

**MINUTES OF THE HOLLADAY CITY
CITY COUNCIL WORK MEETING**

**Thursday, November 9, 2017
5:30 p.m.
City Hall – Mt. Olympus Room
4580 South 2300 East
Holladay, Utah 84117**

ATTENDANCE

Mayor Rob Dahle
Council Members
Lynn Pace
Sabrina Petersen
Patricia Pignanelli
Mark Stewart
Steve Gunn

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

Field Trip – members of the City Council and Planning Commission toured the Aston Apartment community at the University Mall in Orem – 730 E 950 S, Orem UT. This field trip was in anticipation of a pending application from Ivory Development on the Mall site. Those in attendance: Alyssa Lloyd, Jim Carter and Troy Holbrook from the Planning Commission and Council Members: Gunn, Pignanelli, Pace and Mayor Dahle. Staff: Paul Allred, Pat Hanson, Jon Teerlink, Stephanie Carlson and Holly Smith.

The group toured the apartment complex and heard from a member of the Orem City Council on the process they went through for the site.

1. Call to Order.

Mayor Dahle called the meeting to order at 5:30 p.m.

2. Report on Murray Holladay Rd Bike Study

Tim Sullivan & Charles Allen from Parametrix went over the feasibility study (*power point presentation*) they did for a bike route on Murray Holladay Road. This study was done with a grant from Salt Lake County and study focuses on 2.2 miles of Murray Holladay Road between Van Winkle and Holladay Blvd. This route is the best potential for a bikeway because it connects key Holladay destinations, does not move regional traffic, ties together the bike network and it will fit a bike facility within the existing roadway. The best option is a buffered bike lane that is separated from traffic by a stripped area. The proposed concept would be in four segments due to the roadway width along Murray Holladay Road. It would require some lane reconfigurations (5 lanes to 3) in one segment and about 70 parking spaces of on-street parking lost in another segment. The cost is minimal – would just be paint for striping. Next step is to get support from the City, County and Millcreek, identify funding for design and construction, then design and construct.

The Council expressed concern with the loss of travel lanes and parking and would like to discuss further.

3. Discussion & Update on Knudsen Park

The Hughes team and staff went over the site plan in anticipation of approval next week. The Council had some tweaks to the plan. They would like to see the trail put as close to the stream as possible and still leave the tree barrier for the neighbors on the west. They asked to see picnic tables places throughout the park also. The Council also went over an updated cost estimate with budget options. There was discussion on the burial of power lines in the park with the cost coming from the RDA budget. The Council would like to see the second amphitheater added to the budget and do one smaller bridge and also some type of water feature.

4. Discussion on Storm Water Agreement and Settlement Agreement with Holladay Water

Mr. Godfrey reviewed the two agreements with the Council. These agreements have been in the works for a number of years. One is a reimbursement/settlement agreement. The other is to assist Holladay Water in performing maintenance and upgrade of irrigation infrastructure.

5. Discussion on Accessory Dwelling Units

The Council discussed accessory dwelling units (ADU) - such as mother-in-law apartments or a detached building in the rear yard of a single family home. In Holladay, these units are only allowed on property of at least a half-acre in area in areas zoned for single family use. Holladay does address accessory units in our ordinance although it is widely ignored. They are also an enforcement nightmare.

There is no clear answer. The long term challenge is it is becoming more expensive to live in Holladay and we need to be proactive in dealing with the short and long range housing challenges and opportunities. This item needs to be explored further.

6. Discussion on Anticipated Schedule for Cottonwood Site

The Council reviewed the proposed timeline from staff that consists of public hearings, meetings, and open houses. Ivory is sponsoring two open houses on Nov. 15 & 16. The first city hearing will be Nov. 21 with the Planning Commission on the amendment to the site development master plan (SDMP). The Council reiterated the need to be transparent in what is being proposed and the process.

7. Council Reports & District Issues

Council Member Stewart commented that the deer issue is back. He has been in contact with Liz Neely and others asking the city to implement the deer mitigation program. He has told the residents that it is not an option for the city but he will contact DWR to assist in taking out the aggressive dears and what other help they can provide.

8. Calendar.

Council Meetings – Nov. 16 & Dec. 7
Interfaith Service – Nov. 19 @ 6:30pm
Tree Lighting – Nov. 27 @ 7:00 pm

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

Council Member Gunn moved to go into Closed Session to discuss personnel issues, property acquisition, and disposition and potential litigation. Council Member Petersen 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 9:00 p.m.

Those in attendance at the Closed Session included Council Members Pace, Petersen, Stewart, Gunn, Pignanelli and Mayor Dahle. Others present included Todd Godfrey, Stephanie Carlson, Paul Allred & Holly Smith.

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 Stewart 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 9:23 p.m. passed with a unanimous vote of the Council.

10. Adjourn.

Council Member Gunn moved to adjourn due to lack of quorum. Council Member Petersen seconded the motion. The Council voted in the affirmative and the meeting adjourned at 9:23:30 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Work Meeting held Thursday, November 21, 2017.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes Approved: **December 7, 2017**