



**NOTICE OF A MEETING OF THE  
CITY OF HOLLADAY CITY COUNCIL  
THURSDAY, MARCH 21, 2024**

- 5:00 p.m.**      **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*
- 5:30 p.m.**      **Briefing Session** - *The Council will review and discuss the agenda items; NO decisions will be made*

**PUBLIC NOTICE IS HEREBY GIVEN** that the Holladay City Council will hold a Council meeting **Thursday, March 7, 2024 at 6:00 pm** It is possible that a member of the Council will be participating by electronic means. The Council Chambers shall serve as the anchor location. \* *Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents which are available to the City Council are also available on the City’s website or are linked in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting - <http://cityofholladay.com/government/elected-officials/meetings-and-agendas/>

Persons desiring to make public comments or to make comments during any public hearing may provide such comments as follows:

1.      **In-person attendance:** at Holladay City Hall
2.      **Email** your comments by 5:00 pm on the date of the meeting to [scarlson@cityofholladay.com](mailto:scarlson@cityofholladay.com)

**AGENDA**

- I.      **Welcome** – Mayor Dahle
- II.     **Pledge of Allegiance**
- III.    **Public Comments**  
*Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council before 5:00 p.m. on the date of the meeting to [scarlson@cityofholladay.com](mailto:scarlson@cityofholladay.com), with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below*
- IV.    **Public Hearing on Proposed Amendments Chapter 13.14.031 Accessory Dwelling Units**
- V.      **Public Hearing on Proposed Unified Police Department Interlocal Agreement**
- VI.    **Consideration of Resolution 2024 -10 Approving a Revised and Restated Interlocal Agreement Between Public Entities Governing Unified Police Department of Greater Salt Lake**
- VII.   **Consideration of Ordinance 2024-03 Amending Title 13.100.010 Adding Quasi-public (churches) as Permitted Use in the C-2 Zones**

- VIII. **Consideration of Ordinance 2024-04 Amending Title 13.76.730, 13.100.010 and Chapter 5.54.010 Regarding Home Occupations** (the amendments would create standards for common and customary Home Occupations that involve clients going to an individual's home, such as for in-home salons, lessons, crafts, counseling or consulting, massage, computer repair, etc)
- IX. **City Manager Report - Gina Chamness**
- X. **Council Reports & District Issues**
- XI. **Recess City Council in a Work Meeting:**
- a. **3900 S Update – Avenue Consultants**
  - b. **Highland Dr Update – Joe**
  - c. **Sidewalk Priorities Discussion - Joe**
  - d. **Discussion on Previous Public Hearing**
  - e. **Calendar**  
**Council Meetings –April 11 & 25, May 2, 9, 16, June 6 & 13, July 11**
- XII. **Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition and Disposition**
- XIII. **Adjourn**

**Public Comment Policy & Procedure:** During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

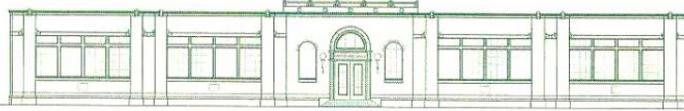
***CERTIFICATE OF POSTING***

*I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website [www.cityofholladay.com](http://www.cityofholladay.com), the Utah Public Notice website [www.utah.gov/pmn](http://www.utah.gov/pmn), and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.*

***DATE POSTED: Monday, March 4, 2024 at 11:30 am***

*Stephanie N. Carlson MMC,  
City Recorder City of Holladay*

*Reasonable accommodations for individuals with disabilities or those needing language interpretation services can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1*



**City of Holladay**  
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## **COUNCIL STAFF REPORT**

**MEETING DATE:** March 21st, 2024  
**SUBJECT:** Ordinance Amendment – Accessory Dwelling Units (Title 13.14.031)  
**SUBMITTED BY:** Carrie Marsh, City Planner

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**ACTION:**

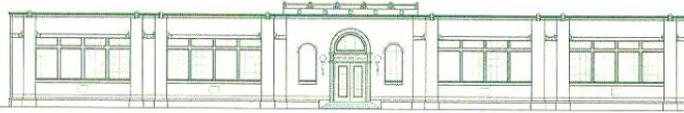
*Legislative. Motion of final decision/action.*

**SUMMARY:**

On October 5, 2023 City Council directed Staff to study and assess changes to the code regarding external dwelling units to enable the conversion of existing accessory structures, within their existing footprint (no expansion) on lots less than half an acre as a way to further implement moderate income housing strategies. The overall intent of this amendment study is to address the direction of City Council to look at how the existing City Code could be amended to enable property owners to convert existing accessory buildings on their property to external accessory dwelling units. The larger purpose of the proposed changes is to enable more property owners to create small scale housing units that are a part of the larger picture of meeting moderate income housing requirements by the State.

**BACKGROUND:**

- In 2021 the State of Utah adopted code that mandates internal accessory dwelling units as permitted uses within residential zones. Municipalities were allowed to place additional regulations on external accessory dwelling units (EADUs).
- Through 2020 and 2021, the Planning Commission worked on a text amendment addressing internal and external ADUs and forwarded a positive recommendation with draft text to City Council. City Council modified the recommended text to limit external dwelling units to parcels .50 acres or larger.
- Currently, property owners can build a detached accessory building with a kitchen that would be considered “bonus space” which would not be issued an accessory use certificate of occupancy (common examples include a pool house, recreation space, or an office/studio space). The existing ADU code allows conversion, if the accessory structure meets all standards, however lot size and setbacks standards disqualify most existing structures from conversion.
- Since the Accessory Dwelling Unit code was codified in 2021, five EADUs on properties larger than .50 acres were permitted.



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The proposed changes to the existing code largely address external ADUs. Changes recommended by the Planning Commission and Staff Recommendation are detailed in the attached summary of changes comparison chart.

- The text amendment was discussed with an open public hearing from January 23<sup>rd</sup> – February 20<sup>th</sup>. Staff received seven written public comments and two in-person comments (both on February 20<sup>th</sup>). 8 public comments supported the changes proposed by Staff, 1 public comments did not support changes proposed by staff.

