

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, November 7, 2013
Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Mayor Dennis Webb
Lynn Pace
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 5:31 p.m. The Council reviewed the agenda.

The Council discussed the briefing by Wasatch Front Waste who is asking for an increase in fees. It needs the majority of cities to be approves.

Council Member Pace stated that the Council is moving forward with the city survey. The purpose of conducting the survey is to explore why parents of school age children in Holladay have chosen to send their children to a school other than the public school to which they are assigned. Pat Jones planned to conduct four focus group sessions, two for the elementary schools within the Olympus network, and two for schools within the Cottonwood network. The focus group sessions were scheduled for Tuesday, December 3 (Olympus network) and Wednesday, December 4 (Cottonwood network).

Council Member Pace asked the Council to submit the names of parents who might be interested in participating in the survey to him by November 11. He stated that he also spoke with the Granite School District who is supportive of the survey.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, November 7, 2013
Council Chambers
4580 South 2300 East
Holladay, Utah 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

Mayor Dennis Webb
Lynn Pace – *excused at 6:35*
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 6:03 p.m.

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

Council Member Pignanelli moved to go into Closed Session to discuss personnel issues and property acquisition and disposition. 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. The Council convened in a closed session at 6:05 p.m.

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

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

Council Member Palmer moved to adjourn the closed session and reconvene the work meeting. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. The motion to go out of closed session at 6:39 p.m. passed by a unanimous vote.

Mayor Webb called the Council meeting to order at 6:40 p.m.

III. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Craig Hall, City Attorney.

IV. Public Comments.

There were no public comments.

V. Public Hearing on Proposed Rezone for Property Located at 5559 S Highland Dr from R-1-43 to R-1-10.

Paul Allred, Community Development Director provided a brief staff report. He reported that the applicant is seeking to rezone 4.2 acres on the east side of Highland Dr. from R-1-43 to R-1-10. The Planning Commission recommended approval with the following four conditions:

1. That there be no more than 11 lots.
2. Any change in the proposal would revert to R-1-43 zoning.
3. Lots fronting Highland Drive must be smaller with larger lots to the back as a transition.
4. Recommended approval applies to this particular applicant.

Lori Khodadad – Planning Commission Chair. Chair Khodadad reported that the Commission gave a great deal of thought to the project. Mr. Dahle expressed a willingness to work with the neighborhood and considered it to be a good project.

Norm Dahle – Applicant. Mr. Dahle stated that the property is located from 5555 to 5561 South Highland Drive. He gave a brief history of the property. The applicants were requesting a zone change to R-1-10. Two neighborhood meetings and two public hearings were held. The original proposal was for 12 .3-acre lots. Adjacent properties and values were detailed. Mr. Dahle was proposing to build quality homes in a gated community that will range in price from \$800,000 to \$1.5 million. In order to be consistent with surrounding properties, the proposed residential was thought to be an excellent transition.

With regard to privacy, Mr. Dahle described the layout and design details for the preservation of existing trees. The density requested was 2.6 units to the acre. It is a low density, residential use that allows for two to five units per acre. They were not seeking to increase or overextend the density on the property and were of the belief that they have taken the spirit of the Master Plan and applied it to this property.

Mayor Webb opened the public hearing at 7:08 p.m.

Mike Nelson – 2171 Pheasant Way. Mr. Nelson expressed concern about creep, traffic, noise, and the proposed name of the development. He was happy the developer will be keeping the trees and that there has been a reverter clause stipulated.

Sue Razor – 20137 Pheasant Cir. Ms. Razor expressed opposition to the rezone. Her comments are attached.

Amy Erickson – 2017 Pheasant Cir. Ms. Erickson considered it a significant change to go from one-acre to one-half acre zoning. She was also concerned about traffic. She likes the plan and thanked Mr. Dahle for working with the neighbors, but preferred it be less dense. She suggested that perhaps four homes be eliminated.

George - 1990 Pheasant Cir. He felt that the small lots at the entrance to Pheasant Way are problematic and will affect the neighborhood. He asked Council Member Palmer to promote one-half acre lots.

Norm Dahle – Mr. Dahle confirmed that all of the proposed lots are over 13,000 square feet in size. He did not consider it prudent to build as much home as the lot will allow. The Highland Drive Corridor Master Plan allows a developer to request different zoning. He was of the understanding that anything that isn't located in the Highland Drive Corridor cannot be rezoned and noted that the Master Plan mitigates zoning creep.

