

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, December 1, 2016
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 - *excused*

City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney - *excused*
Stephanie Carlson, City Recorder
Mike Hayes, Legal Counsel
Paul Allred, Community Development Dir

Mayor Dahle called the Briefing Session to order at 5:35 p.m.

The Council reviewed the agenda items. The Council went over the proposed budget amendments. Manager Chamness noted they were creating a new grants fund in order to better and easier to track what we are receiving, the city's match portion etc.

The Council had minor edits to the minutes.

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, December 1, 2016
City Council Chambers
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- *excused*
Mark Stewart

City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney - *excused*
Stephanie Carlson, City Recorder
Mike Hayes, Legal Counsel

I. *Welcome* – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:02 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Stephanie Carlson, City Recorder.

III. *Public Comments.*

There were none.

Council Member Petersen joined by phone at 6:04

IV. *Consideration of Ordinance 2016-31 Amending Provisions of the City's Zoning Ordinance Relating to the Holladay Village Zone*

Council Member Stewart moved to adopt Ordinance 2016-31 with the following amendment: in Chart 13.71.1 change maximum dwellings per acres from 30 to 24 units. Council Member Petersen seconded the motion.

Council Member Stewart stated that the Planning Commission made the change from 30 to 24 based on some not wanting any restrictions. They came to that number based on their review of all of the multi-level projects in Holladay and the median being 17 per acre.

Council Member Petersen stated that one Planning Commission Member believed they should not control the density. One felt that allowable dwellings should be between 16 and 20 and collectively felt that if they started with a higher number the City Council Members would settle on a more conservative number. She was comfortable with 24.

Paul Allred, Community Development Director, explained that a firm number was viewed by the sub-committee and would add predictability to the ordinance. The Commission Members looked at the issue carefully and somewhat rejected the sub-committee's recommendation at 24 and took a compromised position.

Council Member Pace reviewed the Holladay Village Zone and its use. He was uncomfortable lowering the allowable density to 24 and believed it was an artificial number to placate residents who are concerned about allowing high density, none of which has ever been built. He wanted to encourage more density within the Village Centre and lower cost units which will reduce pressure in single-family neighborhoods.

Council Member Petersen believed that 30 dwellings per acre was just as artificial as 24.

Council Member Gunn favored the smaller number with the caveat that once they can see the impact of the two developments on the City, they can revisit the issue of density.

The Council roll call vote was as follows: Council Members Petersen, Gunn, Pignanelli, Stewart and Mayor Dahle in favor with Council Member Pace opposed. Ordinance 2016-31 was adopted by a 5-1 vote.

Council Member Petersen thanked the staff for all their work on this issue and expressed her sincere appreciation to all involved.

Council Member Petersen was excused at 6:27 pm.

V. *Public Hearing on Proposed 2016-17 Budget Amendments*

Mayor Dahle opened the public hearing at 6:27.40pm. There were no public comments.

Mayor Dahle closed the public hearing at 6:28 pm.

VI. *Consideration of Ordinance 2016-30 Amending the Budget for the City of Holladay for Fiscal Year Beginning July 1, 2016 and Ending June 30, 2017*

Council Member Gunn moved to adopt Ordinance 2016-30. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Ordinance 2016-30 was adopted by a unanimous vote.

VII. *Consideration of Resolution 2016-29 Amending the General Schedule of Fees Charged by Wasatch Front Waste and Recycling District for Garbage and Recycling Collection Services and Other Fees*

Council Member Pace noted that this adjusted the fees for new construction, can delivery and private services only.

Council Member Stewart moved to adopt Resolution 2016-29. Council Member Pignanelli seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2016-29 was approved by a unanimous vote.

VIII. *Consideration of Resolution 2016-30 Adopting the 2017 Meeting Schedule*

Council Member Pace moved to adopt Resolution 2016-30 with the following amendment, change RDA meetings to the first Thursday of every month. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli,

Gunn, Stewart and Mayor Dahle in favor. Resolution 2016-30 was approved by a unanimous vote.