**GENERAL PLAN COMPLIANCE:**

The proposed amendments are intended to further implement the moderate-income housing strategy adopted by the City of Holladay to “create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones”. Additionally, the General Plan encourages appropriate development standards for all uses and zoning categories within Holladay. This code amendment would further that goal and objective. The proposed code ensures the public health, safety and welfare, and ensures consistency and equitable standards for residents.

**NON-CONFORMING USES:**

This Code Amendment would not create any non-conforming use situations as it is an expansion of an already permitted land use.

**RECOMMENDATION:**

City Council should hold the required public hearing during their review the recommendation of the Planning Commission on staff proposed amendments Title 13.14.031 of the Holladay Municipal Code, as shown in Exhibit “A”.

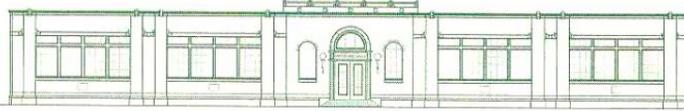
Planning Commission findings:

1. Compliance with the Purpose of the Land Development Code by promoting and facilitating the orderly growth and development within the City of Holladay.
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within the City of Holladay
3. Implementation of Moderate-Income Housing Strategy to *create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones*”

**STANDARDS for CONSIDERATION, FOR or AGAINST:**

13.07.030G: Approval Standards:

1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:



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- a. Adopt the amendment as recommended by the planning commission;
  - b. Make any revisions to the proposed amendment that it considers appropriate;
  - c. Remand the proposed amendment back to the planning commission for further consideration; or
  - d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
  - b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
  - c. The extent to which the proposed amendment may adversely affect abutting properties; and. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection

**ATTACHMENTS:**

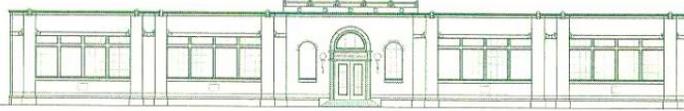
Summary of Changes Comparison Chart (*pages 4-6*)  
Title 13 Amendments

**FISCAL IMPACT:**

No additional revenue generated.  
No increased expenditures for infrastructure.

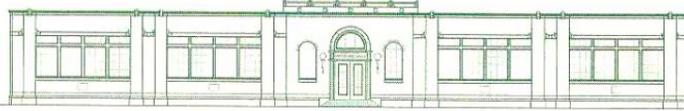
**SUGGESTED MOTION:**

Continue to Work session



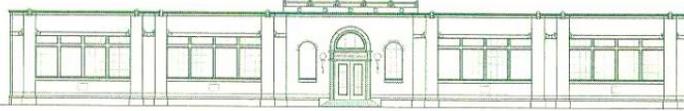
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Original Ordinance Reference	Current Language	Staff Recommendation	Planning Commission Recommendation
13.14.031 Accessory Dwelling Units	Single family zones	<ul style="list-style-type: none"> <li>In line with state code language: All residential zones. Limited to detached structures</li> </ul>	AGREED
13.14.031 A(3) Property owner onsite	Property Owner living onsite if the ADU is rented	<p><i>See new text 13.14.031 A(4)</i></p> <ul style="list-style-type: none"> <li>Owner occupied.</li> <li>Added qualifications of what is owner occupied.</li> <li>Allowance for up to 3 years for temporary absence</li> <li>Added dwelling unit occupancy in line with Utah Code.</li> </ul>	<p>AGREED</p> <ul style="list-style-type: none"> <li>Added clarification for immediate family member only</li> </ul>
13.14.031 A(4) Parking	One additional onsite parking spot above the minimum requires and replace any places displaced by a garage or carport conversion.	<p><i>See new text 13.14.031 A(5)</i></p> <p>NEUTRAL</p>	<ul style="list-style-type: none"> <li>If an ADU is being added outside the footprint of the existing footprint, onsite parking must meet parking minimums determined by the number of bedrooms being added.</li> </ul>
13.14.031C(2) <i>External Accessory Dwelling Unit Lot size</i>	Lot must be either .50 acres or twice the minimum size of the underlying zone.	<ul style="list-style-type: none"> <li>Remove lot size restriction; allow on any size lot with standards.</li> </ul>	<p>DISAGREE</p> <ul style="list-style-type: none"> <li>Recommend 10,000 square foot lot minimum</li> </ul>
13.14.031C(4) <i>External Accessory Dwelling Unit</i>  13.14.110 <i>Accessory Structures</i>  13.14.101 <i>Setbacks for Accessory Structures</i>	Comply with 25% additional setback for EADUs	<p>DISAGREE – disproportionate impact on smaller properties.</p> <ul style="list-style-type: none"> <li>10 feet may be larger than side setbacks for primary structures.</li> <li>Suggest “10 feet rear and minimum side setbacks for a primary structure”</li> </ul>	<ul style="list-style-type: none"> <li>Minimum setback of at least 10 feet</li> </ul>



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<p>13.14.031 C(5) <i>Maximum height</i></p>	<p>Comply with maximum height for external accessory structures: 20 feet</p>	<p>DISAGREE</p> <ul style="list-style-type: none"> <li>• Graduated height naturally limits taller structures from being placed close to property lines. Modified graduated height (see below) accomplishes the goal of pushing EADUs further away from the property line.</li> </ul>	<ul style="list-style-type: none"> <li>• Limit living space to ground level only</li> </ul>
<p>13.14.031 C <i>Not in original text</i></p>	<p>Not in original text</p>	<p>See new text 13.14.031 C(6) <i>New Section with reduced graduate height</i> <b>AGREE</b></p>	<ul style="list-style-type: none"> <li>• Modify existing graduated height from 8' vertical at the property line to 6' vertical at the property line.</li> </ul>
<p>13.14.031 C <i>Not in original text</i></p>	<p>Not in original text</p>	<p>See new text 13.14.031 C(7) <i>New section re-iterating compliance with lot coverage within code</i></p>	<p><b>AGREE</b></p>
<p>13.14.031 C(8c)</p>	<p>Second level windows</p>	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> floor windows not allowed on rear/side walls except:             <ul style="list-style-type: none"> <li>○ Clerestory/6' above floor</li> <li>○ Further than 10' from rear/side property line</li> <li>○ Adjacent to non-residential</li> </ul> </li> </ul>	<p><b>AGREE</b></p>
<p>13.14.031 C(9)</p>	<p>Standards for conversion of existing</p>	<ul style="list-style-type: none"> <li>• Existing doors windows in side/rear setbacks be modified or impact directly mitigated.</li> <li>• CUP for larger footprints</li> <li>• Non-conforming setbacks must mitigate with landscaping/fencing</li> <li>• Staff disagrees with limiting second level explicitly as overall 20' height and a modified</li> </ul>	<p><b>DISAGREE</b></p> <ul style="list-style-type: none"> <li>• PC suggested adding no 2<sup>nd</sup> level added to existing structure</li> <li>• Ultimately decided to remove section; Did not feel that standards would address impacts to privacy of neighboring parcels, especially on smaller properties</li> </ul>