There were further comments. Mayor Webb closed the public hearing at 7:37 p.m.

VI. Briefing by Wasatch Front Waste and Recycling. (7.44)

Pam Roberts – Wasatch Front Waste and Recycling. Ms. Roberts stated that a fee increase cannot occur or be implemented without a majority of the governing bodies within the district approving the fee increase. She reported that there are two main factors are to be considered. The first is returning of second garbage cans, which costs an additional \$180 per year and were increased from \$6 to \$15 per month in 2007. Billing occurred on property tax notices and nearly 4,000 second garbage cans were returned this year. This created a revenue loss both this year and next year totaling over \$800,000. The second factor was the increase of landfill fees, which are currently \$26 per ton. This will be increased to \$31 per ton as of January 1, 2014. The increase creates \$600,000 in increased expenditures. Truck replacement was also discussed. The increased expenditures equate to a total of \$2.81 per home per month with an annual cost of \$2.8 million. The recycling program yields revenue and saves approximately \$600,000 in dumping fees.

Ms. Roberts verified that the difference between green waste cans and garbage cans will be \$15 less per ton. The fee for the green can is \$60 to start and \$114 per year, which is a first year savings of \$6. The saving thereafter of \$66 per year is designed to be a self-sustaining program. Container repair replacement, which has always been a part of the monthly fee, will be offered at a cost of \$50 for a new can or \$10 for a refurbished can. Billing was detailed.

Council Member Palmer expressed opposition to the fee increase and the increase of the county landfill fees for this year and the upcoming year.

Ms. Roberts presented the fund balance and stated that they maintain approximately 5% of their \$500,000 operating budget. The board has tentatively approved a \$2 increase going into 2014 with an additional \$2 increase in 2015.

The Council debated alternatives to the current process of waste disposal.

VII. Consideration of Resolution 2013-26 Approving the Form of a License Agreement for the City's Village Plaza Located at Approx, 2300 E and Murray Holladay Road.

Council Member Petersen moved to approve Resolution 2013-26. 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 2013-26 was approved by a unanimous vote.

VIII. City Manager Report.

City Manager, Randy Fitts, reported that the City does not have a tree for the plaza. The day after the newsletter went out four-five calls were received from people wanting to donate their tree. He noted that the tree they have has a history. The son got it as a sapling from Santa at the Cottonwood Mall.

Mr. Fitts reported that there has been approximately 600 feet of new waterline installed.

IX. Council Reports.

There were none.

X. Other Business.

XI. Adjourn City Council Meeting and Convene to a Work Meeting.

Council Member Pignanelli moved to adjourn the City Council Meeting and reconvene in a Work Meeting. Council Member Petersen seconded the motion. The Council voted in the affirmative and the Council meeting adjourned at 8:39 p.m.

WORK MEETING – November 7, 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

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

Council Member Petersen moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Palmer and Mayor Webb in favor. The Council convened in a closed session at 8:41 p.m.

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

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

Council Member Petersen moved to adjourn the closed session and reconvene the work meeting. 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. The motion to go out of closed session at 9:19 pm passed by a unanimous vote.

Mayor Webb convened the Council in a Work Meeting at 9:20 p.m.

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

b. Discussion Rezone Request.

The Council asked that the item be placed on the next agenda with the four conditions.

c. Discussion on Highland Dr. Master Plan and Residential Office Zone (RO).

Council Member Palmer agreed to work on a draft to circulate to the Council.

d. Discussion on Park Rules and Regulations.

Mr. Hall reviewed the list of items with the Council and reviewed the scope of the regulations.

e. Discussion on Request from Wasatch Front Waste & Recycling.

The Council discussed the proposed increase and was comfortable approving a one-year increase and in that time do more research.

f. Update on Using Salt Lake Canal Easements for Trails.

g. Update on City Survey.

Done during the briefing session.

h. Calendar.

Ms. Carlson reviewed the calendar for November. The Election Canvass was to be held on Tuesday, Nov. 19 at 4:30 p.m. The Council discussed dates for the Legislative Breakfast. Council Member Pace agreed to check possible dates and report back to the Council.

i. Other Business.

XII. Adjourn Work Meeting.

There being no further business, Council Member Gunn moved to adjourn with Council Member Pignanelli seconding the motion. The Council voted in the affirmative and the meeting adjourned at 10:07 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, November 7, 2013.

Stephanie N. Carlson, MMC
Holladay City Recorder

Dennis R. Webb, Mayor

Minutes approved: 12-5-13