

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, July 6, 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

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

Mayor Dahle called the Briefing Session to order at 5:41 p.m. The Council reviewed the agenda.

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, July 6, 2017  
Council Chamber's  
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 recited by those in attendance.

**III. Public Comments**  
*Ron Toth – 1852 Southmoor Drive.* Mr. Toth stated that he lives in a neighborhood with no curb

and gutter and where there is an overgrowth of trees. He believed there should be some guidance. He also noted that the gutters are not being maintained.

*Dave Chisholm – 6018 La Tour Street.* Mr. Chisholm thanked the Mayor for being willing to run for office again. Collectively, he thanked the Council for their service.

*Michael Shay - Senior Policy Associate with HEAL Utah.* He was asked to speak on behalf of the potential resolution from Holladay City supporting rooftop solar. Due to increasing rates, they have gone through a quasi-judicial process to dispute claims made by Rocky Mountain Power. At the core of the debate is whether rooftop solar exists as a subsidy within the residential rate class. In addition to the environmental benefits, there is a fair amount of payer benefits provided to residents. The proposed resolution will be sent to the Public Service Commission and seeks the support of citizens within Rocky Mountain Power's service area. Mr. Shay confirmed that 80 to 90 percent of the power is used on site and the remainder is exported to the grid and directly to neighbors. Rocky Mountain purchases at the retail rate of approximately \$.11 per kilowatt hour. Different types of rates were reviewed. Mr. Shay explained that there is general agreement among all parties that customers who purchased rooftop solar using the existing rate structure will remain within that structure.

*Jayasree Venteru - 3918 S Woodline Dr.* He reported that he attended a City Council Meeting three months earlier where he made the Council aware of a noise issue with a neighborhood bar. Police officers have been called repeatedly as a result of excessive noise from outside the bar at all hours of the night. Council Member Pace recommended Mr. Venteru visit with the City Attorney and the Police Department to review possible mitigation.

*Chad Iverson – Pheasant Way.* Mr. Iverson asked if there was a way to place an electronic speed sign on Pheasant Way. It appeared to him that motorists are racing to get through the lights.

#### **IV. *Public Hearing on Application for Proposed Amendment to the General Plan Pertaining to the Highland Drive Master Plan (HDMP).***

Mayor Dahle reported that Myron Child is proposing to remove his property at 5025 South Highland Drive from Segment B and include it in Segment A of the Highland Drive Master Plan (HDMP). Mayor Dahle emphasized that this is not a rezone application but they are considering an amendment to the text in the HDMP to move this particular property.

*Jonathan Teerlink- City Planner,* provide the staff report. The HDMP was created to guide development in the corridor and was separated into three segments. Prior to the creation of Segment B, the subject property had historically been The Garden Spot and zoned RM. The zoning was later changed from RM to NC. The allowance of each zone was reviewed. The Planning Commission recommended 5-1 denial of this application.

*Steve Breitling – 6153 South Carriage Park Circle.* Mr. Breitling stated that he has owned the property since 2004 and asked for the Council's consideration in moving the property to Segment A from Segment B. He considered the proposal to be a natural fit for the surrounding area, will serve as a good transition, and upgrade the property. Mr. Breitling stated that they have not had success operating commercial in that location, which is why they are pursuing the proposed change.

Council Member Stewart remarked that the HDMP is an advisory document and asked why they will have to change the Master Plan rather than simply proceed with their rezone request. Mr. Teerlink pointed out that it is a tool the Planning Commission can use to make a decision about whether a rezone application can be considered. It is standard practice to ensure that any rezone applied for is in compliance.

Mayor Dahle reported that he spoke with the applicant and based on how the City has acted historically, they are pursuing the right course. Had they just asked for an RM zone change, it would most likely would have been denied because of the current language relative to commercial rezones.

### **Mayor Dahle opened the public hearing at 6:35:12pm**

*Patrick Hubley – 2004 Arbor Lane.* He shares a property line with the subject property. He asked if there are any ramifications that would impact the Arbor Lane access or surrounding areas. The request will simply move the boundary across the street. He believes that trying to make a decision without having an idea of what is happening with the Cottonwood Mall is difficult. He supports commercial but not a restaurant or bar that is not conducive to the feel of the neighborhood.

*Michael Shuping – 1945 E Vintage Woods Court.* He lives directly across from the subject parcel and was pleased to see something nice on his street. He expressed support for the proposal.

*Steve Glasser – 2052 E Arbor Lane.* He was opposed to the revision of the Master Plan. He supported the idea of retaining niches of commercial and described additional residential development throughout the City. Mr. Glasser stated that he likes being in a neighborhood with commercial sprinkled throughout.

