

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, July 20, 2017  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, UT 84117**

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**BRIEFING SESSION - 5:15 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 - *excused*  
Stephanie Carlson, City Recorder

Mayor Dahle called the Briefing Session to order at 5:22 p.m. The Council reviewed the agenda and discussed the two public hearings. The first one is to eliminate R-2 zoning from Segment B of the Highland Dr. Master Plan. The second hearing is on front yard setbacks.

Drew Quinn met with the Council. She is being recommended for appointment as a hearing officer. She would be one of three with the others being Bob Harrington and Judy Lever. Ms. Quinn stated she was an administrative law judge at medicad for the past six years. She wanted to be involved in the community and felt this was a good opportunity.

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**Thursday, July 20, 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 - *excused*  
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 Blake from Troop 372.

Mayor Dahle introduced Battalion Chief Wade Watkins as the city's new UFA Liaison. Mr. Watkins stated that he was born and raised in Holladay and went to school in this building. He has been with UFA for 17 years. He loves the community and knows a lot about the area. He also has worked with David Chisholm in Emergency Management.

**III. Public Comments**

There were no public comments.

**IV. Public Hearing on Proposed Amendment to the General Plan as it Pertains Residential Density limits in "Segment B" of the Highland Dr Master Plan (HDMP)**

*Paul Allred, Community Development Dir.* provided a staff report. Looked at only Segment B from Arbor Lane to VanWinkle. There are 86 acres that front Highland Dr. – 20% of them are R-1-8 and R-2-10, 35% are R-1-15 or low density. The Planning Commission unanimously recommended that RM zoning be removed and to cap it at no more than five dwellings.

Mayor Dahle commented that Segment B is unique. The neighborhoods egress/ingress off of Highland Dr. There is a lot of open ground and homes in disarray that could be rezoned. We need to think about what we want on the east side.

Council Member Stewart feels that eliminating the R-2 zone would discourage developers from coming. There are some unique properties that need redevelopment that would make it better.

**Mayor Dahle opened the public hearing at 6:29:50 pm.** There were no public comments.  
**Mayor Dahle closed the public hearing at 6:30:07pm.**

**V. *Public Hearing on Proposed Amendments to Section 13.14.050 - Residential Front Setbacks of the Land Use Code***

Jon Teerlink, City Planner provided a brief staff report. The Planning Commission unanimously recommended approval of three changes: 1. Submittal of zone worksheet completed by the applicant; 2. Review and verification by the Technical Review Committee (TRC); and 3. Clarifies the calculation method used to determine front yard setback.

**Mayor Dahle opened the public hearing at 6:34:42pm.** There were no public comments.  
**Mayor Dahle closed the public hearing at 6:35 pm.**

**VI. *Consideration of Amending Ordinance 2017-13 Adopting Restrictions on the Use of Fireworks Within Certain Areas of the City***

Council Member Petersen moved to adopt Ordinance 2017-13 with one modification: change from a Class B to an infraction. Council Member Pignanelli seconded the motion.

Mayor Dahle stated that the amendments clarify public displays and defines aerial fireworks.

6:44 Council Member Pace commented that citizens are frustrated with enforcement and suggested we authorize a type of citizens arrest for fireworks.

Council Member Stewart agrees that we need something more but having an officer show up the next day is not enough.

Chief Don Hutson commented that this poses a legal challenge and the need to prove probable cause. It would be tough to identify also. He is very hesitant to codify a reference to citizen involvement. He is already stepping up enforcement efforts for the night of the 24<sup>th</sup>. Officers will be stationed in high risk areas.

Manager Chamness also commented that Mr. Godfrey shares the concerns of the chief and codify language.

The Council would like to see more enforcement but is very uncomfortable with the language proposed by Council Member Pace.

Mayor Dahle feels we need to change the legislation and give municipalities more authority to enforce violations beyond an infraction.

The Council roll call vote was as follows: Council Members Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor with Council Member Pace opposed. Ordinance 2017-13 was adopted by a 5-1 vote.

**VII. *Consideration of Resolution 2017-23 Amending the General Plan Pertaining to the Highland Dr Master Plan (HDMP)***

Council Member Gunn moved to approve Resolution 2017-23. Council Member Pace seconded the motion for purpose of discussion.