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		<p>graduated height would control height.</p> <ul style="list-style-type: none"> <li>• New additions to existing structures must comply with setbacks for EADUs.</li> <li>• NEW option for consideration: Any conversion of existing accessory buildings requires a conditional use permit.</li> </ul>	
<p>13.100 <i>Table of Allowed Uses</i></p>	<p>External Dwelling Units permitted</p>	<ul style="list-style-type: none"> <li>• Change reference from item 19. To item 9.</li> </ul>	

# DRAFT TEXT AS ORIGINALLY PROPOSED TO PC

## 1 13.14.031: ACCESSORY DWELLING UNITS:

2 Accessory Dwelling Units are meant to assist in the creation of new housing units; support a  
3 more efficient use of existing housing stock and infrastructure; and provide housing that  
4 responds to changing family needs, smaller households, and increasing housing costs within  
5 the City and not a response to supplemental income or vacation rental opportunities.

6 Existing or new construction of Accessory Dwelling Units are permitted in all single-family  
7 residential zones (R-1, FR-1, FR-2.5, FR-20) when the following standards are met. In addition  
8 to applicable remedies for correction of non-compliance set forth in [Chapter 13.94](#) of this Title,  
9 pursuant to Utah Code Ann. § 10-9a-530(5), the City may hold a lien against any property in  
10 violation of any provision of this Title relating to the creation and/or maintenance of an  
11 Internal Accessory Dwelling Unit. The City shall follow the provisions of Utah Code Ann. § 10-  
12 9a-530(5) in the creation and filing of any lien.

13 A. Accessory Dwelling Unit as defined in section [13.04.040](#), shall:

14 1. Comply with applicable building, health, and fire codes.

15 2. Be subject to approval of a Building Permit (section [13.08.100](#)) and issuance of a  
16 Certificate of Occupancy (sections [13.04.050](#), [13.01.060](#)).

17 3. If rented, be rented for a minimum of thirty (30) consecutive days ~~with the property~~  
18 ~~owner living onsite~~. A rented ADU is subject to annual approval of a License (section [5.68.020](#)).  
19 The licensing fee can be found in the Consolidated Fee Schedule.

20 4. ~~Owner occupancy required, with "owner occupant" defined as the following:~~

21 1. ~~An individual who is listed on a recorded deed as an owner of the property;~~

22 2. ~~Any person who is related by blood, marriage, or adoption to an individual who is~~  
23 ~~listed on recorded deed as an owner of the property; or~~

24 3. ~~An individual who is a trustor of a family trust who possesses legal ownership of the~~  
25 ~~property~~

26 ~~5.4-~~ Provide one additional onsite parking stall above the minimum required set forth in  
27 section [13.80.040](#); and replace any parking spaces displaced by the construction of an ADU  
28 from a garage or carport.

29 ~~6.5-~~ Maintain the same address as the primary dwelling with the addition of "Unit B".

30 ~~7.6-~~ Be designed in a manner that is compatible with the neighborhood residential  
31 vernacular.

32 ~~8.7-~~ Not operate on separate utility meters from the primary dwelling. The ADU tenant shall  
33 have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and  
34 HVAC equipment, etc.

35 ~~9.8-~~ ADU shall not be permitted on a property with a failing septic tank.

36 B. Internal Accessory Dwelling Unit as defined in section [13.04.040](#), shall:

37 1. Comply with all provisions set forth in section [13.14.031](#) A of this chapter.

38 2. Provide egress window(s) for existing and new construction which meet minimum size  
39 standards as per [Chapter 15.08](#) Building Codes.

40 C. External Accessory Dwelling Unit, as defined in section [13.04.040](#), shall:

41 1. Comply with all provisions set forth in section [13.14.031](#) A of this chapter.

42 ~~2. Be located on a lot of record measuring either: a) twice the minimum lot size of the~~  
43 ~~underlying zone; or, b) a minimum of one-half acre (21,780 square feet) or larger.~~

44 3. Provide a footprint size of a minimum of two hundred (200) square feet and maximum  
45 footprint as per [Chart 13.14.101](#).

46 4. Comply with setbacks as per section [13.14.110](#), [chart 13.14.101](#).

47 5. Comply with Maximum Height as per section [13.14.110](#).

48 6. Comply with Lot Coverage maximums as per section [13.14.080](#).

49 ~~7.6.~~—Design standards of any EADU shall include the following. These standards are  
50 intended to increase privacy and minimize impact to neighboring residents.

51 a. Security and/or building lighting shall be "dark sky" compliant, to include the following:

52 1. ~~b.~~ Only LED, incandescent light sources in the spectrum of white or off white (light  
53 yellow tones in the kelvin scale of 5,000k or lower, i.e. warmer).

54 2. ~~c.~~ Fixtures shall be mounted in such a manner that the cone of light does not  
55 cross any property line of the site.

56 3. ~~d.~~—Lighting installations shall include timers, dimmers and/or sensors to reduce  
57 overall energy consumption and eliminate unneeded lighting.

58 ~~b. e.~~—Primary and secondary access points including but not limited to doors, windows,  
59 patios, garage doors, etc. shall not open into a required setback.

