

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

**Thursday, September 11, 2014
5:30 p.m.
City Hall – Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

ATTENDANCE

Mayor Rob Dahle
Council Members
Lynn Pace
Sabrina Petersen
Pat Pignanelli
Jim Palmer
Steve Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder - *excused*
Todd Godfrey, City Attorney
Paul Allred, Community Development Dir.

1. Call to Order.

Mayor Dahle called the meeting to order at 5:37 p.m. and welcomed those in attendance.

2. Discussion on Proposed Olympus Hills Annexation

The Council went over the feasibility study. There were 18 steps to annexation with the last one being “is there a compelling reason not to annex?” Council Member Palmer identified a cash “shortfall” over the next five years but the city’s revenues are increasing. Holladay’s zoning regulations are less restrictive than the County’s which could spur remodels and expansions. There will be about a \$58,000 deficit the first six months, but there are savings elsewhere. Manager Fitts is very confident the city will be alright financially with this annexation. Staff has toured the area and there are not a lot of issues that we have seen.

Manager Fitts will be meeting with the County on funding once the annexation is approved. The Council refuted the notion that taxes will be higher in Holladay than with the County. The City will work on preparing a “welcome packet” with questions and answers, contact information, etc.

Council Member Gunn commented that he is not sure we will ever be in this position again.

Council Member Pace likened the annexation process to “dating, knowing it would eventually lead to marriage.” If we knew at the start of this process we were not interested we shouldn’t have let them continue down the path only to reject them at the end.

Council Member Pignanelli asked Mr. Bradshaw about his comment regarding the Granite School District. *John Bradshaw* stated that there is no agenda for school change with this annexation. He stated that Utah gets good value for its school expenditures. With this new area there will be an infusion of new, younger residents to the city.

This item will be on the agenda for consideration on September 18.

3. Discussion on Tree Committee Report

Council Member Gunn reviewed the draft “Holladay City Street Program” with the Council. The program would be administered by the City as a budget item with staff tracking. The question was raised on how this program would be funded. There was discussion on a “match” program in order to get better trees. Council Member Gunn asked if we should consider more regulations of tree planting in new subdivisions and he will work on some language and rules for subdivisions.

Council Member Palmer suggested encouraging larger trees from the start. He also suggested four trees maximum every two years.

The Council feels the city’s enforcement letters are very weak. They would like to take a tougher stance on the letters and go after the owners/developers. The questions still remain on funding and who will administer.

4. Continued Discussion on Required Retail Use in the HV Zone

The Council discussed ground floor retain in the Village. The Council does not want to create empty store fronts. The question is what the definition of “retail” is. Staff will research what other cities do with regards to uses allowed and any ground floor restrictions.

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

Council Member Palmer moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. 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 Council convened in a closed session at 7:28 p.m.

Those in attendance at this Closed Session were: Council Members: Palmer, Gunn, Petersen, Pignanelli and Mayor Dahle. Others present: Randy Fitts, Todd Godfrey and Paul Allred.

Minutes of 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: Petersen, Gunn, Pignanelli, Palmer and Mayor Dahle in favor. The motion to go out of closed session at 8:09 pm passed by a unanimous vote

6. Discussion on Street Lighting

The Council went over the request by Mr. Frank Ivory for street lighting. The residents would like to get street lights and are willing to pay for the installation and infrastructure with the City paying for power and maintenance. This is a policy issue based on budget. The Council is in favor of the request and asked Manager Fitts to put together a policy and to make sure the design of the lights were acceptable. Manager Fitts and Mr. Godfrey will follow up with Mr. Ivory.

7. Calendar

The Council discussed doing a later start time for the September 18 meeting. Mayor Dahle suggested starting at 5:30 with a work meeting and Council meeting at 7:00pm.

8. Other Business

Council Member Petersen brought up the issue of the sidewalks along Murray Holladay Road. Also she has heard from residents along Kentucky Ave that they have some issues with Mr. Olsen's project. Staff will put out the traffic counters and will look at the stop sign layout.

9. Adjourn

Council Member Palmer moved to adjourn. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 8:45 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, September 11, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: 10-23-14