IX. *Consideration of Resolution 2016-31 Approving An Agreement to Resolve Litigation with Carl LaSueur and Pinnacle Recovery*

Council Member Pace moved to adopt Resolution 2016-31. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Pace, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2016-31 was approved by a unanimous vote.

X. *Consent Agenda*

a. Approval of Minutes – October 13, 27, November 3 & 10, 2016

Council Member Stewart moved to approve the minutes with the changes noted in the pre-meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the minutes were approved.

XI. *City Manager’s Report – Gina Chamness.*

Manager Chamness reported that staff has been working on an issue regarding a dead tree on private property. They are working with City Attorney and will be notifying the property owner that the tree is a nuisance. State statute does not have a clear recourse to recoup costs in this type of situation and removal is estimated to be approximately \$5,000. She wanted to alert the Council of the possibility that if they go this direction, there may be other circumstances where they will need to incur the costs of tree removal on private property.

Mr. Hayes confirmed that it is a safety issue and recommended that the City not proceed unless they have good information and only if it poses a public hazard. They should also confirm that the tree is in fact dead.

Ms. Chamness stated that the second issue is related to a request they received to use the plaza on Fridays and Saturdays during the month of December. They would like to provide hot cocoa and photos with Santa on the plaza. The catch would be that they would be advertising for condominiums.

Council Member Pace suggested working through the parameters and even though there is not a fee schedule in place, the law would dictate a fair market value for the use of the property. The potential need for additional insurance was discussed. Mr. Godfrey believed it would require an equal protection type of policy.

XII. *Council Reports.*

Council Member Stewart commented about the open house for the intersections. He was very impressed with UDOT and the information they provided and the interaction with citizens. It went very well.

XIII. *Adjourn City Council Meeting and Convene in an RDA Meeting*

Council Member Gunn moved to adjourn City Council meeting and convene as an RDA Board. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:54 p.m.

WORK MEETING
December 1, 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 - *excused*

XIV. Reconvene in a Council Work Meeting

Mayor Dahle convened the City Council in a Work Meeting at 7:33 p.m.

a. Update on Open House for 6200 S

Manager Chamness reviewed feedback from the open house. She noted that the Council needs to decide by end of January 2017 on design, etc. in order to be done in a year. There were about 32 residents who attended the open house and UDOT did an excellent job. A brief summary of the comments include:

- Spring Lane, Lakewood and Walker Lane intersections – there were positive comments and that it is much needed.
- Fardown the feedback was positive. There was talk about the trees and extending the turn lane.
- 6200 S & 2300 E – there was mixed feedback. There was concern express about walkability in the area since there are no sidewalks.
- 6200 S & Holladay Blvd – four people liked the round-about, nine were opposed. Concern was expressed about impact to property and safety.

b. Update on Foundation Meeting

Council Member Pignanelli reported on the Board meeting. The Board would like to provide funds for six trees and four benches around the playground. They would like some type of recognition, just something small on the benches. There will be no scholarship dinner this year. She will work with the schools to get them the information on the scholarships.

c. Calendar

The Mayor noted that the Annual Planning meeting for the Council would be Jan. 7. He asked that the Council get him any topics for short and long term goals to be discussed at the meeting so he and Manager Chamness can work on an agenda.

The next meeting of the Council will be January 5 with a Legislative breakfast at 7:30am and City Council that night at 6:00 pm. The Council will not meet on January 19 due to the Police Appreciate dinner but will meet January 26. The Council also discussed possibly doing a Council meeting at Spring Lane elementary on Feb. 16. Council Member Pignanelli will work on getting that scheduled.

d. Other Business

Council Member Gunn brought up the issue of short-term rentals. Is this an issue we want to get

public dialogue on and if so we would need a proposal. Mayor Dahle, Council Members Pace and Stewart would like to let the issue play out and see what the legislature does with the issue. We have an ordinance in place and they feel like we may be creating a bigger problem where there really isn't one.

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

XVI. *Adjourn*

There being no further business, Council Member Gunn moved to adjourn. Council Member Pace seconded the motion. The Council voted in the affirmative. The meeting adjourned at 8:42 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, December 1, 2016

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: February 2, 2017