-21 Amending Section 3.35.110 and Tables Contained Therein Pertaining to Business License Fees***

Mayor Webb noted that this sets the licensing fees for operating a mobile food business,

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

**VIII. *Consideration of Ordinance 2013-22 Amending Section 13.77 Pertaining to Landscaping, Repealing Conflicting Sections and Making Technical Corrections***

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

**IX. Consideration of Resolution 2013-24 Authorizing the Mayor to Enter into an Interlocal Agreement with Salt Lake City Corp. for the Granting of a Permit for Use of Property Located at 4500 S 2300 E, Holladay UT**

Manger Fitts reported that this has been a long process but this agreement will give the land to the City in order to beautify the corner, which is major thoroughfare in the City. It will be a lease payment of \$1 year for five years.

Council Member Petersen moved to approve Resolution 2013-24. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. Resolution 2013-24 was approved by a unanimous vote.

**X. Consent Agenda**

**a. Approval of Minutes – August 1, 8 & 22, 2013**

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

**XI. City Manager Report**

*City Manager, Randy Fitts* reported on the following:

Public Works Committee: Cottonwood Heights is leaving the County and contracting. The committee will now move forward with the formation on a new entity, governance etc. He has heard that there is concern from a few of the County Councilmembers about forming another new entity but both Russ Wall and Mayor McAdams are supportive.

VECC: the committee is working on an Interlocal agreement that they hope will be done by the end of the year.

The Blue Moon Festival was an overwhelming success. They have grown too big for the plaza and want to move to City Hall. He will be meeting with the committee and staff to review this year's events.

**XII. Council Reports**

Council Member Pignanelli stated she received a nice letter from the Arts Council thanking the City for their support. She also attended the Council of Governments (COG) meeting today and there was talk about a Clean Air Program. She would like to work with the Youth Council to develop a program.

Council Member Petersen reported that she toured the new recycling plant. It was very fascinating to see the process. We were challenged to look at ways to increase recycling not only in Holladay but throughout the County.

**XIII. Other Business**

**XIV. 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 Petersen seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 6:48 p.m.

## WORK MEETING – September 5, 2013

### **ATTENDANCE**

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

### **City Staff**

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

Mayor Webb reconvened the Council in a Work Meeting at 6:58 p.m. Council Member Pace arrived and Council Member Petersen was excused at 7:00 pm.

#### **a. Discussion on Business License Fees.**

The Council discussed the business license fee schedule and if there needs to be a new category for specialty type food shops (ie coffee shops). The new fees that were adopted are a cost adjustment and there have been very few complaints as renewal notices have gone out.

The Council asked staff to look at other cities fees and if we are comparing apples to apples, how they classify those types of businesses and to compare the actual costs.

#### **Council Member Petersen returned at 7:30pm.**

#### **b. Discussion on Annexation Study**

*Jeanette Harris, Zions Bank* – reviewed the annexation study. The Council looked at the out-of-pocket expenses which are formula driven. Salt Lake County was the main source for most of the data collected. Right now the study shows 92% revenue to expenditures.

The Council would like to set up a meeting with Mayor McAdams and Council Member Granato to share this study with them as a courtesy. Mr. Hall stated that the next step is to put this on the agenda and just have the Council acknowledge receipt of the study once it is finalized.

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

The Council is ready to act on the annexation policy as well as the slope, fill amendments at their next meeting. There was some discussion on the slope ordinance and clarification on the numbers.

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

Manager Fitts went over the current projects and updated the Council.

Fire Station – the traffic poles have been moved. Work is continuing on the inside. The next step is to make a decision on the doors.

Casto Home- we will be putting down seed as well as working on the windows next week. Still have not heard from the Historical committee on where they are. The Council asked to see a landscaping plan and to hear what the Historical committee had planned.

Commons – they contractor has been given a punch list of items to work on in the coming weeks. The Council discussed what to do with the light poles and the majority would like to just keep them, fix them (sand & paint) and get some type of credit. Manager Fitts will work with Mr. Hall on sending the manufacturers a letter to that extent.

Village Center – traffic lights have been moved. Masonry work will begin in the next few days.

The Council would like to have Mr. Glascock come to the next work meeting to discuss the Casto Home and landscaping plan for City Hall.

**e. Discussion on Park Rules and Regulations**

Mr. Hall asked for this item to be continued as he is still working on language and gathering information from other cities.

**f. Calendar**

*Stephanie Carlson, City Recorder*, stated that a joint Planning Commission Meeting is scheduled for September 12. The schedule for October was discussed and the meetings will be October 10 and 24 with no meeting on the 17<sup>th</sup> due to Fall Break. There is also a Taxing Entity Committee meeting scheduled for October 4.

**g. 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.*

XV. *Adjourn Work Meeting*

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 8:22 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, September 5, 2013.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes approved: 9-19-13