

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, October 2, 2014  
Mt. Olympus Room  
4580 South 2300 East  
Holladay UT 84117**

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

***ATTENDANCE***

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

**City Staff**  
Randy Fitts, City Manager  
Stephanie Carlson, City Recorder  
Todd Godfrey, City Attorney

Mayor Dahle called the Briefing Session to order at 5:49 p.m. The Council reviewed the agenda and went over the public hearing process.

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, October 2, 2014  
Council Chambers  
4580 South 2300 East  
Holladay UT 84117**

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

***ATTENDANCE***

Mayor Rob Dahle  
Lynn Pace  
Patricia Pignanelli - *excused*  
J. James Palmer, Jr.  
Steven Gunn  
Sabrina Petersen

**City Staff**  
Randy Fitts, City Manager  
Todd Godfrey, City Attorney  
Stephanie Carlson, City Recorder

**I. *Welcome*** – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:02 p.m.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Dylan Crown, Scout Troop 489.

### **III. Public Comments**

There were none

### **IV. Public Hearing on Proposed Rezone for Property Located at 5246 S Highland Dr from R-1-21 to R-1-8**

*Rick Whiting, City Planner* provided a brief staff report. The property is currently owned by Russ Winegar. It is under contract for purchase by David Weekly Homes who intends to demolish the three existing homes and build six new single-family-detached homes on the site.

An almost identical development, John Phillips' Monarch Woods Subdivision, lies directly to the south on abutting property. The City Council granted Mr. Phillips a zone change from R-1-21 to R-1-8 in 2013. Homes are currently being built on that property.

#### **Mayor Dahle opened the public hearing at 6:08pm**

Mayor Dahle reported that he had received a call from a resident who abuts this property on the west end. The neighbor is against the request as presented. They would be fine with five homes.

*Nick Mason- applicant.* He stated that this rezone requests is identical to the Phillip's request. He feels this subdivision will improve the area. His property is between the Phillip's property to the south and Café Madrid on the north. They are looking at using the same engineer and contractor and Mr. Phillip's did. There will be a single driveway off of Highland Dr with the lots facing the drive. The landscaping calls for preserving as many trees as possible or even moving and replanting some of the younger trees that are on the site.

*Heather Park – 1944 Spring Lane.* She abuts this property to the north and is in favor of the development. She feels it will be a great improvement to the area and a good fit. She expressed a concern with the trees on the southeast side of the property. They are dead and causing a safety concern and she would like to see those removed. She also would like to see privacy fencing installed along the west and north side, she feels that would be a good gesture for the neighbors.

Mr. Mason replied that some of the mature trees are dying and will be removed. The fencing is not an issue and was in the plans. The lots will be deep with backyards that will also help with buffering.

There being no further comments, **Mayor Dahle closed the public hearing at 6:20pm.**

### **V. Public Hearing on Proposed Rezone for Property Located at 2417 E 4430 S from R-1-10 to R-2-10**

*Rick Whiting, City Planner* provided the staff report. The applicant, Henry Tran is requesting to rezone his .38 acre property from R-1-10 to R-2-10 in order to be able to build a second home on his property. Setbacks under the current R-1-10 zone do not allow this; however, under the proposed R-2-10 zone, he could. The Planning Commissioner voted by a split vote of 4 to 1 to recommend denial of the petition by the City Council.

#### **Mayor Dahle opened the public hearing at 6:24pm**

*Henry Tran – applicant.* He is requesting the zone change in order to build another home.

*Don Squire – 2475 E 4430 S.* He lives east of the property and he is opposed. He is concerned with his garden, which he would like to keep. The house will block the sunlight for the garden. He is also concerned about the canal and if there would be restrictions on using the water from the canal. He feels this rezone would devalue the surrounding lots.

*Ken Farr – 4400 Butternut Rd.* He lives kiddy corner to the property. He is opposed to the rezone and is concerned with the home becoming a rental property. It used to be a duplex. There is already an out building on the site that makes it crowded. He also expressed concern on values, use and aesthetics.

*Milton Davis – 2483 E 4340 S.* He asked why staff was recommending approval. He has an acre lot and the lots around him are an acre or 1/3 acre. There are no drawings that show what he wants to build or that he even has the property he needs. Originally there were four homes between Butternut and Wander Lane, but there are only three lots. Don't devalue the area and add more density. He also expressed concern of it becoming a rental property.

There being no further comments, **Mayor Dahle closed the public hearing at 6:36 pm.**

**VI. *Consent Agenda***

***a. Approval of Minutes – Sept. 4, 2014***

Council Member Petersen moved to approve the minutes. Council Member Palmer seconded the motion. The Council voted in the affirmative and the minutes were approved.

**VII. *City Manager Report.***

Manager Fitts noted that today is the eight year anniversary of us moving into City Hall.

**VIII. *Council Reports.***

Council Member Gunn reported that the city has received a \$5,000 check from AT&T for Stratton Park.