Council Member Pace stated that this changes the boundary of Segment A and B. It takes property out of Segment B and puts it into A in order to pursue multi-family zoning. The property is currently zoned NC. So either way the application would need a rezone.

Council Member Stewart noted that if denied the applicant could still go through with a rezone request.

The Council roll call vote was as follows: Council Members Pace and Stewart in favor with Council Members Gunn, Pignanelli, Petersen and Mayor Dahle opposed. Resolution 2017-23 was denied by a 4-2 vote.

**VIII. *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 Petersen moved to approve Resolution 2017-22. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-22 was approved by a unanimous vote.

**IX. *Consideration of Resolution 2017-24 Granting Advice and Consent of the City Council for the Appointment of Appeal Authority Hearing Officer Pursuant to Title 13***

Council Member Petersen moved to approve Resolution 2017-24 with the following amendments: change Harringtons term to 2018 and Lever to 2019. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-24 was approved by a unanimous vote.

**X. *City Manager's Report – Gina Chamness***

Manager Chamness reported that is a change being proposed to the Interlocal agreement with VECC due to state law on how funds are distributed.

Fireworks signage was also discussed. There have been calls about no signage along Wasatch as in the past. It was noted that the previous signs were done by a member of UFA who lived in the area. This will be an item for discussion for next year on size and placement.

**XI. *Council Reports & District Issues***

Council Member Stewart reported that there has been some flooding along the Tanner Ditch and it is now shut down indefinitely.

Mayor Dahle reported that he met with the Utah League and our state legislators regarding fireworks legislation for the upcoming session. Discussion was on tightening up regulations or moving them to the municipal level and condensing the dates.

**XII. *Adjourn City Council to a Work Meeting***

Council Member Gunn moved to adjourn 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 7:18:20 p.m.

**WORK MEETING**  
**July 20, 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 *-excused*

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

**a. Discussion on Previous Public Hearings**

The Council discussed the R-2 zoning.

- \* The Council would still have option to deny rezone
- \* if right on a street R-2 is appropriate
- \* Highland is a busy street and attracts different types of property use.

Don't want to discourage development as it is usually an improvement to what was there.

With regards to the front yard setbacks it was explained that the TRC works well and now having single family go through them helps put another set of eyes on the project and provides more protection. Council asked for verification and language on as-built homes since 2012.

**b. Discussion on Helping Hands Awards**

Mayor Dahle talked about this new program to help recognize people in the community that are actively helping make Holladay great through acts of volunteerism, service, and leadership. We will need to form a committee to review the applications. The program will kick off in November or December with information in the newsletter and other media. Winners will be recognized at a City Council meeting in April.

**c. Discussion on Scholarship Dinner & School Awards**

Mayor Dahle asked the Council about the awards and dinner. There wasn't a key contact person this year and things were missed. It didn't seem like the banquet was missed as it is a busy time of year. The Council feels it is the recognition that matters and getting out to the schools awards assemblies. It sends the message the Holladay supports our schools and gives them a sense of pride. The Council discussed having an education recognition night at Council meeting where we invite award recipients, teachers and district representatives and then do an article in the newsletter. Mayor Dahle will work with Ms. Carlson on the scholarship program: criteria, points of contact at the schools, etc. and put this on an agenda in September.

**d. Discussion on Officer Appreciation Dinner**

Mayor Dahle asked for the Council's input on the dinner and if we are committed to doing it we need to do it right. Chief Hutson felt the dinner was a one-time event. The officers don't need a formal event and he feels it would take away from the original event this past year which was to honor Officer Barney. He suggested doing something less formal, like a BBQ. The Council was supportive of that suggestion.

**e. Calendar**

**XIII. *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 Stewart 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 8:11 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, and Stephanie Carlson.

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

Council Member Petersen 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, Petersen, Pignanelli, Stewart, Gunn and Mayor Dahle in favor. The motion to go out of closed session at 8:37 p.m. passed with a unanimous vote

**XIV. *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 8:38 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, July 20, 2017.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: 8-24-17