*Chad Iverson – 2102 Pheasant Way.* He commented that what drew him to Holladay was the rural feel, even though they are in the heart of the Salt Lake Valley. He believed there was a push for high density housing and was opposed to a density of 16 units per acre.

Mayor Dahle pointed out that a residential rezone application would be appropriate for a request that is allowed or anticipated in Segment B; however, what they are requesting is increased density. The fate of Segment B will ultimately depend on the outcome of the moratorium.

*Camille Pierce – 2055 E Arbor Lane.* She would like the City Council to honor the existing HDMP which was carefully created and allows for Neighborhood Commercial. Neighborhood businesses enrich the lives of citizens and adding more residential costs the City who in turn provides more infrastructure to a greater number of people. Developers come into the City to develop property and then leave. Ms. Pierce was opposed to the proposed change.

*Richard Duggar* –He owns half of The Garden Spot property on Highland Drive and was aware of the concerns. He expressed his support for residential.

*Reynold Rice – 2090 Arbor Lane.* Mr. Rice questioned the developer about the need for 16 units.

*Fiona Sharp – 4953 Memory Lane.* Ms. Sharp, a 24-year Holladay resident, expressed concern with the egress onto Arbor Lane and additional traffic in the area.

Council Member Stewart asked Ms. Sharp if she would prefer commercial or residential. Council Member Pace confirmed that if the property has frontage on Arbor Lane, the property owners are entitled to use it.

*Mr. Breitling* reported that he has had many years to consider what to do with this property and wants the greatest return on his investment. He also wants it to be an asset to the City. He cares about the property and the City and wants the final product to be something positive and successful that will improve the community. The subject property has always had egress on Arbor Lane and an additional entrance is proposed onto Highland Drive. The four buildings would include four units each. Mr. Breitling did not see the downside to what is proposed compared to what has been there and based on what is currently taking place in the City. He stated that more residents are needed to support the local businesses and this property has been vacant for far too long.

*Ms. Pierce* commented that the property has been an eyesore since 2004. Prior to that, The Garden Spot was active and vibrant.

There were no further public comments. **Mayor Dahle closed the public hearing at 7:03 pm**

**V. *Consideration of Resolution 2017-13 Authorizing the Mayor to Execute the Sixteenth Amendment and Renewal to an Agreement for Public Works Services Between Salt Lake County and the City of Holladay.***

Council Member Petersen moved to approve Resolution 2017-13. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. Resolution 2017-13 was approved by a unanimous vote.

**VI. *Consideration of Resolution 2017-14 Authorizing the Mayor to Execute an Agreement for the 2017/2018 Overlay, Chip Seal and Slurry Program Services Between Salt Lake County and the City of Holladay***

Council Member Gunn moved to approve Resolution 2017-14. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. Resolution 2017-14 was approved with a unanimous vote.

**VII. *Consideration of Resolution 2017-15 Authorizing the Mayor to Execute an Agreement with Salt Lake County for Animal Control Services***

Council Member Pace moved to approve Resolution 2017-15 with the modification that Paragraph 17 a. state ‘...pending Holladay City Council and Salt Lake County Council approval each year.’ Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2017-15 was approved with a unanimous vote.

**VIII. *Consideration of Resolution 2017-19 Granting the Advice and Consent of the City Council for the Appointment of Members to the Historical Committee***

Council Member Stewart moved to approve Resolution 2017-19. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. Resolution 2017-19 was approved with a unanimous vote.

**IX. *Consideration of Resolution 2017-20 Authorizing the Mayor to Execute an Interlocal Agreement Between Cottonwood Heights City and the City of Holladay for Justice Court Services***

Council Member Pace moved to postpone consideration of the matter until the City Attorney and City Manager confirm that it is ready. Council Member Petersen seconded the motion. The motion passed with the unanimous consent of the Council.

**X. *Consideration of Resolution 2017-21 Authorizing the Mayor to Execute an Interlocal Agreement Between Salt Lake County and the City for Bailiff and Security Services***

Council Member Petersen moved to approved Resolution 2017-21 with the following changes:

1. ‘Taylorsville’ is changed to read ‘Holladay’.
2. Under ‘Compensation’ page 3, the last sentence should be stricken to completely remove timesheets.

Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Pignanelli, Gunn, Stewart and Mayor Dahle voted in favor. Resolution 2017-19 was approved with a unanimous vote

**XI. *Consideration of Resolution 2017-22 Authorizing the Mayor to Execute an Interlocal Agreement Between Salt Lake County and the City for Knudsen Nature Park***

Council Member Stewart moved to approve Resolution 2017-22. Council Member Gunn seconded the motion.