60 ~~c.~~ Windows on a second level are prohibited on an exterior wall that is adjacent to side or  
61 rear property lines unless the window is clerestory with the bottom of the window at least 6 feet  
62 above the finished floor of the second level, the wall faces an elevation of the principle building,  
63 the window is at least 10 feet from a rear or side property line, or the window faces a side or rear  
64 property line adjacent to a commercial or non-residential use.

65 ~~d. f.~~—Required setbacks shall be maintained with landscaping which provides a buffer to  
66 neighboring properties.

67 ~~e. g.~~ Setback shall be increased by a minimum of twenty five percent (25%) based on  
68 the setback requirements, see [Chart 13.14.101](#). (Ord. 2021-24, 9-9-2021)

69 8. Conversion of existing accessory buildings, including non-conforming structures, to  
70 EADUS is allowed with standards.

71 a. Shall meet all design standards within [13.14.031.C6](#).

72 b. No windows or doors that open into a required setback shall be added to the  
73 structure.

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- c. Structures that do not conform to the building footprint sizes shown in [Chart 13.14.101](#) must apply for a conditional use permit for a footprint that exceeds the allowed size.
- d. Structures that do not conform to setbacks in [Chart 13.14.101](#) shall add landscaping or other buffers to mitigate impacts.
- e. Any addition onto existing accessory buildings should comply with all applicable setback and height requirements.

1 **13.14.031: ACCESSORY DWELLING UNITS:**

2 Accessory Dwelling Units are meant to assist in the creation of new housing units; support a  
3 more efficient use of existing housing stock and infrastructure; and provide housing that  
4 responds to changing family needs, smaller households, and increasing housing costs within  
5 the City and not a response to supplemental income or vacation rental opportunities.

6 Existing or new construction of Accessory Dwelling Units are permitted in detached structures  
7 within all ~~single-family~~ residential zones (~~R-1, FR-1, FR-2.5, FR-20~~) when the following  
8 standards are met. In addition to applicable remedies for correction of non-compliance set forth  
9 in Chapter 13.94 of this Title, pursuant to Utah Code Ann. § 10-9a-530(5), the City may hold a  
10 lien against any property in violation of any provision of this Title relating to the creation and/or  
11 maintenance of an Internal Accessory Dwelling Unit. The City shall follow the provisions of Utah  
12 Code Ann. § 10-9a-530(5) in the creation and filing of any lien.

13 A. Accessory Dwelling Unit as defined in section 13.04.040, shall:

14 1. Comply with applicable building, health, and fire codes.

15 2. Be subject to approval of a Building Permit (section 13.08.100) and issuance of a  
16 Certificate of Occupancy (sections 13.04.050, 13.01.060).

17 3. If rented, be rented for a minimum of thirty (30) consecutive days, ~~with the property~~  
18 ~~owner living onsite~~. A rented ADU is subject to annual approval of a License (section 5.68.020).  
19 The licensing fee can be found in the Consolidated Fee Schedule.

20 4. Owner Occupied: No accessory dwelling unit shall be created, established, or occupied in  
21 a single-family dwelling unless the owner of the property or an immediate family member,  
22 defined as the spouse, parent, child, sibling, grandparent, or grandchild, occupies either a  
23 portion of the main dwelling or a detached accessory unit on the same single-family lot. For the  
24 purpose of this section, the term "owner occupied" shall be defined as full time residency within  
25 the home by the property owner(s) as shown on the County tax assessment rolls. Owner  
26 occupancy requirement shall not apply to the accessory dwelling unit when:

27 1. The owner cannot live in the dwelling because of a bona fide temporary absence of  
28 three years or less for a temporary military, job assignment, sabbatical, or voluntary  
29 service;

30 2. The owner was living in the dwelling immediately prior to leaving for the temporary job  
31 assignment, sabbatical, or voluntary service; and

32 3. The owner resumes primary occupancy of residence upon returning from the  
33 temporary military, job assignment, sabbatical, or voluntary service absence;

34 4.: Dwelling unit Occupancy: The occupants of an accessory dwelling unit shall be  
35 limited to a single family, defined as (in accordance with Utah Code §10-91-505.5):

36 a. One person living alone; or

37 b. Any number of persons related by blood, marriage, adoption, or other legal  
38 relationship living together as a single housekeeping unit; for purposes of this  
39 definition of family, the term "related" shall mean a spouse, parent, child,

40 stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece,  
41 first cousins, great-grandparent, and great-grandchild. The term "related" does  
42 not include other, more distant relationships.

43 c. Up to four (4) unrelated persons living as a single-family housekeeping unit.

44 ~~5.4.~~ Provide one additional onsite parking stall above the minimum required set forth in  
45 section 13.80.040; and replace any parking spaces displaced by the construction of an ADU  
46 from a garage or carport. If an accessory dwelling unit is being added outside of the existing  
47 footprint of the home, onsite parking must meet the minimums required in section 13.80.040,  
48 determined by the number of bedrooms in the accessory dwelling unit.

49 ~~6.5.~~ Maintain the same address as the primary dwelling with the addition of "Unit B".

50 ~~7.6.~~ Be designed in a manner that is compatible with the neighborhood residential  
51 vernacular.

52 ~~8.7.~~ Not operate on separate utility meters from the primary dwelling. The ADU tenant shall  
53 have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and  
54 HVAC equipment, etc.

55 ~~9.8.~~ ADU shall not be permitted on a property with a failing septic tank.

56 B. Internal Accessory Dwelling Unit as defined in section 13.04.040, shall:

57 1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

58 2. Provide egress window(s) for existing and new construction which meet minimum size  
59 standards as per Chapter 15.08 Building Codes.

60 C. External Accessory Dwelling Unit, as defined in section 13.04.040, shall:

61 1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

62 ~~2. Be located on a lot of record measuring either: a) twice the minimum lot size of the~~  
63 ~~underlying zone; or, b) a minimum of one-half acre (21,780 square feet) or larger.~~ 2. Be located  
64 on a lot of record measuring 10,000 square feet or larger, or on a corner parcel or parcel with  
65 double frontage.

