

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, February 16, 2017  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, UT 84117**

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

***ATTENDANCE:***

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

**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.

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HOLLADAY CITY COUNCIL MEETING**

**Thursday, February 16, 2017  
City 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  
Steven Gunn  
Sabrina Petersen- *excused*  
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 6:04 p.m.

**II. *Pledge of Allegiance.***

The Pledge of Allegiance was led by Chief Dan Petersen of the UFA.

### **III. Public Comments.**

*There were no public comments.*

### **IV. Quarterly Reports:**

#### **a. Unified Fire Authority – Chief Dan Petersen.**

Chief Petersen introduced himself and provided the Council with his background. He reported that he will be making more than 120 visits over the next three months to staff, stations, and cities. He reported that they will be addressing concerns raised in the audit and working to become more transparent as a board and department. They would also be working on liaison issues and providing more support and information. They are working on strategic planning and are asking for increased involvement from the community to make sure that UFA is meeting the needs of the municipalities they serve. Chief Petersen reported that his job is to provide leadership and set the UFA up for success and to be efficient and effective. He noted that the UFA is a strong organization and he looks forward to working together.

#### **b. Unified Police Dept. – Chief Don Hutson.**

Chief Hutson reviewed the staffing of the precinct. He noted that they have 25 officers who are exclusive to Holladay, which is about one per 1,000 residents and three officers per shift. He explained that they have shared supervision with Millcreek so there are six sergeants between the two cities, which saves the City money. The Chief commented on the deaths of three sworn officers over the past few months and reported that Officer Jon Richey's funeral will take place this Saturday at Olympus High School.

Chief Hutson presented the statistics for the past year. The total number of calls for remained consistent between 900 and 1200, with a decrease in crime during the winter months.

### **V. Consideration of Ordinance 2017-06 Imposing Temporary Zoning Regulations Prohibiting the Receipt & Processing of Applications for the Rezoning of Property to R-2-8 or R-1-10 Zones in Segment B of the Highland Drive Master Plan.**

Council Member Gunn moved to adopt Ordinance 2017-06. Council Member Pignanelli seconded the motion.

Council Member Pace asked about the intent of the ordinance and noted that the scope is limited. He explained that they are not precluding any rezoning, only the R-2-8 and R-2-10 zones, but indicated that they may see additional requests.

Mayor Dahle replied that this gives staff and the Planning Commission direction to look at the Highland Drive Master Plan and study what they really want along Segment B.

The roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Ordinance 2017-06 was adopted by a unanimous roll call vote.

### **VI. Consideration of Resolution 2017-02 Approving a Development Agreement with Holladay Village Square II, LLC Relating to Property Known as the "Holladay Village Block 2".**

Staff reported that the final site plan has not yet been approved.

Council Member Pace expressed concern that this is the last approval associated with the project and the challenge was that they are not seeing the exhibits. They are in essence approving a concept and leaving the approval of the project to someone else. He also asked that the elevation drawings be attached and that three parking spaces be added in the right-of-way to be paid for by developer.

*Ken Melby* responded that they have only had the documents for one day and would like more time to have their legal counsel review and comment on them.

Council Member Gunn moved to postpone items 6 through 8 to the March 2 meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

**VII. *Consideration of Resolution 2017-03 Approving an Easement Agreement with Holladay Village Square II, Relating to Property Known as the “Holladay Village Block 2”.***

**VIII. *Consideration of Resolution 2017-04 Approving a License and Encroachment Agreement with Holladay Village Square II, LLC Relating to Property Known as the “Holladay Village Block 2”.***

**IX. *Consideration of Resolution 2017-05 Approving an Agreement for Election Services with Salt Lake County for the 2017 Municipal Elections.***

Council Member Pace moved to approve Resolution 2017-05. Council Member Stewart seconded the motion. Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-05 passed with a unanimous vote.

**X. *Consideration of Resolution 2017-06 Pledging Payment of Sales Tax on Internet Purchases by Council Members.***

Council Member Gunn explained that the above resolution accomplishes two things. First it sets a good example and helps educate citizens. If the seller does not collect the sales tax, the purchaser is required to pay it.

Council Member Pace thanked Council Member Gunn for bringing the matter to the forefront and generating awareness. He commented that it also sends a message to their legislators.

Council Member Gunn moved to approve Resolution 2017-06. Council Member Pignanelli seconded the motion. Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-06 passed with a unanimous vote.

**XI. *Consideration of Resolution 2017-07 Committing City Funds to the Arts Council for Summer Concerts on the Commons.***

Council Member Pace moved to approve Resolution 2017-07 subject to the following: Change “appropriate” to “allocation” in Section 1. Council Member Gunn seconded the motion. Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-07 passed with a unanimous vote.

**XII. *City Manager’s Report.***

a. Financial Update – City Manager, Gina Chamness, reported that the City is on track with its revenue and reviewed the report. She commented that many of the line items are on budget with some being over budget on the expense side.

She reported that the County will provide street sweeping this year, which is within budget as other options are explored.

**XIII. *Council Reports & District Issues.***

Council Member Pace provided a brief update on the Legislative Session. He reported that there is on-going dialogue about short-term rentals.

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

Council Member Gunn moved to recess the City Council Meeting and convene in an RDA Meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:29:30 p.m.

**WORK MEETING**  
**February 16, 2017**

**ATTENDANCE**

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

**City Staff**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Todd Godfrey, City Attorney  
Paul Allred, Community Development Director

**XV. Reconvene City Council in a Work Meeting.**

Mayor Dahle convened the Council in a Work Meeting at 7:45:30 p.m.

**a. Knudsen Park Update.**

The Council discussed the direction, future planning, and the need to define the park. City Manager, Gina Chamness, reviewed policy questions that the Council needs to consider and discuss before moving forward. It was reported that the park could be built in one construction season by going with a “design and build” model. The Council discussed how the park should be aligned and suggested that restrooms be placed on the west side near the old Minkevitch property since utilities are already in place. The Council wanted to make sure that the playground and park are fully accessible and ADA compliant. There was discussion about what makes the area park-like and usable (playground, grass area, pavilion, picnic area, bike element). It was suggested that a sub-committee be established with Council Members Stewart and Gunn to work through the design elements.

**b. Discussion on Proposed Fire Code Ordinance.**

Manager Chamness presented an ordinance outlining wildland fire changes and explained that they were trying to get it passed by the end of the calendar year, however, it was felt that there were still issues needing to be addressed. UFA Chiefs Pilgrim and Larsen addressed the issue of urban interface and mapping. In order to participate, the City must sign the agreement confirming participation.

Councilmember Pace expressed concern with the risk and financial responsibility. The designation of the urban interface areas was discussed. It was suggested that a representative be brought in from the State of Utah to present the facts and offer direction. The legislation asked the County to have it adopted by January 2017. The Council asked for a map of the areas of greatest risk.

**c. Discussion on Mural for City Hall – painted by Friend 2 Friend.**

Mayor Dahle reported on the Friend 2 Friend organization and stated that they would like to create a mural representing the character of the Holladay community and celebrate the experience through art. It would be done on the cement wall around the playground. A preview would be required before placement. Councilmember Pace was of the opinion that painting invites unauthorized painting.

**d. Discussion on Tanner Ditch.**

Manager Chamness led the Tanner Ditch discussion and stated that there are inaccuracies in terms of how it is being portrayed on social media. It was her recommendation to not change the policy with respect to releasing water into the ditch due to the potential liability of water rising. The Council reviewed the potential of implementing a Special Service District and believed the immediate issue was those who want to water run down the ditch because they feel it is servicing the tree canopy but are not concerned with the potential for flooding. Mayor Dahle pointed out that the City's position is to prohibit water from water running down and do not intend to ask Salt Lake City to do so. Vacation of the easement was discussed.

**e. Calendar.**

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

Council Member Gunn moved to go into Closed Session to discuss personnel issues, property acquisition, and disposition and potential litigation. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The Council convened in a closed session at 9:57 p.m.

Those in attendance at the Closed Session were: Council Members Pace, Stewart, Gunn, Pignanelli and Mayor Dahle. Others present included Manager Gina Chamness, 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 Stewart seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The motion to go out of closed session at 10:31 p.m. passed with a unanimous vote

**XVII. Adjourn City Council Work Meeting.**

There being no further business, Council Member Gunn moved to adjourn. Council Member Pignanelli seconding the motion. The Council voted in the affirmative. The meeting adjourned at 10:32 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, February 16, 2017.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: April 6, 2017