Council Member Petersen pointed out that the agreement references an attached Exhibit 1 and asked to review it. He stated that Paragraph 2d list amenities and suggested it be modified to specify what those may include. City Manager Chamness, confirmed that the paragraph includes the phrase ‘such as’, which she believed was sufficient.

Council Member Steward moved to amend his motion and postpone approval of Resolution 2017-22 until the July 20, 2017 City Council Meeting. The motion passed with the unanimous consent of the Council.

**XII. *City Manager’s Report.***

Manager Chamness reported that the City had a very successful Fourth of July celebration with approximately 550 breakfast attendees and a very well attended fireworks display. The current fireworks Resolution permits public displays and limits public displays to the Fourth of July Civic Celebration. Ms. Chamness was informed that the Blue Moon Festival is planning a short two-minute fireworks display. Should the Council wish to do so, revisions can be made to the Resolution on July 20.

Council Member Pace was concerned about additional exceptions if the Council proceeds to amend the fireworks ordinance. The Mayor considered that to be a valid argument. It was reported that fireworks had already been purchased for the event. Mayor Dahle believed that

denying it the exception at this point would be detrimental for the Council. He suggested amending the resolution and deferring the matter back to the committee for next year.

Council Member Gunn commented that fireworks do not add much to the event and suggested that fireworks be eliminated in the future.

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

Council Member Stewart reported that the Tanner Ditch water is drying up. Salt Lake City believes there are two weeks left of water that they will be able to receive and testing has been ongoing in certain areas. Council Member Stewart also reported that a resident reached out to him regarding the Solar Panel Resolution and asked if the Council would take a position.

Mayor Dahle commented that he was not informed enough to make an educated decision but sympathized with Rocky Mountain Power as the solar panels have been subsidized to get them to the point that they are affordable. At some point, it will become a critical mass where they become economically feasible. He questioned the maintenance of the grids and how the costs will be recovered. He was not in favor of this type of resolution. Council Member Gunn needed more information. Council Member Pace was reluctant to weigh in on the resolution without further dialogue and information on what is already a contentious issue.

Council Member Gunn also reported that the Tree Ordinance is in the process of being revised. A draft would be available for the Council's review on July 20. Signage for the Blue Moon Festival and Concerts on the Commons Series was discussed. It was reported that the Arts Council has solicited donations and contributions for sponsorships. As part of the sponsorships, they agreed to undertake an advertising campaign that will list sponsors.

Council Member Pignanelli reported that she has received a lot of positive feedback regarding the fireworks and calls about the fireworks in the park near her home. She viewed the fireworks from the Plaza and asked if there is signage on the plaza.

Council Member Petersen reported that she has been approached regarding the Friend to Friend art mural. The group wants to get underway and he was not sure what was decided by the Council. Concern with opening the wall to one group and not others was expressed. Mayor Dahle was of the understanding that they were in favor of a couple of panels, but wanted to approve the panels and the artwork before it is displayed. Council Member Petersen asked for direction before work on the art begins. She reported that the Garden Club is willing to donate \$4,000 to the park. They are frustrated that it has not been used. The funding will be pulled if not utilized. Manager Chamness' recollection was that the Parks Sub-Committee recommended placement of trees around the Casto Home in an effort to utilize the available funds.

### **XIV. Adjourn City Council to a Work Meeting**

Council Member Pace moved to recess the City Council Meeting and convene in a Work Meeting. Council Member Stewart seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:44 p.m.

**WORK MEETING**  
**July 6, 2017**

**ATTENDANCE**

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

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

Mayor Dahle convened the Council in a Work Meeting at 7:53 p.m. The Council discussed the previous public hearing. Due to the need for a closed session and some Council Members needing to be excused the following items were postponed until the next meeting.

- a. Discussion on Helping Hands Awards**
- b. Update & Discussion on Comcast Agreement**
- c. Discussion on Scholarship Dinner & School Awards**
- d. Discussion on Officer Appreciation Dinner**
- e. Calendar**

**XV. *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 Petersen moved to go into Closed Session to discuss personnel issues, property acquisition, and disposition and potential litigation. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The Council convened in a closed session at 8:05 p.m.

Those in attendance at the Closed Session were: Council Members Pace, Petersen, Stewart, Gunn, Pignanelli and Mayor Dahle. Others present included Manager Gina Chamness, Todd Godfrey, Stephanie Carlson.

The minutes of the Closed Session were taken and are now on file as a Protected Record.

Council Member Pace moved to adjourn the Closed Session and reconvene the Work Meeting. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The motion to go out of closed session at 10:09 p.m. passed with a unanimous vote

**XVI. *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 8:48 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, July 6, 2017.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: 8-24-17