

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 8, 2016
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace - *excused*
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 5:30 p.m. The Council reviewed the agenda. The Council discussed the emails and phone calls from parents at the Wasatch Academy. There are issues with the site and traffic. Staff has met on the issue and is addressing concerns both from the city and the parents with the school. Mayor Dahle noted that the school chose this site and the city did not have any control and had very little input. Manager Chamness noted that she will be sending a letter to the school regarding the conditions that were part of their approval from the Planning Commission – staggered start time, adherence to the traffic plan and reminding them that issues with the creek need to be addressed with the County.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, September 8, 2016
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 pm

ATTENDANCE:

Mayor Rob Dahle
Lynn Pace- *arrived at 6:17*
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 6:02 pm.

II. *Pledge of Allegiance*

The Pledge of Allegiance was led by Jon Teerlink.

III. *Public Comments.*

Mayor Dahle stated that they have been made aware of concerns and issues that are occurring at the newly opened Wasatch Academy Charter School. City officials are working with the school administration to mitigate the concerns.

Brooke Priest – 3620 S. 300 E. She is the Vice Chair of the Family Community Council at Wasatch Academy as well as a parent of students at Olympus High School. She stated that safety concerns pertaining to Wasatch Academy include the stream and the park. Ms. Priest commented that Murray-Holladay Road is in need of a crosswalk or flashing lights to help increase awareness of the school zone. She asked if the school is in compliance with all of the City's requests to make it safer. She confirmed that there is a Parent Meeting scheduled for September 27 at 7:00 p.m.

City Manager, Gina Chamness, remarked that during Planning Commission Meetings with the school, they suggested staggered start and end times and asked if the recommended drop off pattern was being implemented.

IV. *Public Hearing on Proposed Amendments to Chapters 13.82, Amending Sign Regulations in the HV, C and P Zones and Clarifying Section 13.76.160 & Section 14.12.040 Regarding Signs and Other Encroachments Allowed in the Clear View Area of Street/Driveway Intersections.*

Mr. Teerlink presented the proposed amendments and stated that the request is from business owners in the commercial zones that want to have similar blade sign allowances that are

currently allowed in the Village. The Planning Commission reviewed the standards for blade signs and increased the distance from where a sign can project from the wall and the maximum square footage to 12 square feet. It was requested that construction signs be allowed at a minimum size. In addition, the Public Zone (P Zone) do not have an allowance for monument signs. They have added that back in as an allowance for them to have the same type of sign that a commercial space would have. The intent of the clear view provision is to not allow a monument sign in the clear view as zoned.

Council Member Petersen expressed concern with the cluttered signage and size. She recommended the matter be referred back to the Planning Commission. Council Member Pignanelli agreed.

Mr. Teerlink reported that some churches have asked for the demolition and replacement of monument signage. He pointed out that the City does not have an allowance for it. Currently, the signs are non-conforming, which keeps them from demolishing and rebuilding. The amendment would match the RM Zone allowance. Council Member Pace expressed concern with the proposed signage allowance and stated that if they are allowing a broader range of signage, he would like to deal with the number of signs at the same time the allowance is granted. He also asked to see pictures of some of the signage.

Mayor Dahle opened the public hearing at 6:32pm. There were no comments, **Mayor Dahle closed the public hearing at 6:32.30 pm.**

V. *Consideration of Ordinance 2016-22 Amending the Zoning Map of the City of Holladay Regarding Property Located at 4833 S Holladay Blvd (Holladay Blvd. Estates) from R-1-10 (single family 10,000 sq ft min) to R-2-10 (single family 6,250 sq ft min.)*

Laura Hazel, the applicant, 2544 East Holladay Oaks Lane. She has spearheaded the task of rezoning their five individual residences from condominiums to a Planned Unit Development (PUD).

