

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, February 2, 2017
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli - *excused*
Mark Stewart
Steven Gunn
Sabrina Petersen

City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney
Stephanie Carlson, City Recorder

Mayor Dahle called the Briefing Session to order at 5:40 p.m. The Council reviewed the agenda. They discussed the proposed rezone.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, February 2, 2017
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 pm

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli - *excused*
Steven Gunn
Sabrina Petersen
Mark Stewart

City Staff:
Gina Chamness, 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 pm.

II. *Pledge of Allegiance*
The Pledge of Allegiance was led by Shay Smith, City Engineer.

III. Public Comments.

Paul Fotheringham - He thanked the Mayor for submitting his name to sit on the CDDG board. This is his third year reviewing applications and making recommendation for those funds. It has been very gratifying work.

IV. Consideration of Ordinance 2017-04 Amending the Zoning Mape for Property Located at 5697 S Highland Dr from R-1-43 (one, single family home per one acre) to R-2-8 (one duplex per 8,000 sq ft OR one single family home per 5000 sq ft)

Council Member Gunn moved to adopt Ordinance 2017-04 with the following addition: the property will be limited to three single family units. Council Member Petersen seconded the motion.

Mr. Godfrey noted that he will add a section to the ordinance regarding entering into an agreement or covenant that will be recorded against the property

Mayor Dahle commented that he is worried about the precedence this is setting. He feels this will create a series of applications for higher density. He would like to review Section B of the Highland Dr. Master Plan (HDMP) in the next few months.

Council Member Stewart shares the Mayor’s concerns. He would rather see redevelopment like is occurring and he disagrees with the master plan. He feels it is outdated and unrealistic.

Council Member Petersen commented the HDMP is only four years old. She feels R-1 is successful and would prefer to see that zone.

The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Stewart and Mayor Dahle in favor. Ordinance 2017-04 was adopted by a unanimous vote.

V. Consideration of Ordinance 2017-05 Imposing Temporary Zoning Regulations Relating to the Calculation of Setbacks in Residential Zones within the City

Council Member Pace moved to adopt Ordinance 2017-05. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Stewart and Mayor Dahle in favor. Ordinance 2017-05 was adopted by a unanimous vote.

VI. Authorization to Create a Plan for Deer Mitigation – 6:25

VII. Discussion on Possible Resolution to Report Internet Use Sales Tax by Council Members 6:42

Council Member Gunn

- Set example and to educate. It is more of a pledge to make the commitment. Would like to do some education through the newsletter.

VIII. Consent Agenda

- a. **Approval of Minutes** – Nov. 17 & Dec. 1, 2016 and Jan. 5 (council & legislative mtg), 2017

Council Member Petersen moved to approve the minutes with the changes noted in the pre-meeting. Council Member Stewart seconded the motion. The Council voted in the affirmative and the minutes were approved.

IX. City Manager's Report –Gina Chamness

Manager Chamness had nothing to report.

X. Council Reports & District Issues

Council Member Stewart applauded the city on their new web site and for the social media outreach. The new site is more user-friendly and easy to navigate. He thanked City Recorder Stephane Carlson for all her hard work.

Council Member Pace discussed HB 253 – dealing with short-term rentals. It would pre-empt local government from prohibiting owner occupied rentals and from renting out a portion of their home. The Council expressed concern over the number of rooms being rented in a home. The would like to see only rented to 21 days, must be owner/occupied and not more than one renter in the 21 day time period.

XI. Recess to RDA Meeting

Council Member Gunn moved to adjourn City Council meeting and convene to an RDA meeting. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting recessed at 7:02 pm.

XII. Reconvene City Council in a Work Meeting

Council Member Gunn moved reconvene in a work meeting in the Mt. Olympus Room. Council Member Stewart seconded the motion. The Council voted in the affirmative and the meeting reconvened at 7:18 p.m.

WORK MEETING
February 2, 2017

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli - *excused*
Mark Stewart
Sabrina Petersen
Steven Gunn

City Staff
Gina Chamness, 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 7:37 p.m.

a. Discussion on Encroachment Issues with Harmons

Staff went over the memo the outlined the various agreements that the Council needs to approve. There will need to be three different agreements: development agreement, easement agreement and a license/encroachment agreement. The Council and staff reviewed what issues would be addressed in those agreements and the map.

It was noted that Harmon's has agreed to move the building four feet to the east.

Mr. Godfrey noted that the increment agreement will be with the RDA and will have a "not to exceed" amount.

All items will be on the February 16 agenda for approval.

b. Update on Website and City's Use of Social Media

Ms. Carlson went over the new website and some of the new features. Access to agendas and forms is easier. She noted that both Council and Planning commission packets have been and are available on the website when the agenda is posted. Council and Planning Commissions are now being broadcast live. She asked the Council to look over the site and if there was any comments, additions or changes to let her know. Changes and addition are easy to make and we have full control over the site.

Council Member Pace would like to see a summary of the Council and Commission meeting done the next day so the public knows what was approved.

She also went over the social media and how it is being used by the City. The City uses Facebook, Twitter and Nextdoor to disseminate information.

c. Calendar

The February meeting schedule was reviewed; the Council will meet on the 9 and 16 with an RDA meeting on the 16th as well.

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

XIV. Adjourn

There being no further business, Council Member Gunn moved to adjourn. Council Member Stewart seconding the motion. The Council voted in the affirmative. The meeting adjourned at 9:08 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, February 2, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: