

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, May 4, 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
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 5:43 p.m. The Council reviewed the agenda.
The Council discussed the Holladay Crossroads.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, May 4, 2017
Council Chamber's
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli
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 6:06 p.m.

II. Pledge of Allegiance.
The Pledge of Allegiance was led by Randy Fitts.

III. Public Comments.

There were no public comments.

Presentation to Marty Slack.

Fire Chief, Marty Slack, was presented with an award in recognition of his 27 years of service with the Unified Fire Authority. It was reported that for the last nine years he served as the Liaison for the City of Holladay. Mayor Dahle recognized the service Chief Slack had given to the City and the community. He noted that the Chief is leaving the city better than he found it.

Council Member Petersen thanked Chief Slack and read a resolution prepared by the City Council. She thanked him for all his work on the fire station and the fire fighters and city were lucky to have him representing their interests. Chief Slack was presented with commemorative items for his service to the City of Holladay. Randy Fitts expressed his appreciation to Chief Slack for his service to the City, he is a good friend.

Chief Slack noted that Holladay is where he wanted to be. This community feels like home. He thanked the City and staff for their support during his tenure and commented that the City made his job much more enjoyable. The Chief introduced his family and commented on the concern the Council has for its citizens and their safety.

IV. Public Hearing on Proposed Holladay Crossroads Small Area Master Plan (6200 South Highland Drive).

It was noted that the proposed Holladay Crossroads Small Area Master Plan document provided was advisory in nature and none of the items set forth in it were scheduled. The document was designed to direct the City with regard to future development.

Dr. Joe Perrin - A-Trans Engineering reviewed the purpose of the study conducted of the Highland Drive and Van Winkle intersection. The study identified two areas of concern, which consisted of land use planning and transportation options. Six options were derived from the study and an alternative 7th option, which was the preferred recommendation. Dr. Perrin reviewed the various recommendations based on traffic flow and the Land Use Plan. Some of the ideas included triple left turns from Highland Drive onto Van Winkle, a small roundabout, and other minor improvements such as traffic calming devices on the bypass and better striping and signage.

Bruce Parker - consultant, clarified that the matter involves the General Plan, provides general guidance, and does not change the zoning. He stressed that any zone change will be initialed by the property owners. Mr. Parker reported that the analysis of all of the models showed mixed use zoning outperforming all other zoning options in terms of revenue generation for the City.

Mayor Dahle opened the public hearing at 6:33 pm

Steve Kohlert - 6041 S 2230 E stated that his greatest concern was congestion and hazards associated with cars coming in and out of the commercial area at the bottom of 6200 South. Mr. Kohlert asked what areas of the plan addressed those concerns.

Nan Williams expressed concern about the number of PUDs being developed and the increased traffic new developments introduce into the area. She was more concerned about the traffic speeds than the traffic itself. She asked how the plan intends to reduce traffic speeds. Ms. Williams expressed concern with roundabouts in the area as well.

Paul Allred, Community Development Director addressed some of Ms. Williams concerns and stated that the traffic option chosen in the area included a roundabout, which was intended to slow down traffic. He noted that the roundabout could be developed in the shorter term as well.

Dr. Perrin spoke to Ms. Williams concerns and stated that new striping and signage are already being implemented to slow traffic through the bypass. He stated that traffic calming devices, such as speed bumps, will be placed in the area identified. Dr. Perrin also reported that the plan anticipates current and potential growth in the area.

Council Member Petersen described the process of planning to help address some of Ms. Williams' concerns that there was a lot of planning taking place but nothing happening. She explained how consultants are brought in and how the public process works so that everyone has an opportunity to express their concerns and opinions before final decisions are made.

Leonard Wojcik - 2284 E 6200 S expressed concern with early morning and afternoon traffic. He did not want the intersections improved to allow increased traffic flow or additional traffic on 6200 South. Speed and noise enforcement were his major concerns rather than enhancements that encourage speeding.

Nancy Kohlert - 6041 S 2230 E commented on the westbound traffic and congestion on 6200 South three blocks before the Highland Drive/Van Winkle Drive intersection. It was her understanding that tonight's meeting was to discuss that hazardous area rather than the other issues identified.

Trace Romney- 6007 Lake Placid Place he asked that traffic be calmed by reducing the speed limit on the signs posted in the area. Dr. Perrin explained that the signs referred to are directional signs and are not speed limit signs. Mr. Romney commented that the citizens in his area hoped that the speed limit would be reduced from 40 MPH to 30 MPH from Oakwood Elementary School to Van Winkle and Highland Drive.

There were no further public comments. **Mayor Dahle closed the public hearing at 6:55 pm.**

V. *Presentation of Tentative Budgets for 2017-18.*

Ms. Chamness presented the 2017-18 fiscal year budget which, was developed to reflect the five-year budget priorities identified by the City Council in January of 2017.

The first budget priority was to take care of City employees, which includes a 2% inflationary adjustment, a 3½% health insurance premium increase, and market adjustments for employees currently being paid less than market wage.

The second budget priority was to accommodate the contractual obligation changes in Police and Fire services, which totaled approximately \$200,000.

The third priority was investing in preventative maintenance in the City's infrastructure, which would add approximately \$100,000 to the contract with Salt Lake County Public Works for proactive maintenance of the storm drain system as well as \$25,000 for traffic signal maintenance.

The fourth priority was support for the arts, which includes a part-time Executive Director for the Arts Council and support for the Arts Council Summer Concert Series.

Last, budget resources were proposed to increase the administrative capacity in the City by hiring an Assistant to the City Manager. The budget for 2017-18 was the same as the prior year at \$14.5 million. Ms. Chamness recommended the City develop a long-term sustainable financial plan over the next nine months to keep the budget within the current revenue stream.

Ms. Chamness indicated that one way to increase revenue in the future would be an extension of a Municipal Energy Tax, a Storm Water Utility Fee, a change to the City's property tax rates, or by pursuing a general obligation bond to help secure the City's infrastructure needs.

VI. *Consideration of Resolution 2017-11 Acknowledging Receipt of and Adopting the 2017-18 Fiscal Year Budgets and Setting a Public Hearing for June 1, 2017.*

Council Member Pace moved to approve Resolution 2017-11. The motion was seconded by Council Member Petersen. The Council roll call vote was as follows: Council Members Stewart, Gunn, Pignanelli, Pace, Petersen and Mayor Dahle in favor. Resolution 2017-11 was approved by a unanimous vote.

VII. *Consent Agenda.*

a. *Approval of Minutes – March 2, April 6 & 13, 2017.*

Council Member Petersen moved to approve the minutes as presented. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the consent agenda was approved.

VIII. *City Manager's Report.*

Ms. Chamness had nothing to report.

IX. *Council Reports & District Issues.*

Council Member Pignanelli reported that District 3 held a town meeting with roughly 60 in attendance. The majority of the discussion centered on safety, speeding, and traffic.

Council Member Petersen asked for an update on the collapse of the storm drain on Russell Street. City Manager, Gina Chamness, reported that the City received a couple of bids and work was expected to begin over the next several days. The estimated cost to repair the storm drain was \$40,000.

Council Member Gunn reported on the status of the Tree Ordinance. He stated that the ad hoc committee is considering adoption of the Tree Ordinance. There have been several drafts and the committee was expected to have a final draft ready by the end of the following week. An Open House is scheduled for Tuesday, June 13. The Tree Ordinance would restrict the reduction in the tree canopy in certain areas of the City. The ordinance included exceptions for damaged, diseased, or smaller sized trees. There was also protection for trees along stream beds, ditches, and along City-owned rights-of-way. Public comment would be taken at a future meeting and the ordinance would be refined prior to being presented to the Planning Commission.

Council Member Stewart provided an update on the Tanner Ditch. He reported that testing was supposed to have to been done in April but was not. The City was waiting to hear from Salt Lake City at which time the affected residents will be informed. Several citizens have reached out to him regarding weeds in the ditch and questioned whether the City will be removing the weeds. It was reported that the City has never removed weeds and the citizens have the obligation of removing them since the City only has an easement and does not own the ditch.

X. *Recess to 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 7:12 p.m.

WORK MEETING

May 4, 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

XI. Reconvene City Council in a Work Meeting.

Mayor Dahle convened the Council in a Work Meeting at 7:33:40 p.m.

a. Disclosure Forms.

Mr. Godfrey asked the Council Members to fill out and return the disclosure forms, which is a legal requirement. Once complete, the forms were to be submitted to City Recorder, Stephanie Carlson.

b. Discussion on Holladay Crossroads Small Area Master Plan.

An observation was made by Council Member Pace that they should not use “luge” as a description and suggested that it be referred to as a “bypass”. He did not object to the plan. There was some question as to whether both speed bumps and a roundabout are needed. Mayor Dahle commented that the Council has publicly stated that they are not installing speed bumps. .

Traffic circulation issues were discussed. It was noted that the plan does not focus on that element. A suggestion was made that the commercial area not be extended north of the road. The desire was not to encourage or reward people for not properly maintaining their properties.

After conferring with the City’s consultant, Council Member Pace was convinced that the roundabout has a lot of merit. In addition, it creates a demarcation that you are leaving a commercial area and entering a residential area. The desire was to not extend the commercial to the three lots.

Mayor Dahle’s understanding was that the installation of the roundabout infrastructure could be done in the short-term if funding can be secured. It was noted that the roundabout would not require any property acquisition. Mr. Allred commented that while traffic was an important component of the study, bicycles were also a key factor. The focus was aesthetics, the Gateway image, being bicycle-friendly, and slowing traffic. He noted that it is not a predominately pedestrian area.

Council Member Pace commented that when catering to vehicular traffic, the model is different in terms of orientation, parking, circulation, and signage. While both could be mixed-use areas, they have very different orientation. The general consensus of the Council was to not extend it, capture the three residential homes, and stop where they are. The roundabout would be built as a Phase 1 improvement and then potentially Phase 2 if needed, with tables at a later date.

Council Member Pace was excused from the remainder of the meeting.

Mr. Parker indicated that the work on the design of Highland Drive with UDOT is currently 60% complete. Mr. Allred indicated that staff spoke with some of the residents about speeding near the school and informed them of the four turn movements being added.

c. Policy Discussion on Home Occupations.

A revised ordinance draft pertaining to the business licensing revision was expected to come to the Council very soon. Mr. Godfrey indicated that new legislation prohibits the City from licensing home

occupations unless they have an impact greater than a single-family home. This legislation has limited the City's ability to regulate home-based businesses. The City will maintain a home occupation license classification for businesses that have customers coming to the home or excessive delivery traffic. Home-based business license enforcement will be on a complaint basis only. It was stated that 40% of the business licenses in the City are home occupations. The most significant question for the City was how to define the impact of the business.

d. Discussion on Use of Public Space.

There was discussion about what is and is not allowed in the Plaza and how signage does a decent job of letting people know what is acceptable. Council Member Petersen recommended removing the duplication of alcohol and recommended adding verbiage to the park rules addressing solid waste being placed in designated receptacles. Mayor Dahle stated that alcohol is allowed on the premises with a permit and as long as it is not for sale. Reservations for the gazebo and pavilion were discussed. It was noted under special circumstances they can be reserved but typically it is on a first come first serve basis.

e. Update on Scholarship & Awards Presentations.

The Council went over the schedule for the award presentations. Council Member Pignanelli reported that the Foundation would be doing another award to recognize outstanding teachers.

Award ceremony assignments:

May 11 @ 10:40 – Churchill Junior High School – Council Member Gunn
Cottonwood High School – Mayor Dahle
Olympus High School – Council Member Pace
Skyline High School – Unassigned
Bonneville Junior High School – Unassigned
Olympus Junior High School – Council Member Gunn

f. Calendar.

The Council reviewed the upcoming calendar.

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

XIII. Adjourn

There being no further business, Council Member Petersen moved to adjourn. Council Member Gunn seconding the motion. The Council voted in the affirmative. The meeting adjourned at 8:27 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, May 4, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: June 15, 2017