66 3. Provide a footprint size of a minimum of two hundred (200) square feet and maximum  
67 footprint as per Chart 13.14.101.

68 ~~4. Comply with setbacks as per section 13.14.110, chart 13.14.1014.~~ Parcels greater than  
69 10,000 square feet shall comply with setbacks for external ADUS as per  
70 section 13.14.110, chart 13.14.101.

71 5. Comply with Maximum Height as per section 13.14.110. ~~Height shall be limited to 12~~  
72 ~~feet when located within setbacks for Accessory Buildings.~~

73 a. On parcels smaller than .50 acres (21,780 square feet), external dwelling units may  
74 only have ground level living space.

75 b. Living space can expand to a second level if the structure is located within the  
76 setbacks required for a primary structure as per 13.14.110 B(4).

77

78 6. The height of accessory buildings containing a dwelling unit, is to be further limited by a  
79 graduated height envelope created by starting at a point on the property line six feet (6') above  
80 ground and then sloping a line at a forty-five degree (45°) angle toward the center of the lot. The  
81 entire building must fit under this line except for:

82 a. Dormers that exceed the graduated height envelope:

83 (1) Are limited to fourteen feet (14') wide maximum;

84 (2) Must have at least one-half (1/2) of the dormer width between each dormer, and  
85 from each dormer to the front and side edges of the roof;

86 (3) May not extend above the ridge of the roof it is on.

87 b. Gable, vertical wall, parapet or other structural elements that exceed  
88 the graduated height envelope:

89 (1) Where the graduated height envelope intersects a gable, the gable may not exceed  
90 0.75 times higher than the point where the graduated height envelope intersects the  
91 gable or "x" (1.75) = maximum gable height. See figure 1 of this subsection.

92 (2) Where the graduated height envelope intersects a vertical wall, parapet or structural  
93 element other than a gable, the height may not exceed 0.40 times higher than the  
94 point where the graduated height envelope intersects the vertical wall, parapet or  
95 other structural element, or "x" (1.40) = maximum overall height. See figure 2 of this  
96 subsection.

97 7. Comply with Lot Coverage maximums as per section 13.14.080.

98 8. 6.—Design standards of any EADU shall include the following. These standards are  
99 intended to increase privacy and minimize impact to neighboring residents.

100 a. Security and/or building lighting shall be "dark sky" compliant, to include the following:

101 1. b.— Only LED, incandescent light sources in the spectrum of white or off white (light  
102 yellow tones in the kelvin scale of 5,000k or lower, i.e. warmer).

103 2. e.— Fixtures shall be mounted in such a manner that the cone of light does not  
104 cross any property line of the site.

105 3. d.—Lighting installations shall include timers, dimmers and/or sensors to reduce  
106 overall energy consumption and eliminate unneeded lighting.

107 b. e.— Primary and secondary access points including but not limited to doors, windows,  
108 patios, garage doors, etc. shall not open into a required setback.

109 c. Windows on a second level are prohibited on an exterior wall that is adjacent to side or  
110 rear property lines unless the window is clerestory with the bottom of the window at least 6 feet  
111 above the finished floor of the second level, the wall faces an elevation of the principle building,  
112 the window is at least 10 feet from a rear or side property line, or the window faces a side or  
113 rear property line adjacent to a commercial or non-residential use.

114 d. f.—Required setbacks shall be maintained with landscaping which provides a buffer to  
115 neighboring properties.

116 e. ~~g.~~ Setback shall be increased by a minimum of twenty five percent (25%) based on  
117 the setback requirements, see Chart 13.14.101. (Ord. 2021-24, 9-9-2021)

118 ~~—9.8. Conversion of existing accessory buildings, including non-conforming structures, to~~  
119 ~~EADUS is allowed with standards.~~

120 ~~——a. Shall meet all design standards within 13.14.031.G6.~~

121 ~~b. No windows or doors that open into a required setback shall be added to the~~  
122 ~~structure. Existing windows and doors which open into required setbacks shall be~~  
123 ~~relocated if possible, or have their impacts mitigated with landscaping, shielding, non-~~  
124 ~~operable windows, or other mitigation techniques.~~

125 ~~c. Structures that do not conform to the building footprint sizes shown in Chart 13.14.101~~  
126 ~~must apply for a conditional use permit for a footprint that exceeds the allowed size.~~

127 ~~d. Structures that do not conform to setbacks in Chart 13.14.101 shall add landscaping~~  
128 ~~or other buffers to mitigate impacts.~~

129 ~~e. A second level above 12 feet may not be added or converted to living space when the~~  
130 ~~accessory structure is within setbacks for accessory building.~~

131 ~~f. Any addition onto existing accessory buildings shall comply with all applicable setback~~  
132 ~~and height requirements.~~

133

134

135 Chart 13.14.101

Lot Size In Square Feet	Total Footprint (Permitted Use)	No Closer Than (Feet)	25% Increase for EADU (Feet)
Less than 8,000	800	3	<del>4</del> -10
8,001 to 14,600	850	4	<del>5</del> -10
14,601 to 21,200	900	5	<del>6</del> -10
21,201 to 27,800	950	6	<del>8</del> -10
27,801 to 34,400	1,000	7	<del>9</del> -10
34,401 to 41,000	1,050	8	10
41,001 to 47,600	1,100	9	11
47,601 to 54,200	1,150	10	13
54,201 to 60,800	1,200	11	14
60,801 to 67,400	1,250	12	15
67,401 to 74,000	1,300	13	16
74,001 to 80,600	1,350	14	17
Over 80,600	1,400	15	19

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137

**CITY OF HOLLADAY**

**RESOLUTION No. 2024-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING THE REVISED AND RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE MEMBER ENTITIES OF THE UNIFIED POLICE DEPARTMENT AND THE CITY OF HOLLADAY RELATING TO POLICE SERVICES**

**WHEREAS**, the City of Holladay is a Member Entity of the Unified Police Department (“UPD”); and

**WHEREAS**, since the entry of the 2010 Agreement establishing the UPD, there have been significant changes in the Member Entities of the UPD, as well as numerous amendments; and

**WHEREAS**, the Members agree that a revised and restated interlocal agreement is the best means of setting forth the terms and conditions of the continued existence and governance of the UPD; and

**WHEREAS**, the City Council of the City of Holladay has reviewed the Revised and Restated Interlocal Cooperation Agreement between Public Entities Governing the Unified Police Department of Greater Salt Lake, and finds it is in the public interest and will promote the public safety and welfare to enter into the agreement;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Holladay as follows:

1. Approval of Agreement. The City Council of the City of Holladay hereby approves that certain Revised and Restated Interlocal Cooperation Agreement between Public Entities Governing the Unified Police Department of Greater Salt Lake, attached hereto as Exhibit A and incorporated herein by reference. The Mayor of the City of Holladay is hereby authorized to sign this Agreement on behalf of the City.

