

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, October 12, 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 5:33 p.m. The Council reviewed the agenda. The Council discussed the rezone.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, October 12, 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
Paul Allred, Community Development Dir.

I. Welcome – Mayor Dahle.
Mayor Dahle conducted and called the meeting to order at 6:03 p.m.

II. Pledge of Allegiance.
The Pledge of Allegiance was recited by those in attendance.

III. Public Comments.

Julie Peck Dabbling – 5119 South Wander Lane. Ms. Dabbling works for Salt Lake County Parks and Recreation where she oversees open space acquisition and adaptive recreation, which focuses on recreation for people with intellectual and physical disabilities. She thanked the Mayor and Council for the opportunity to participate on the Knudsen Park Stakeholder Committee. She commended staff and the contractors who are looking to provide the residents with a wonderful place that will combine the components of parks and nature. Knudsen Park is very popular among cyclists for commuting and recreation. It serves as a main thoroughfare from Holladay Boulevard to Big Cottonwood Canyon and to the Corporate Center. As such, closing the trail for a long period of time would present challenges for cyclists. On behalf of Salt Lake County Parks and Recreation, she hoped the City would encourage the contractor and staff to look at all available options to provide access to the extent possible.

IV. Consideration on Ordinance 2017-24 Amending the Zoning Map for Property Located at 5025 South Highland Drive from NC to RM.

Council Member Pace moved to adopt Ordinance 2017-24. Council Member Pignanelli seconded the motion.

Council Member Pace asked about the Master Plan and stated that this portion of Highland Drive is within Segment B. The long-term land use for Segment B seemed to show that the Cottonwood Mall property is Regional Commercial, however, immediately south of Arbor Lane the Master Plan calls for Medium Density Residential. There was debate a few weeks prior about moving this property from Segment B to Segment A. The determination was made to leave it in Segment B. Because the Master Plan was not amended, the property is left as Medium Density Residential. He considered the requested rezone to be consistent with the Master Plan.

Mr. Allred commented that staff looks more carefully at the verbiage in the Highland Drive Master Plan than the map. The language in the current Highland Drive Master Plan calls for no new multi-family or commercial but grandfathers commercial in. He asked if the Council accepts RM in the proposed location regardless of what the Master Plan specifies or if they believe the R-2 Moratorium has applicability.

Council Member Petersen recalled that the property was discussed in detail as part of the Highland Drive Master Plan discussions. In her mind, RM was not an option along Highland Drive. It was noted that Commissioner Ricks was very vocal in that regard. Mr. Allred commented that the project next door has a density of about 10 units per acre, which is higher than normal for the area but not uncharacteristic for projects on Highland Drive. What is proposed would represent a spike in density in the vicinity.

Council Member Petersen asked if R-2 was presented to the developers as an option. Mr. Allred stated that it was never considered by the developers and staff did not suggest it because of the recent moratorium.

Council Member Pace commented that the Highland Drive Master Plan specifies that there shall be no new RM zoning allowed in Segment B. This means that there is a discrepancy between the map and the text. He asked what the density of the property would be if it were zoned R-2-8. Mr. Allred explained that R-2-8 provides for 10 units per acre, which would be the same as what exists to the south. The newly adopted language changes the priority for residential. Mr. Allred

explained that it was modified to specify that it is a cap of five units per acre. The new cap was R-1-8 but does not specifically list it that way.

Council Member Pace was concerned that the Council has limited itself since the Master Plan states that they can only approve densities up to R-1-8 in Segment B, which is not the land use that will work in this location. The only alternative available to the property owner is to keep it commercial.

Mayor Dahle struggled with giving a blanket RM rezone and then maximizing the density on the site at 16 units per acre when everything to the south is 8 to 10 units per acre or less. That seemed to him like too much density on the corner.

Council Member Petersen was interested in doing what is best for the property, the community, and the residents. She was opposed to RM in this location but was not opposed to housing. She agreed that this is not the best location for commercial property depending on what happens on the north parcel. She indicated that she was not open to RM zoning.

Council Member Pace feels the challenge is that nothing they would want to be developed there complies with the Master Plan. If the intent is to ignore the Master Plan, then multi-family housing probably makes sense. He noted that the Master Plan specifically states that RM zoning is not desired.