**IX. *Recess City Council Meeting and Convene in an RDA Meeting***

Council Member Pace moved to recess City Council meeting and convene to an RDA meeting. Council Member Palmer seconded the motion. The Council voted in the affirmative and the meeting recessed at 6:39pm.

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

Council Member Pace moved to adjourn City Council meeting and convene in a work meeting. Council Member Gunn seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:54 p.m. Council Member Pace was excused for a short time.

## WORK MEETING – October 2, 2014

### **ATTENDANCE**

Mayor Rob Dahle

Lynn Pace – *arrived a 7:43*

Patricia Pignanelli - *excused*

J. James Palmer

Sabrina Petersen

Steven Gunn

### **City Staff**

Randy Fitts, City Manager

Stephanie Carlson, City Recorder

Todd Godfrey, City Attorney

Paul Allred, Community Development Dir.

Mayor Dahle convened the Council in a Work Meeting at 7:06 p.m.

#### **a. Update on Annexation**

Manager Fitts reported that the City received the annexation certificate from the Lt. Governor's office on Monday. Ms. Carlson has been working hard on getting the letters out and noticing the utility companies and affected entities. He and the Mayor met with Lance Brown, from the County on the pots of money available to us with this annexation. The next step is to begin working on redistricting. He reported that the street signs would start being changed and staff was working on "welcome" banners. That area will start receiving the newsletter in November.

#### **b. Other Business.**

Council Member Palmer talked about the emergency water break incident in his area and what options the City has to help notify residents. The Council and Capt. Bertram talked about the availability of doing a Reverse 911. The Council also discussed ways to better communicate and notify residents in situations like these.

#### **c. 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 Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Gunn, Palmer and Mayor Dahle voted in favor. The Council convened in a closed session at 7:29 p.m.

#### **Council Member Pace arrived at 7:43pm**

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

The minutes of 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 Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Palmer and Mayor Dahle voted in favor. The motion to go out of closed session at 9:00 p.m. passed with a unanimous vote

#### **d. Discussion on Proposed Rezones**

The Council discussed the rezone on Highland Dr. and the possibility of doing five lots instead of six. They also asked staff if R-1-10 would work. Staff will speak with the applicant on the options.

The Council expressed concerns with the Tran rezone and that one of those lots will become a rental. Both these rezones will be discussed further at the Oct. 9 work meeting.

**e. Update on General Plan.**

Mayor Dahle reported that there will be a joint work meeting next week with the Planning Commission to meet the consultants and go over the scope of work.

**d. Discussion on Playground for City Hall Park**

Mayor Dahle stated that they will be launching a fundraising campaign for the playground equipment in November. The Council needs to decide on a location and the size for the playground, an aerial of the park to better see where a playground would fit. The Council discussed possible locations. Council Member Pace would like to see a newsletter article and maybe an open house for residents to come and give their input on location and type of equipment. He also suggested getting flyers to the elementary schools, PTA's and community councils.

**e. Update on Education Survey**

Council Member Pace reported that we are waiting on one more focus group, especially from the Spring Lane area in order to bring this to a conclusion. Mayor Dahle will get him some names.

**f. Discussion on Bike Trails**

*Paul Allred* went over what has been done recently with the bike and trails planning. The City received a federal grant administered by UDOT that will be used to update and expand City bike routes. He showed the Council the plan and told how the staff had asked that additional funds be shifted from another project and added to this one to allow for all new signs, paint stripes, "sharrows" on existing and proposed new bike routes. He explained that expanded bike routes were requested and now planned on 2000 East southbound to 4500 South and the Village, Lincoln Lane from 2700 East to Albright and eastbound on Murray Holladay Road Wander Lane. In addition, the City is also getting \$80,000 from the Salt Lake County to help with a second round of bike route planning which would create a parallel spine on 2700 East continuing down to Cottonwood Elementary, and, another dual leg route at Kings Row branching off to 1300 East and also going southbound to 5600 South connecting the two schools in this area.

Councilwoman Petersen asked about separated running paths from bike routes. Paul indicated that these grants do not address separated paths and that cost and right of way details would need to be explored to create such a facility – although Salt Lake City is currently creating separated paths in some locations. This plan is a "share the road" plan for both bikes and pedestrians due to federal rules regarding the creation of separated paths designation.

The Council would like to have a further discussion on bike routes, what we are getting and where.

**g. Discussion on City Clean Air Campaign**

This item was continued to another meeting.

**h. Calendar.**

City Recorder, Stephanie Carlson, reviewed the calendar. The Council will meet on October 9 in a joint meeting with the Planning Commission and October 23. There will be no meeting on October 16.

Council Member Petersen moved to adjourn. Council Member Gunn seconded the motion. The Council voted in the affirmative and the meeting adjourned at 10:05 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, October 2, 2014.*

\_\_\_\_\_  
Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved:

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, September 18, 2014.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: 10-23-14