2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

**PASSED AND APPROVED** this \_\_\_ day of March, 2024.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

Ty Brewer	Yea	Nay ___
Matt Durham	Yea	Nay ___
Paul Fotheringham	Yea	Nay ___
Drew Quinn	Yea	Nay ___
Emily Gray	Yea	Nay ___
Robert Dahle	Yea	Nay ___

**ATTEST:**

\_\_\_\_\_  
Stephanie N. Carlson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this \_\_\_ day of March, 2024.

**RECORDED** this \_\_\_ day of March, 2024.

REVISED AND RESTATED INTERLOCAL COOPERATION AGREEMENT  
BETWEEN PUBLIC ENTITIES GOVERNING THE UNIFIED POLICE DEPARTMENT OF  
GREATER SALT LAKE

This Revised and Restated Interlocal Cooperation Agreement (the “2024 Agreement”) is made and entered into as of the 1<sup>st</sup> day of July, 2024, to be effective when all of the conditions identified in Section 16 of this Agreement have been satisfied, by and among the CITY OF HOLLADAY (“Holladay”), MIDVALE CITY (“Midvale”), MILLCREEK (“Millcreek”) and the TOWN OF BRIGHTON, all municipal corporations and political subdivisions of the State of Utah; and, COPPERTON METRO TOWNSHIP (“Copperton”), EMIGRATION CANYON METRO TOWNSHIP (“Emigration”), KEARNS METRO TOWNSHIP (“Kearns”), MAGNA METRO TOWNSHIP (“Magna”), and WHITE CITY METRO TOWNSHIP (“White City”), all incorporated metro townships and political subdivisions of the State of Utah. All of the above may be referred to individually as a “Member” and collectively as the “Members.” The interlocal entity originally created and revised and restated in this Agreement by the Members is referred to as the UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE (the “UPD”).

**RECITALS**

A. Several of the Members as well as other entities no longer affiliated with the UPD, established the UPD via interlocal agreement effective January 1, 2010, which was also subsequently amended (“the Agreement”).

B. The original membership of the UPD has changed over the course of its history. The cities of BLUFFDALE, HERRIMAN, RIVERTON and TAYLORSVILLE have exited UPD. MIDVALE, MILLCREEK, the Town of BRIGHTON, COPPERTON METRO TOWNSHIP, EMIGRATION CANYON, KEARNS METRO TOWNSHIP, MAGNA METRO TOWNSHIP, and WHITE CITY METRO TOWNSHIP joined the UPD.

C. Throughout these changes and since its creation in 2010, the UPD has been a provider of law enforcement and related services to its member municipalities and unincorporated Salt Lake County.

D. H.B. 35 *Metro Township Modifications* has passed in the 2024 Utah Legislative Session and is awaiting an anticipated signature by the Governor, which, if signed, will convert Copperton, Emigration Canyon, Kearns, Magna, and White City from metro townships into municipalities.

E. In July of 2024, Salt Lake County will exit membership of the UPD and UPD will no longer be rendering service to Salt Lake County.

F. The Members to this 2024 Agreement desire that UPD continue to provide law enforcement and related services to the Members. The Members recognize that the depth of service provided by the UPD ensures that their communities are receiving consistent and high-quality service.

G. Because of the significant changes in the membership of the UPD, the upcoming departure of Salt Lake County, the potential conversion of metro townships to municipalities, numerous amendments to the 2010 Interlocal, as well as lessons learned since its creation in 2010, the Members agree that a revised and restated interlocal agreement is the best means of setting forth the terms and conditions of the continued existence and governance of the UPD. This 2024 Agreement is therefore intended to revise and replace, in its entirety, the 2010 Agreement establishing the UPD, including any amendments thereto.

H. Pursuant to the Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 *et seq.* (the “Interlocal Cooperation Act”), the Members, all of which are “public agencies” for the

purposes of the Interlocal Cooperation Act, are authorized to enter into this 2024 Agreement, to maintain an interlocal entity for the law enforcement and related services to the Members.

I. The Members desire to enter into this 2024 Agreement to affirm the continuation of the UPD, refine the description of its membership, and revise the governance of and terms and conditions of service by the UPD.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Members and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Members agree as follows:

1. Interlocal Entity. Pursuant to the Interlocal Cooperation Act, the Members agree to the continued existence of the Unified Police Department of Greater Salt Lake as a separate political subdivision and body politic and corporate of the state of Utah, as established pursuant the 2010 Agreement, subject to the revised and restated terms and condition found in this 2024 Agreement.

2. Name. The legal entity will continue to be known as the Unified Police Department of Greater Salt Lake.

3. Summary of Scope of Services to be Provided by UPD. The scope and type of services provided to the Members by UPD will be determined through the regular adoption and maintenance of a strategic plan and UPD policies, adherence to standards of emergency response coverage, and the annual budget process as determined by the UPD's Board of Directors.

