

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 17, 2014
Mt. Olympus Room
4580 South 2300 East
Holladay UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE

Rob Dahle, Mayor
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 Dahle called the Briefing Session to order at 5:31 p.m. The City Council reviewed and discussed the agenda. The Council discussed the public hearing and how it will proceed.

They Council reviewed the Master Plan and RO zone. There were questions and concerns raised regarding lighting and signage within the RO zone. The Council discussed only allowing monument signs and their potential size. It was noted that the lighting proposed in the zone is already fairly restrictive.

The CDBG resolution was discussed, which is an amended resolution. The City cannot give more to an organization than was requested.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 17, 2014
Council Chambers
4580 South 2300 East
Holladay UT 84117**

Council Meeting - 6:00 p.m.

ATTENDANCE

Mayor Rob Dahle
Lynn Pace – *arrived at 6:49*
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 Dahle conducted and called the meeting to order at 6:06 p.m.

II. *Pledge of Allegiance.*

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

III. *Public Comments.*

Jani Iwamoto – 2550 E Olympus Drive. Ms. Iwamoto updated the Council on the 4500 South and Wander Lane issue that she has been working on for some time with UDOT. The area has been a concern for many and UDOT has agreed to install an overhang pedestrian sign and painted crosswalk. She asked the City to look into trimming the trees on the southeast side to provide better visibility. She also talked about implementing the crossing flags.

Daniel Page, UDOT Representative. Mr. Page presented a design plan for the crosswalk and advanced warning signs. He explained that in order to put in a crossing, 20 pedestrians are required per hour. The study showed an average of 23 pedestrians per hour. The project is about two months out and the cost will be approximately \$75,000.

Daniel Shaeffer – 5010 Wander Lane. Mr. Shaeffer stated that his son was involved in an accident at this site. It is very difficult to see westbound traffic when turning north. He believed the cutback and trimming of trees and foliage will be helpful in maintaining safety.

Susie Gardiner – 4247 Camille Street. Ms. Gardiner stated that there is a significant amount of foot traffic in the area and it is dangerous for walkers and joggers. She was thrilled with anything that will make it safer.

IV. *Public Hearing on Proposed Financing to Fund Purchase of .84 acres on the SW Corner of 6200 S and Holladay Blvd (Cotton Bottom Inn) for Public Use.*

Council Member Palmer reported that several years ago, the City adopted a Parks, Trails, and Open Space Master Plan that outlined two major visions. A brief history of the area was given. The Cotton Bottom property acquisition, at a purchase price of \$875,000, was detailed. Talk of a new fire station has occurred, however, because the City does not have the funds or capability currently for construction, the owners of The Cotton Bottom are open to the idea of leasing the business back. The rights of the business, including signage, are included in the purchase contract.

Mr. Hall commented that the proposed financing is for approximately \$878,000 and is a 20-year term with an average interest rate of 3.41%. The cost per fiscal year will be approximately \$60,000 per year. The total principal and interest payment will be nearly \$1.2 million if the City takes the entire 20 years to pay off the loan principal. One of the loan provisions will allow the City to pre-pay any remaining balance at any time, without prepayment penalties.

Mayor Dahle opened the public hearing at 6:36 p.m.

David Chisholm – 6018 LaTour Street. Mr. Chisholm indicated that he is behind the City Council's decision to purchase the property.

Dave Lewis – 2911 Hillsden. Mr. Lewis raised a question regarding the loan terms and property taxes. He is in favor.

Jeff McComas – 1748 Fieldcrest Lane. Mr. McComas stated that he is a 40-year patron of The Cotton Bottom and was not pleased to hear of the sale. It is a County treasure and landmark.

Dana Williamson – 2044 East Hedgewood Court. Ms. Williamson asked where the City is getting the funds each year to make the purchase/payments.

Mr. Hall stated that the City is in negotiations to lease back the property and those lease payments will help pay the cost. There is also land the City owns near Millrock that the City is looking to sell. The revenue from the sale would be used to retire the debt. The short-term payments will come out of the budget and be offset by the lease payments.

Mayor Dahle closed the public hearing at 6:48 p.m.

V. *Consideration of Resolution 2014-09 Adopting the Highland Dr. Master Plan.*

Council Member Palmer moved to approve Resolution 2014-09 with the addition that under residential uses, sub paragraph b, read “for the mid-block sections of segment B” and adding “where appropriate.” Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. Resolution 2014-09 was approved with a unanimous vote.

Council Member Pace arrived – 6:49p.m.