Mayor Dahle remarked they have held the public hearing, heard from the applicant, obtained a recommendation from the Planning Commission, and are familiar with the application. He asked for details regarding the urgency of the rezone. Ms. Hazel stated that one of the homeowners recently listed his home for sale and had a prospective buyer provide his attorney with the pertinent information. They returned and reneged on their offer based on the fact that the HOA does not have a reserve, which is identified in the ordinance. Ms. Hazel stated that she secured a room for their next neighborhood meeting for Phases II and III based on information that approval will be granted tonight.

Council Member Pace understood that the reason for requesting the zone change was due to the homeowners wishing to change from a condominium project to a PUD. He asked why the zone needs to be changed in order for it to be converted. Ms. Hazel explained that the Condominium Act of 2010 requires they have a reserve for anything with a useful life or more than three years.

Mr. Teerlink stated that in order to plat for a PUD, the R-1-10 does not work as each would be required to have 10,000 square feet of land associated with it. It was the opinion of City

Attorney, Todd Godfrey, that it cannot be platted and be legally non-conforming. He explained that a subdivision cannot be approved because it does not meet the current zoning.

Council Member Pace asked why the project is being zoned R-2-10 when it is an R-1 development. This request is different from the previous zone change on Netties Way. The City's Master Plan specifies that 4500 South should have twin homes or duplexes. He believes this will open the door for undesirable zoning along Holladay Blvd. Mr. Teerlink confirmed that the R-1-4 zone will accommodate the lot sizes the applicant desires.

Council Member Gunn moved to adopt Ordinance 2016-22. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pignanelli, Gunn and Mayor Dahle in favor. Council Members Pace, Petersen and Stewart opposed Ordinance 2016-22 was not adopted.

VI. *Consent Agenda*

a. Approval of Minutes – Aug. 4, 2016

Council Member Petersen moved to approve the consent agenda with the changes noted. Council Member Pignanelli seconded the motion. The Council voted unanimously in the affirmative. The minutes were approved.

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

Manager Chamness reported on the Olympus Junior High signage will not be easy to remove. Concerns had been raised over the timing of the ordinance as it appears online and clearly prohibits electronic messaging boards. The other concern pertains to the community contributions that were used to fund the installation of the sign. Council Member Petersen stated that due to conversations with the previous principal, the sign was pre-funded without contributions and then reimbursed from contributions. Mayor Dahle commented that the sign is already in place and operating and asked if it could remain. Council Member Petersen stated that many others have also requested electronic signage. She believes this was done belligerently and without approval from the City. As a result, it should not remain in operation. Council Member Pace believed there will be problems for communities who have allowed electronic signs to proliferate. The Council recommended that they continue to fight as this sets a precedence.

The second update related to the City's purchasing policy. Ms. Chamness stated that the City does not currently have a Purchasing Policy and will be submitting one for review in October. In the meantime, they will continue to use the Purchasing Policy that was in place prior to the revision.

VIII. *Council Reports*

Council Member Pignanelli reported that she attended the recent Interfaith Informational Meeting on Muslims and found it to be educational. She hoped to see more of these types of meetings.

Council Member Petersen stated that the "Furniture Lady" has been back in business for about the past month. She is not placing the furniture for sale in the road any longer, but instead displays it in her driveway.

IX. *Other Business*

X. *Adjourn City Council Meeting and Reconvene in a Work Meeting*

Council Member Gunn moved to adjourn the City Council Meeting reconvene in a work meeting in the Mt. Olympus Room. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:02 p.m.

WORK MEETING
September 8, 2016

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 7:14 p.m.

a. Discussion on Highland Dr. Projects

Holly Smith reviewed the grant funded projects for the Highland Dr. corridor.

Highland Dr. Intersection project at Spring Lane, Lakewood Dr, Walker Lane and Fardown Ave. This project is adding left turn lanes at those intersections. The survey, appraisal and design work should be done by Oct. then the next step is right-of-way acquisition with construction bidding scheduled for early 2017

Highland/Van Winkle Intersection Study. The study is complete and a final report should be available in Oct. with options for that intersection.

