

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 3, 2017  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, UT 84117**

---

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

***ATTENDANCE:***

Mayor Rob Dahle  
Lynn Pace – 5:55 p.m.  
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 5:39 p.m. The Council reviewed the agenda items and discussed the public hearing. The Council briefly discussed the Ordinance amending the General Plan, which essentially eliminates the R-2- and R-2-10 zones in segment B.

City Manager, Gina Chamness, identified the new City Auditors and note that after 17 years it was prudent to make changes. The Council reviewed the RFP and interview process.

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 3, 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 6:01 p.m.

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

The Pledge of Allegiance was recited by those in attendance.

**III. *Public Comments.***

There were no public comments.

**IV. *Public Hearing on Proposed Amendments to Title 13; Site Plan Review and Approval Procedure – 13.08 & 13.56, 13.62 & 13.101.***

The above matter was a housekeeping change intended to clarify the submittal documents and approval procedures for site plans for the zoning portion of a building permit. The proposed text also requires a “zone worksheet” be submitted along with an application and allows building permits to be reviewed by the Technical Review Committee (TRC) for approval of the zoning portion of the permit, regardless of the type of structure being proposed

**Mayor Dahle opened the public hearing at 6:04:25 p.m.** There were no public comments.  
**Mayor Dahle closed the public hearing at 6:04:37 p.m.**

**V. *Consideration of Ordinance 2017-20 Amending Sections 13.08 & 13.56, 13.62 & 13.101 of the City Code – Site Plan Review and Approval.***

Council Member Petersen moved to adopt Ordinance 2017-20. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Pignanelli, Stewart and Mayor Dahle vote in favor. Ordinance 2017-20 was adopted with a unanimous vote.

**VI. *Consideration of Ordinance 2017-21 Amending Section 13.14.050 - Residential Front Setbacks of the Land Use Code.***

Council Member Pace moved to adopt Ordinance 2017-21 with the following amendments:

1. Replace Paragraph D4 to read: If one or more of the lots required in the averaging calculations have been built or rebuilt on upon during or after August 2012, the Community Development staff shall gather the information necessary to complete a “R-1 Zone Worksheet” as described in subsection B above. If the Community Development staff determines, based upon the information provided in that worksheet, that the front yard setback for a building was calculated incorrectly, or that the building was built incorrectly; the front yard setback for such lots will be calculated based upon what the correct setback should have been, rather than its as-built configuration.
2. In Paragraph B – reviewed and verified by the TRC.
3. In Paragraph D3 – they are deemed instead of determined.

Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Pignanelli, Stewart and Mayor Dahle voted in favor. Ordinance 2017-21 was adopted with a unanimous vote.

**VII. *Consideration of Resolution 2017-25 Amending the General Plan as it Pertains Residential Density limits in “Segment B” of the Highland Drive Master Plan (HDMP).***

Council Member Stewart clarified that the above resolution changes the density limits to a maximum of five dwellings per acre with no R-2-10 or R-2-8 zoning. He did not want to discourage development and preferred to see properties redeveloped than remain as they are. He explained that most properties are one-half acre and it may not work economically.

Mayor Dahle expressed concern with the language in the HDMP, which basically indicated that commercial is no longer desired and the City will not accept any new R-M zone applications. Density increases should be considered in this priority moving forward. On the east portion of Highland near Oak Wood, there are several older properties that are set aside for redevelopment. Developers want as many homes on those properties as possible to ensure a better return on investment. The Planning Commission commented that it is a viable zone marketwise, because developers are redeveloping them.

City Planner, Jonathan Teerlink, reported that R-1-8 comprises nearly 95% of the new annex and is just slightly more than five units per acre.

Council Member Stewart did not want to discourage developers from coming in and discovering that they cannot get R-2-10 or R-2-8 zoning. He preferred to see some of the dilapidated properties rebuilt. Although he was apprehensive about the change, he did not want to discourage development.

Council Member Pignanelli was concerned about density but understood that anything would be better than what they currently have.

Council Member Stewart commented that property values increase for everyone in areas near Highland Drive when there is new development.

Council Member Petersen moved to approve Resolution 2017-25. Council Member Pignanelli seconded the motion.

Council Member Stewart expressed support for the proposed resolution.

Mayor Dahle remarked that it will provide developers with guidance about what the Council and Planning Commission are looking for.

Council Member Pace commented that it reflects misuse of the Master Plan and that people want to keep the existing zoning even though it may not be realistic to do so. He did not object to the development of twin homes on a busy street and specifically near the Cottonwood Mall where densities will be high. He commented that it may be unrealistic to suggest that just down the street development must remain single-family residential. He did not recommend the City include language in the Master Plan that they do not plan to uphold when an application comes forward.