The applicant commented that the property was zoned RM and the use on the property was non-conforming. They wanted to satisfy the City who encouraged them to rezone the property to NC so that the current use would comply with the zoning.

Council Member Stewart agreed that the City has limited itself, but he was part of redrafting the General Plan. He noted that every applicant is seeking to maximize their property on Highland Drive. The driving force behind limiting the density was comments from the public. He agreed that the public interest is what the Council should be most interested in and listening to what people in their districts want. His vote was attributed primarily to input he received from his constituents.

Council Member Pace commented that to remedy the situation they would have to amend the Master Plan to provide the option for density higher than R-1. Currently, in Segment B they have no authority under the Master Plan to zone it anything greater than R-1. They either ignore the Master Plan and leave the property zoned commercial or zone it R-1. He did not consider that to be realistic for the Highland Drive Corridor. Mayor Dahle pointed out, however, that there are a couple of R-1-8 developments north of Café Madrid that sold quickly. There are also R-2-10 lots to the south that were built as single-family dwellings but zoned R-2-10 that also sold out. The market has shown that there is an appetite for that product. Council Member Stewart commented that there is also a market for R-1-21 and used the corner of Pheasant and Highland as an example.

The Council roll call vote was as follows: Council Members Pace and Pignanelli in favor with Council Member Petersen, Stewart and Mayor Dahle opposed. Ordinance 2017-24 was denied by a 3-to-2 vote.

Council Member Pace voted in favor of the motion because he did not believe the Master Plan is clear and gives conflicting signals. That forces him to ignore the Master Plan and look at what is most appropriate.

V. *Consideration of a Motion Referring to the Planning Commission for Review and Recommendation an Ordinance Prohibiting the Joining of Lots in the R-1-4 through R-1-21 Zones.*

Council Member Pace moved to refer to the Planning Commission for review and recommendation an Ordinance Prohibiting the Joining of Lots in the R-1-4 through R-1-21 zones. Council Member Petersen seconded the motion.

Council Member Pace informed the Council that the request would be for a petition to study and provide a recommendation on an ordinance that would prohibit combining lots that would create a new lot that would be greater than twice the minimum in the zone. For example, someone who owns a .25-acre lot would be prohibited from combining it to make a lot greater than one-half acre in size. The intent is to preserve compatibility between existing homes and new homes since it has been discovered that the larger the lot, the larger the home. The request was for the Planning Commission to study the matter as a pending ordinance.

Council Member Pace stated that if someone were to come forward with a proposal while the matter is being studied, they would be delayed for a period not to exceed six months or until completion of the study, whichever occurs first.

The Council voted in the affirmative and the motion passed

VI. *Recess to RDA Meeting.*

Council Member Petersen moved to recess City Council and convene in an RDA meeting. Council Member Stewart seconded the motion. The City Council recessed at 6:37.35 pm.

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

Council Member Stewart moved to adjourn the City Council Meeting and convene in a Work Meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:44 p.m.

WORK MEETING
October 12, 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 6:53 p.m.

a. Discussion City Survey - Y2 Analytics.

Manager Chamness reported that she has selected Y2 Analytics to conduct the City survey. They have a very good reputation among municipalities.

Scott Riding, Y2 Analytics Managing Partner, introduced his team and explained that theirs is a scientific survey firm. Their goal is to represent the City as a whole. They use various methods to construct a sample that represents the entire City. They then interview the sample and run statistics about their opinions that have been proven to be fairly accurate. *Kyrene Gibb, Y2 Analytics Director of Research*, prepared a draft of a City Satisfaction Survey. The Y2 team was present to answer FAQs about survey research in general.

Council Member Gunn asked about the draft and questions that require an answer beyond yes or no. He wondered how the responses would be organized and presented to the Council. Ms. Gibb explained that open-ended questions are generally coded categorically. They will read through the responses, pick out common themes, and group them so that they are easier to understand. Ms. Gibb stated that with these types of surveys, respondents are typically very engaged.

Council Member Petersen asked about how they plan to reach the older community. Mr. Riding stated that they have done research and found that those over the age of 65 are most likely to take surveys. He estimated that 95% of respondents take surveys online. They did, however, budget to include mailers that will allow surveys to be taken verbally.

