

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, November 17, 2016
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle - *excused*
Lynn Pace
Patricia Pignanelli
Mark Stewart
Steven Gunn
Sabrina Petersen

City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney
Stephanie Carlson, City Recorder
Paul Allred, Community Development Dir.

Mayor Pro-tem Petersen called the Briefing Session to order at 5:42 p.m.

The Council reviewed the agenda items. The Council had a number of questions on the fire code regulations. The Council interviewed Devin Meier as a candidate for the Design Review Board. He is the owner of Meier's Pharmacy and is looking forward to serving the city and seeing it succeed.

**MINUTES OF THE
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**Thursday, November 17, 2016
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 p.m.

ATTENDANCE:

Mayor Rob Dahle - *excused*
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 Pro-tem Petersen

Mayor Pro-Tem Petersen conducted and called the meeting to order at 6:03 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Council Member Mark Stewart.

III. *Public Comments.*

There were none.

IV. *Presentation from Wasatch Front Waste & Recycling*

Pam Roberts, Executive Director updated the Council on recent Board action that requires the city's authorization. The Board has adopted the 2017 budget that includes a new fee for newly built homes, it does not affect demolition or rebuilds. The new fee is \$50 to offset the actual price of the garbage and recycling cans. There is also a \$10 delivery fee.

Council Member Pace asked about the delinquent fees of 8% of balance due instead of the \$20 flat fee per account. He also asked about the increase in 2014 and how that has played out.

Ms. Roberts reported that one in five homeowners do not pay their bill and have a delinquent fee. They have the ability to put a lien on a home and call it a delinquent fee so those fees show on the property tax notice with an 8% penalty. This is all under state statute. She also explained that the budget also includes a fee increase for city and county owned facilities and other contracted services, such as waste and recycling collections contracted with HOA's or PUD's. This does not have to be approved as they are special service fees.

They have been trying to prolong another fee increase. For 2017 the Board approved drawing down \$1.2 million from fund balance and also delaying buying new trucks. There may be a possible increase in 2018.

Council Member Pace asked why we don't mandate green waste. He would like to see how much we would save if all homes had green waste. If there is a cost savings in the short term, in terms of tipping fees and long term, in terms of landfill capacity we ought to make a case for going in that direction and educate citizens.

Ms. Roberts commented that is a big political jump. She is willing to look into the costs and present it to the board to see if long term it would pay for itself.

V. *Consideration of Ordinance 2016-29 Amending the City's Fire Code Regulations and Adopting the International Fire Code*

Mr. Godfrey commented that we follow the international fire code. UFA has made provisions to align with State Fire Code and the updates. It allows the city to have fire sprinkling regulations laid out. This language clarifies what is already in our ordinance.

Council Member Pace stated that we have the option to customize the language in Section 3. What is the definition of Wildland urban interface and how can we require sprinkling. He would like to have a map that shows where we require sprinkling.

Chief Marty Slack has been working with staff to designate areas in Holladay as wildland urban interface.

Council Member Pace moved to postpone the resolution in order to address the fire risks unique to Holladay. Council Member Stewart seconded the motion. The Council voted in the affirmative and the motion to postpone carried.

VI. *Public Hearing on Proposed Amendments to the Holladay Village Zone*

Paul Allred, Community Development Dir. provide a brief staff report. There was low turnout on this issue. Earlier this year, the Council adopted a moratorium on residential development in the HV zone in response to several proposed developments that will dramatically increase the activity in the area. An ad hoc committee headed by Council members Peterson and Stewart, met with planning staff to formulate a proposed amendment. The proposed draft includes four recommendations:

- An exception to the "build-to (setback)" provision that allows building to be set back from the street to accommodate amenities such as seating, art, or architectural movement of a building façade;
- Inclusion of 30 units/per acre residential density cap;
- An exception to the 100% impervious surface coverage to encourage such practices as tree preservation and on-site storm water detention methods.
- A new building height map that reduces the allowed building heights from:
 - 48 Ft to 40 Ft
 - 38 Ft to 35 Ft
 - 35 Ft to 32 Ft, (in those areas that abut a residential zone).

The Planning Commission voted unanimously to recommend the above language.

Council Member Gunn asked if we have prohibit development by adopting a density limit.

Council Member Petersen commented that it is nice to have a number and we spent a lot of time coming up with a number, which was 24.

Mr. Allred stated that 30 units is a safe number, 24 makes it more difficult. The higher number the better quality development.

Council Member Gunn stated the city can always come back and revisit the density number as these proposed developments come on line and we see the impact.

Mayor Pro-tem Petersen opened the public hearing at 6:56:30pm. There were no public comments. **Mayor Pro-tem Petersen closed the public hearing at 6:56:40pm.**

VII. *Consideration of Resolution 2016-28 Appointing Members to the Design Review Board*
Council Member Pace moved to approve Resolution 2016-28. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Petersen in favor. Resolution 2016-28 was approved by a unanimous vote.

VIII. *City Manager's Report – Gina Chamness.*
Manager Chamness had nothing to report.

IX. *Council Reports.*

Council Member Pace has received a complaint about speeding through the neighborhoods near Olympus High. Could we do some traffic enforcement around the high school (Wander, Camille).

X. *Other Business.*

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

Council Member Pace moved to adjourn the City Council Meeting and reconvene in a Work Meeting in the Mt. Olympus Room. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 7:06 p.m.

WORK MEETING
November 17, 2016

ATTENDANCE

Mayor Rob Dahle - *excused*
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 Pro-tem Petersen convened the Council in a Work Meeting at 7:17 p.m.

a. Discussion on Previous Public Hearing

The Council discussed the building heights and felt the numbers were reasonable.

They also discussed the max density number. Council Member Pace stated we have regulated the density by building height and lot size. He asked about the pros and cons of having a number versus letting it self-regulate. Having a number helps developers and it helps residents feel comfortable.

Mr. Godfrey was directed to prepare an ordinance based on the Commission's recommendation.

b. Discussion on Foundation Dinner

Council Member Pignanelli reported the Board is meeting on Nov. 30 to discuss the issue and where the foundation is headed. The Foundation needs to become more visible.

c. Discussion on Proposed Budget Amendments

Manager Chamness reviewed the proposed amendments, which includes a summary of where we are to date. She has created a grants fund and moved all that money out of capital projects in order to be able to track it better.

XII. *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 Gunn 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, and Gunn voted in favor. The Council convened in a closed session at 8:09 p.m.

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

Todd Perkins and Katie Kourianos from UDOT were also present.

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 Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Stewart, and Gunn voted in favor. The motion to go out of closed session at 9:12 p.m. passed with a unanimous vote

XIII. Adjourn

There being no further business, Council Member Stewart moved to adjourn. Council Member Pignanelli seconded the motion. The Council voted in the affirmative. The meeting adjourned at 9:13 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, November 17, 2016

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: February 2, 2017