4. Service Delivery.

a. Generally. The UPD will deliver its services through precincts located in its Coverage Area and centralized shared services. The definitions of precinct and shared services

below are meant to be a general guideline subject to revisions by the UPD Board. Some services listed as precinct or shared services may be moved from one category to another as deemed appropriate by the UPD Board without the need to amend this Interlocal.

b. Precinct/Basic Services: Personnel, supplies, and equipment assigned to specific precincts or geographical areas as necessary to provide law enforcement services to the citizens within the Coverage Area as determined by the Board to include, but not limited to, patrol officers to respond to emergency and nonemergency calls for service, traffic enforcement, community-oriented policing officers, and property crime detectives.

c. Shared Services: Services provided by the UPD, either directly or by contract, and shared among the Members, subject to annual funding and Board approval, include but are not limited the following:

1) Administrative Services. Personnel, supplies, and equipment necessary to administratively support a law enforcement service agency and administer grants and monies as determined by the Board to include, but not limited to, command staff, human resources, financial services, legal services, insurance, outside counsel, expert services and consultant fees, risk management, media services, records management, production and GRAMA response.

2) Crime Prevention Services. Personnel, supplies, and equipment to support a crime prevention unit as determined by the Board to include, but not limited to, community-oriented policing support, assisting businesses within the Coverage Area with crime prevention strategies and techniques, coordinating neighborhood watch organizations, crime analysis, and public education through presentations to community organizations.

3) Investigative Services and Multijurisdictional Task Forces. Personnel, supplies, and equipment to support specialized investigative units as determined by the Board to include, but not limited to, Violent Crimes Unit (robbery, homicide, adult sex crimes), Special Victims Unit (domestic violence, juvenile sex crimes), and participation in multi-jurisdictional task forces such as the Metro Gang Unit, Metro Narcotics Unit, Mental Health Unit, CAR Team, Public Order Unit, forensics and crime lab services and other task forces.

4) Training Services. Personnel, supplies, and equipment to support a training unit as determined by the Board to include, but not limited to, range and weapon certification, annual certification training, recruit training, and supervisory training.

5) Logistics Services. Fees for dispatch, including VECC or any successor agency, personnel, supplies, and equipment to support a logistics unit as determined by the Board to include, but not limited to, property and evidence storage and security, communications, and fleet services.

6) Special Operation Services. Personnel, supplies, and equipment to support a special operations division as determined by the Board to include, but not limited to, special weapons and tactics team (S.W.A.T.), canine unit, and supervision of crossing guards.

5. Member Fee.

a. Fees and costs for services attributable to the Member Fee will be based upon the member's precinct services and its proportionate share of shared services, based upon a shared service formula adopted by the board. The member fee will also include any precinct specific

enhanced services. The budget will be transparently prepared and stated with reasonable specificity in each annual budget adopted by the UPD Board. The Board will adopt policies and/or resolutions that provide guidance for the development of the budget. Members will be provided with reasonable notice prior to any proposed change in the level of services or reallocation of UPD resources compared to the prior fiscal year. Each Member will be charged an individual Member Fee.

b. The Salt Lake Valley Law Enforcement Service Area (SLVLESA) and other special districts created hereafter to fund law enforcement services may pay the Member Fees for service area or district members. In the event that SLVLESA or any other special district does not pay for any portion of a Member Fee for one of its members, each Member is responsible for paying the balance of its Member Fee.

6. Fiscal Year and Budget Deadlines: The UPD shall operate on a fiscal year basis beginning July 1 and ending June 30 of the following year. The UPD administration will propose a preliminary budget increase maximum (PBIM) for the upcoming fiscal year and submit it to the UPD Board no later than the regularly scheduled March meeting. The PBIM shall be an aggregate of all UPD Shared Services budgetary expenditures, excluding any grant or other revenue-neutral, outside-funded expenditures. Expenditures that are unique to a precinct and funded only by one UPD Member may be excluded from the expenditures used to calculate the PBIM. All other budgetary deadlines will follow Utah law to approve a budget for the upcoming fiscal year.

7. Department and Member Fund Balances: Department Fund Balances are separate from Member Fund Balances and Department Fund Balances will be regulated by statute and UPD budget policies. The Unified Police Department of Greater Salt Lake recognizes the existing Member Fund Balances carried over from FY 2023-2024 for each Member Special Revenue Fund.

Member Fund Balance constitutes money budgeted, but not spent, in member funds during the previous fiscal year. Member Fund Balances can be carried over and used for UPD purposes by the Member or returned to the Member. The Member Fund Balance may be paid to a vested departing member in good standing after withdrawal. The Board shall have the authority to establish policies that recognize, define, limit, or eliminate these funds going forward but cannot eliminate the existing funds in the Member Precinct Funds.

8. PBIM Override. The PBIM shall be a budgetary guide for the development of the budget for the upcoming fiscal year. In the event the UPD Board considers the approval of the annual budget or a subsequent budget amendment that exceeds the PBIM for the fiscal year, the original budget or amendment shall only be approved upon a super majority 75% weighted vote. The weighted vote shall be calculated using the formula approved in Paragraphs 10(b)(2)-(5) to this 2024 Agreement.

9. Enhanced Services. A Member may individually propose an enhanced level of precinct specific service provided by the UPD. The Board of Directors must approve the enhancement, the cost, and start date of the new enhanced service. The additional fee for enhanced services will accrue as of the date such services begin and be due and payable as part of that Member's Member Fee as provided for in this 2024 Agreement or, in the case of a Member that is part of SLVLESA or other special district, a separate Enhanced Services Fee paid separately to UPD by the Member receiving such services.

10. Governance and Administration of UPD. The UPD will be governed by a Board of Directors comprised of representatives of the Members served by the UPD.

a. Board of Directors.

1) Each City, Town, and Metro Township to which the UPD provides services will receive a position on the Board of Directors (the “Board”).

2) Each Board Member must be an elected official of the Member, either a mayor or councilmember of the municipality’s governing body.

3) Board Members will serve indefinitely at the pleasure of the appointing entity. Any appointment or removal of a Board Member will be accompanied by a letter or resolution from the applicable Member notifying the UPD of such action.

4) Board meetings and all actions taken thereby will be in compliance with the Utah Open Meetings Act (Utah Code §52-4-101, et. seq.) or successor applicable open meetings law.

5) Matters related to the operation of the Board, such as meeting times, the conduct of meetings, chair and vice-chair appointments, and other rules of order and procedure will be established and adopted by the Board as policies and procedures.