The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Stewart and Mayor Dahle voted in favor with Council Members Pace and Gunn were opposed. Resolution 2017-26 passed with a 4-to-2 vote.

**VIII. Consideration of Resolution 2017-26 Approving a Contract with Hansen, Bradshaw, Malmrose & Erickson, P.C. for Audit Services.**

Council Member Petersen moved to approve Resolution 2017-26. Council Member Pignanelli seconded the motion.

Mayor Dahle commented that it is time for a change after 17 years of using the same Auditing firm. He reported that it is standard practice to change auditors every three to four years. Mayor Dahle and Council Member Pignanelli reviewed the final three applicants. It was noted that the proposed change has nothing to do with the performance of the current City auditors who understood the need to go out for an RFP.

The Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Pignanelli, Stewart and Mayor Dahle in favor. Resolution 2017-26 was approved with a unanimous vote.

**IX. Consent Agenda**

**a. Approval of Minutes – April 20, May 18, June 1, 8 & 15, 2017.**

Council Member Stewart moved to approve the consent agenda. Council Member Pace seconded the motion. The Council voted in the affirmative and the consent agenda was approved unanimously.

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

Manager Chamness reported on the following:

- This month's *Journal* included a misprint with one page missing. The corrected version was posted on the City's website and other social media sites. The City would receive a credit.
- Fred Wunderli submitted his resignation as Treasurer effective immediately.
- Knudsen Park - Staff met with the Contractor and reviewed the schedule. The City was working on selecting a stakeholders group with Council Members Stewart and Gunn and community representatives. It was requested that names be provided to Manager Chamness. It was noted that it will be a design build process. The first meeting with the

group was scheduled for September 5 with an Open House on September 12. Council Member Pace note that the Council has not given clear direction on what they would like to see in that area. There is an adopted plan and the plan that was submitted with te City's application, which was never adopted.

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

Council Member Gunn commented that the Tree ordinance committee reached a consensus on the language. The Planning Commission will hold a public hearing on August 15. He welcomed input from the Council and public. He also noted that the trees on the plaza need to be trimmed by someone other than staff.

**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**  
**August 3, 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 7:29 p.m.

**a. Discussion on Comcast Agreement.**

Mr. Godfrey reviewed the modified agreement.

**b. Review of Council Goals.**

The Council reviewed their priorities for 2017. It was noted that many of the priorities have been accomplished or are in the works. The long-term Capital Plan was expected to be ready to present to the Council in January.

The next projects included a City Survey and exploring options for Animal Services.

**c. Update on Road Projects for Coming Year.**

Manager Chamness reviewed the road projects for 2018 and reported that there is \$162,000 budgeted for slurry/crack seal. It was noted that the City has moved away from chip sealing. They are focusing on prevention of further deterioration of existing roads using Capital Project Funds. Once road projects are bid and they have a start date, staff will publish the schedule.

**d. Discussion on Youth City Council.**

Joni Dahle would be helping with the Youth Council this year. The City was looking at better ways to engage young people. In the past, the turnout had been 5 to 10 every month.

**e. Discussion on Idea Acceleration Workshop.**

Manager Chamness reviewed the upcoming Idea Acceleration Workshop the City was selected to participate in on Aug. 29. The Workshop is a full-day facilitated session designed to kickstart the development of the City's idea to address a critical problem. During the workshop, Holladay representatives will learn how to apply tools and methods that will help better address an urgent problem facing the City. The Council reviewed pressing issues facing the City including storm drains, the Cottonwood Mall site, infrastructure, and Holladay not being an affordable place to live.

**f. Calendar.**

The Blue Moon Festival was scheduled for Saturday, August 5 from 3:00 to 10:00 p.m., which will include a concert. The concert the previous Saturday had the biggest turnout so far.

Council Meetings – Sept 7, 14 & 21, October 5, 12 & 26<sup>th</sup>.

**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 Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Stewart, Gunn and Mayor Dahle voted in favor. The Council convened in a closed session at 8:19 p.m.

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

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 Pace seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Stewart, Gunn and Mayor Dahle voted in favor. The motion to go out of closed session at 9:16 p.m. passed with a unanimous vote of the Council.

**XIV. Adjourn.**

There being no further business, Council Member Gunn moved to adjourn. Council Member Petersen seconded the motion. The Council voted in the affirmative. The meeting adjourned at 9:17 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 3, 2017.*

\_\_\_\_\_  
Stephanie N. Carlson, MMC  
Holladay City Recorder

\_\_\_\_\_  
Robert Dahle, Mayor

Minutes approved: Nov. 2, 2017