VI. *Consideration of Resolution 2014-11 Amending the Allocations for CDBG Funding for the 2014-15 Fiscal Year.*

Council Member Pignanelli moved to approve Resolution 2014-11. Council Member Palmer seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. Resolution 2014-11 was approved with a unanimous vote

VII. *Consideration on Ordinance 2014-05 Amending Title 13 of the City Code by Adding Section 13.50 Residential Office (RO) Zone.*

Council Member Palmer moved to adopt Ordinance 2014-05 subject to the following amendment to delete awning signs. Council Member Pignanelli seconded the motion.

Council Member Gunn made a substitute motion to adopt Ordinance 2014-05 subject to the following changes:

1. Delete awning signs.
2. Change the monument sign size to 28 square feet. Council Member Pace seconded the motion.

Council Member Palmer moved to suspend the rule and allow Council Member Gunn to speak on the motion. Council Member Pace seconded the motion. The Council voted in the affirmative and the motion carried.

Council Member Gunn was concerned with the size of the signs and felt that 24 square feet was too small.

Council Member Palmer was hesitant to increase the size.

The Council roll call vote on the substitute motion was as follows: Council Members Pace, Petersen, Gunn, and Mayor Dahle voted in favor with Council Members Pignanelli and Palmer being opposed. Ordinance 2014-05 was approved by a 4-2 vote.

VIII. *Council Reports.*

Council Member Petersen submitted a request from residents to have a street name changed from 4675 South to Autumn Lane. Staff agreed to follow up on the process.

Council Member Gunn reported that Jordan Valley will begin work on the well site on Holly Lane and Murray Holladay Road in two weeks. This will include fencing and landscaping. He reported that he has met with the neighbors near Stratton Park and got their approval on the park design. It will now be presented to the cell tower owners for their approval.

IX. *Other Business.*

X. *Adjourn City Council Meeting and Convene to a Work Meeting.*

Council Member Petersen moved to adjourn the City Council Meeting and reconvene in a Work Meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative. The Council Meeting adjourned at 7:11 p.m.

WORK MEETING – April 17, 2014

ATTENDANCE

Mayor Rob Dahle
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

Mayor Dahle convened the Council in a Work Meeting at 7:21 p.m. in the Mt. Olympus Room.

a. Presentation by UTA.

Members of UTA made a presentation to the City Council on bus routes, ridership and proposed changes to routes in the City.

b. Discussion on Previous Public Hearing Regarding Financing Regarding Cotton Bottom

The Council discussed the earlier public hearing. Mr. Hall agreed to provide two resolutions the following week. One with authorize the purchase and the other approves the financing.

c. Discussion of proposed PUD Ordinance.

The Council reviewed the proposed ordinance and discussed the minimum size for a PUD. The feeling was that there needs be to at least three lots. Staff will get a final document out to the Council and this will be on the May 1st agenda for approval.

d. Annexation Update.

The Boundary Commission met on Monday and received the preliminary feasibility study. There were numerous questions from the Commission regarding the assumptions made by Zion's Bank that they were asked to go back and review. The next meeting was scheduled for May 8 at which time the final study will be submitted and a public hearing date set.

e. Discussion Regarding Potential Initiation of Rezone Petitions at Various Locations.

Council Member Pace asked that the item be tabled until Manager Fitts is present.

f. Discussion on Transportation Prioritization and Funding.

Mayor Dahle updated the Council on his meeting with Dave Spatafore regarding funding for Highland Drive. He stated that the City needs to look at funding options from Wasatch Front and the County. City Traffic Engineer, Tosh Kano, was working on gathering data for Highland Drive, particularly Segment B. Mayor Dahle also scheduled a legislative breakfast for May 29 to discuss transportation and education funding in preparation for the 2015 legislative session.

g. Calendar.

The May calendar was discussed. The tour of the Granite Technical Institute was scheduled for May 9. May meetings will be held on the 1st, 15th, and 22. There will be no meeting on May 8 due to lack of a quorum. Granite School District will make a presentation at the May 15th Work Meeting at 5:30 p.m. Ms. Carlson asked the Council to look at their summer schedule and inform her of dates they will be unable to be in attendance.

h. Other Business.

X. *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 issues, property acquisition, and disposition. Council Member Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. The Council convened in a closed session at 9:03 p.m.

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

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 Gunn seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Gunn, Palmer and Mayor Dahle voted in favor. The motion to go out of closed session at 10:00 p.m. passed with a unanimous vote.

XI. *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. The meeting adjourned at 10:01 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, April 17, 2014.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: June 12, 2014