Mayor Dahle indicated that there is a wide range of demographics in the City and they want to make sure that they get a broad response pool. Mr. Riding described the process they follow. The final report will show a complete listing of parents versus non-parents, renters versus homeowners, etc. Mr. Riding explained that an underlying sample that is random is better than a large sample that is skewed.

With regard to timing, Mr. Riding stated that a typical survey involves approximately a four-week turnaround. Two of the weeks are spent in the field where their team collects data. There is then a two-week process for analysis. Reporting would be done by making a presentation to the Council. Mayor Dahle asked that the survey include questions dealing with recreational amenities and what amenities residents would like to see that do not currently exist.

Major topics the Council would like included in the survey were identified as animal services, the Cottonwood Mall, and schools. Specific questions and input the Council was seeking were discussed. The issue of sidewalks was also discussed as well as ways to manage the cost of housing in the City. Ms. Gibb explained that public opinion will give the City a sense of general direction. It will then be up to the Council to make specific decisions. A number of possible discussions that would present various options were discussed. The Council Members were asked to focus on their highest priorities and then come back with more focused issues. The final review will take place on October 26 with 1 to 2 weeks needed to conduct the survey.

b. Discussion & Update on Knudsen Park.

Members of the Stakeholder Committee were present and thanked for volunteering. The Council was updated on the process by John Burggraf and Eric Lyman. Since the last meeting, musical and sensory elements were added to the playground. The surface will be a paved surface, which will be easy to maintain. Accessibility and inclusion were determined to be very important.

Some of the proposed features of the park include a hammock garden where posts would be mixed throughout along with trees. A fountain area for adults, children, and dogs was also envisioned. In the interactive area they would like to include historic elements. Mr. Lyman had spoken to the Health Department about the ability to use the well water. They indicated that if it is not drinking water and not intended to be used for drinking, there should not be a problem. He suggested that a water quality test be conducted to ensure that there are no contaminants in the water. An outdoor classroom was envisioned in the conservation area that would have stone pavers and boulders.

Mr. Lyman reported that along the river and in the natural area there are a few areas designated as view area where no structures would be built. The second view area allows visitors to get closer to the river. Benches will be spread throughout as well as boulders. A pedestrian bridge was also envisioned along 6200 S. Mr. Allred reported that the issue of having something there to get people off the narrow stretch had been envisioned by staff for a long time. The intent was to provide safety from the road.

Mr. Lyman indicated that since they met they have increased the size of the landscape area significantly. He noted that they were able to do so without losing trees. The proximity of the restrooms to the playground was discussed as well as access and sidewalk issues. Various aspects of the park features were discussed. A question was raised about the potential to shade the playground.

Manager Chamness commented that the work of the Stakeholders Committee is complete. They provided information about the overall vision which has been incorporated into the site design. The Council will be the final decision-maker. In terms of the specifics, there are some items that are administrative in nature. In terms of the water feature, it was suggested that there be as much variation as possible in the space. The Council discussed what can be done to provide temporary bike access. Push back was expected if the bike access is closed completely for a long period of time. Mr. Lyman stated that the previous night they met with the Salt Lake County Bike Advisory Committee and discussed their desires. The removal of the existing road will be pushed as close to the end of the project as possible. The intent would be to maintain a construction access. Manager Chamness asked that they work west to east. Their aim was to consult with the bike community and be considerate of their needs. The intent is to close the trail for as short a period of time as possible.

c. **Discussion Sidewalks-** *this item was postponed.*

d. **Update on Cottonwood Enforcement Issues** - *this item was postponed.*

e. **Discussion on Legislative Breakfast**

The Council looked at the dates of January 9, 10, and 11 for the breakfast. Ms. Carlson will send an email out to the legislators to see which works best with the understanding that it is not likely that all will be able to attend. It was noted that last year they talked about doing something mid-session.

f. **Calendar & Other Business**

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

IX. Adjourn

There being no further business, Council Member Stewart moved to adjourn. Council Member Petersen seconded the motion. The Council unanimously voted in the affirmative. The meeting adjourned at 8:53 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Meeting held Thursday, October 12, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **December 7, 2017**