

**MINUTES OF THE JOINT
HOLLADAY CITY COUNCIL & PLANNING COMMISSION MEETING**

**Thursday, September 12, 2013
Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

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

City Staff:

Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Craig Hall, City Attorney
Paul Allred, Community Development Director

Planning Commission Members:

Lori Khodadad, Chair
Brad Wright
Spence Bowthorpe
Chris Jensen
Les Chatelain

I. *Welcome.*

Mayor Webb called the meeting to order at 6:05 pm and had everyone introduce themselves. Mayor Pro-tem Palmer then conducted the remainder of the meeting. Mayor Webb was excused at 6:05pm.

II. *Discussion on Holladay Village Center.*

Council Member Palmer reported that there are currently Holladay Village Center elevation issues with the southeast corner of the project. The developer returned with a proposal to split the sidewalk ramp and have the eastern half of the sidewalk continue around the building. He was of the understanding that this was an architectural oversight.

Community Development Director, Paul Allred, stated that this was not a staff oversight, but rather something the developer wants to do to keep the building flat. The elevation issue was further discussed.

III. *Discussion on Highland Drive Master Plan.*

Council Member Palmer reported that the Planning Commission submitted revisions of the 2.0 version of the Highland Drive Master Plan. A public hearing will be conducted on the issue in October 2013. Members of the Highland Drive Committee were grateful for the opportunity to

discuss the revisions and make further recommendations. Council Member Palmer stated that the Council was pleased with the plan and commended the Commission Members for their work.

Planning Commission Chair, Lori Khodadad, clarified the Planning Commission's process in reviewing the document and identified revised language.

IV. *Discussion on Recent Ordinance Amendments for Food Trucks, Excavation, and Grading and Landscaping.*

Council Member Palmer stated that the Planning Commission recently forwarded recommendations on updates to the City's land use ordinances. He reported that the Council adopted the Food Truck Ordinance as well as a fee schedule, but still needs to adopt an additional piece of the ordinance.

With regard to excavation and grading, those items were placed on the upcoming City Council agenda for a decision and are moving forward along with the Landscape Ordinance. Chair Khodadad stated that only one portion of the grading and excavation has been moved on. Side walls and exposed walls were still waiting to be discussed. The Commission plans to finish its deliberations and forward recommendations to the Council.

Council Member Pace confirmed that the portion governed by the moratorium will have an opportunity to be adopted prior to its expiration.

V. *Discussion on Upcoming Ordinance Amendments.*

Council Member Palmer reported that there are issues surrounding substandard lots on the food truck item and will be handled as a variance through a Land Use Hearing Officer. There will also be changes regarding non-conforming uses.

Due to controversy taking place in surrounding cities regarding signage and electronic billboards, the City is in an enviable position due to the fact that there is uniformity in restaurant signage restrictions.

Next discussed were the City's park regulations. The need for an ordinance that governs the types of allowed uses in different public spaces was detailed.

Talks have taken place with Salt Lake City regarding easements along the canal sections, which traverse the City of Holladay. They are currently open to the idea of using the canals essentially for public recreation.

VI. *Discussion on Projects in the City.*

Lori Khodadad reported that Millrock Technology Park Building Number 5 was reviewed by the Planning Commission. It was agreed that the developer would rework the plan and come back with corrections. Mr. Allred detailed items requiring corrections.

Council Member Palmer stated that discussion has continued with Howard Hughes, who is committed to the plan that was approved in 2007. They have a residential development partner, an entertainment partner, and have signed major leases. They are looking for a major grocery tenant and have recently stated that their goal is to commence construction in the spring of 2014.

Mayor Webb returned at 7:05pm

VII. Discussion on General Plan.

Process and sequencing of future updates was discussed. Council Member Palmer stated that the housing component of the General Plan needs updating. The RDA sets aside 20% of the tax increment funds generated from the three RDA projects in the City. Details of those that qualify were specified.

Mr. Allred discussed other areas of the City that are included in the General Plan. A complete review of the plan was suggested. Council Member Palmer was of the understanding that having an outside company revise the plan would generate a fairly generic product. The major pieces should be done using City and public participation. Zoning issues were briefly discussed.

VIII. Other Business.

Mayor Dennis Webb commended the Planning Commission for their diligence and handling of difficult issues.

The process of approval and difficulty in resolving issues were discussed. Council Member Palmer stated that in order for the Commission to forward a recommendation, the most important task is to get all of the issues defined and documented. Mayor Webb commented that rezoning is highly discretionary as opposed to a conditional use where there are specific standards. He suggested that when making recommendations, the Planning Commission include their way of thinking as well as their reasoning.

Next discussed were ways to improve discussion and public notice.

Commissioner Chatelain remarked that as a Planning Commission, they are appreciative of staff and the support received.

Mayor Webb dismissed the Planning Commissioners.

IX. Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation, and/or Property Acquisition and Disposition.

Council Member Petersen moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and convened in a closed session at 7:36 pm.

Those in attendance at this Closed Session were: Mayor Webb, Council Members: Pace, Petersen, Palmer, Gunn, Pignanelli and Palmer. Also present: Craig Hall, Randy Fitts, Stephanie Carlson, Paul Allred and Clarence Kemp.

Minutes for the closed session were taken and are now on file as a Protected Record.

Council Member Gunn 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, Gunn, Petersen, Pignanelli, Palmer and Mayor Webb in favor. The motion to go out of closed session at 9:09 pm passed by a unanimous vote.

X. Adjourn

There being no further business, Council Member Pignanelli moved to adjourn. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 9:10 pm

I hereby certify that the foregoing represents a true, accurate and complete record of the Joint Holladay City Council and Planning Commission Meeting held Thursday, September 12, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 11-14-13