Highland Drive Corridor Feasibility Study. Approval of the grant is expected in October, which will provide a detailed planning and pre-engineering framework to determine the design of the 80 ft right-of-way from Murray Holladay Road to Van Winkle.

The City has received one million dollars from the County to use on the Highland Dr. corridor and funds must be expended by Dec. 2017. Ms. Smith then went over options on how to spend that money. The City Council expressed an interest in pursuing spending option #1, which proposes to utilize the funds to conduct survey and appraisal work (\$100,000) and to meet the City's local cash match for the STP-funded Intersection Project (\$290,854); the remainder of funds would to be spent on a combination of right-of-way acquisition and short-term improvements at the Highland/Van Winkle intersection.

b. Discussion on City Hall Park

The City has submitted two grants to help finish up the park. We have asked for an additional \$500,000 from the Salt Lake County TRCC (Tourism, Recreation, Cultural, and Convention Facilities Program) to fund a variety of remaining work elements and the Utah Outdoor Recreation Grant, which requires a 50% local match, with tiered grant awards ranging from \$50-75,000 to be used for a multi-sport court. Ms. Smith provided a spreadsheet that outlined remaining works elements and their corresponding cost estimates as well as different funding scenarios for budget planning. Currently, the City has secured a Land and Water Conservation Fund (LWCF) Grant; the Council will proceed with City Hall Park implementation in the near term using only the LWCF funds. If additional TRCC and UORG grants are secured, more City Hall Park elements can be constructed. The City Hall Park committee will determine priorities using the LWCF funds at their next meeting for potential construction this Fall.

Ms. Chamness discussed the ice skating rink that the sub-committee identified as a priority. She spoke to the vendor of the Midway Ice Rink, and they would do a lease to run the rink but the city would have to purchase the capital outlay at a cost of \$1 million. The Council noted that a rink is not feasible.

c. Discussion on Previous Public Hearing

The Council decided to move forward with the blade/fin signs and the clearview issue and asked that the other two issues be returned to the Planning Commission for further study.

d. Discussion on Proposed “P” Zone Amendment for Accessory Buildings

Council Member Pace stated that with one modification to the P zone language; this item would be ready to put on the agenda for a vote. In paragraph D add “only applies to P zone properties that directly abut the HV zone.”

e. Discussion on City Survey

Mayor Dahle discussed with the Council the option of doing a city survey. Manager Chamness passed out a copy of a recent Cottonwood Heights survey done by Y2 Analytics. The survey was conducted by email, some mailers and web survey and had a 13% response rate. The Council is interested in doing a survey and would like to be able to pick the questions, so they are specific. They would like to do it in early spring as work on the budget begins. Manager Chamness will check on the cost and more specifics

f. Update on Deer Issues & Draft Plan

Council Member Stewart reported that since the Journal has gone out he has been receiving a number of calls against removing the deer. The open house is scheduled for Oct. 12 and he will be doing an article for the newsletter and a blurb for the website. He also asked about doing signs over along 6200 S to advertise the open house.

g. Calendar

The meetings for Sept. are the 15 and 22. The Utah League of Cities & Towns convention is Sept. 14-16 and the last Concert in the Park is on Sept. 17.

h. Other Business

Council Member Petersen asked the Manager to check on a special event permit vs. a business license. She had a constituent call her wanting to do a special event and was told he'd have to get a business license.

Council Member Gunn reported that the Arts Council would like to put up a display case in the main foyer that would highlight the artist of the month with a piece of their artwork or display and then the other half would be for announcements. The Holladay Foundation would pay for the fund the case. The Council asked for more information on size, look and a commitment from the Arts Council that it would be maintained and up to date.

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

XII. Adjourn

There being no further business, Council Member Gunn moved to adjourn. Council Member

Pignanelli seconded the motion. The Council voted in the affirmative. The meeting adjourned at 9:00 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, September 8, 2016

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: September 22, 2016