6) Alternate Board Representative: Member may also designate in writing up to two alternate representatives, ranked in order, who also must be a mayor, city council member, chief executive officer, or senior level manager of the Member. The Member representative or alternate representative will attend, participate, and vote on matters coming before the Board of Trustees on behalf of the Member. Members may use an alternate no more than two times a fiscal year.

b. Voting.

1) For all matters related to the governance of the UPD, and once a quorum has been established, each Board Member will be entitled to one vote on the Board.

Matters, unless otherwise specifically stated herein, will be passed by a vote of a majority of the Board at a duly noticed meeting.

2) In regards to any proposed vote of the Board, to be taken pursuant to subsection (b)(1) above, to adopt a fiscal year's tentative or final budget, or to adopt any budget amendment, any two Board Members representing separate Members may call for a "weighted vote," at which time, after an opportunity for discussion and deliberation by the Board, a vote will be taken on such issue based upon a weighted voting system with the weight of each Board Member's vote being determined as follows:

3) A "Member Fee Percentage" will be calculated by computing the percentage each Member is paying for the UPD's services in comparison to the total of all Member Fees

4) A "Population Percentage" will be calculated by comparing a Member's population to the total population of the communities served by the UPD, using the most recently available census data, as updated by the Kem C. Gardner Policy Institute or other agency subsequently designated by the State of Utah for population estimates.

5) Each Member's Member Fee Percentage and its Population Percentage will then be averaged (i.e., 50 percent allocation by Member Fee Percentage and 50% by Population Percentage) to create the final "Weighted Voting Percentage" for that Member.

6) When weighted voting is requested under this Section, approval of the budget or budget amendment will pass with an affirmative vote that meets or exceeds sixty percent (60%) of the total weighted vote of all Board Members rather than a majority of all the Board Members.

c. Executive Staff:

1) The Board will directly supervise, appoint, and be responsible for removing, if necessary, the Chief of Police/CEO of the UPD. The Board will negotiate, approve, and execute a written employment agreement with the Chief of Police/CEO setting forth the terms and conditions of employment.

2) The Chief Legal Officer (CLO) of the UPD will be supervised by the Chief of Police. The Chief Legal Officer has an independent duty to report to the Board. The Board will approve the selection and compensation of the CLO. The Board may remove the CLO either upon or without a recommendation from the Chief of Police.

3) The Chief Financial Officer (CFO) of the UPD will be supervised by the Chief of Police. The CFO has an independent duty to report to the Board. The Board will approve the selection and compensation of the CFO. The Board may remove the CFO upon or without a recommendation from the Chief of Police.

4) The Chief of Human Resources may be the Merit System Coordinator, as described in Exhibit A to this 2024 Agreement, will operate pursuant to policies established by the Board and will report to the Board on matters related to the UPD's Merit System.

5) The appointment, transfer, and removal of Precinct and Division Chiefs will be governed by policies established by the Board.

6) All other employees will be supervised by the Chief of Police pursuant to policies adopted by the UPD.

d. Policies. The Board will adopt a set of Board Policies that will broadly govern and set the expectations for the operation of UPD. These Board Policies will inform and direct a set of operational policies created and adopted by the Chief of Police/CEO in consultation with the CLO and Command Staff.

e. Facilities. The UPD, under the direction of the Board, may construct, lease, or purchase any necessary space for the purposes of providing services under this Agreement. The UPD Board will equitably apportion the costs to the Members similar to the apportionment of the Member Fee. If the benefit of such facility specifically inures to one or more Members to the exclusion of others, the Board may apportion the cost of such facility to the benefiting Member or Members to be paid as an addition to the Member Fee.

f. Conversion of Metro Townships. The conversion of metro townships to municipalities will not change the relationship between the affected Members and UPD. Each affected Member will be bound by this Agreement after its conversion and will maintain its existing privileges and obligations as a Member. After its conversion, each affected Member will automatically be recognized by its official municipal name without any requirement to amend this Agreement.

11. 2010 Equipment. The 2010 Agreement or subsequent amendments provided that members may convey specific description of equipment conveyed to the UPD by the Members then forming the Department. The time elapsed since the 2010 Agreement or the 2012 Amendments, means that all or nearly all of the equipment conveyed has been cycled through, merged with other equipment, or used to the end of its useful life. The Members therefore agree to disclaim any rights to return of property found in the 2010 Agreement or 2012 Amendments and agree that disposition of any equipment to members upon dissolution or withdrawal will be accomplished according to the provisions of this 2024 Agreement.

12. Employees. The Members agree that no member will have any fiscal obligation or liability for the payment of salary, wages, benefits, or other compensation of employees beyond the assessment of the Member Fee.

13. Merit System. The Members agree that the UPD will operate with a Merit System for sworn law enforcement officer employees and any policies duly adopted to be consistent therewith and general merit principles. Civilian employees will also be part of a civil service system to be approved by the UPD Board. All existing rank and seniority shall be continued in the Merit System. The Merit System is established pursuant to Exhibit A.

14. Reports, Audits, and Performance Measures.

a. UPD will be subject to Utah Code § 11-13-501 et. seq., or its successor provision, for accounting, reporting, budgeting, and auditing requirements, as modified and enhanced as determined by the Board. The functions of budget officer, treasurer, or any other defined function with respect to UPD will be determined by policies and procedures adopted by the Board.

b. To ensure transparency, the UPD will prepare a financial report as part of the annual budgeting process and receive an annual audit report. Such reports will be both posted online and available upon request.

c. The UPD will also keep records and statistics related to the performance of its services and will, from time to time, prepare reports summarizing performance. The Board or any individual Member may make a request for the creation of such a report at any time and UPD will use its best efforts to prepare such a report in a timely manner.

15. Indemnification. The UPD and the Members are governmental entities under the "Utah Governmental Immunity Act" (UTAH CODE ANN. § 63G-7-101, *et seq.*) (the "**Immunity Act**"). Consistent with the terms of the Immunity Act, and as provided herein, it is mutually agreed that each are responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees. The UPD and the Members do not waive any procedural

or substantive defenses or benefits otherwise available under the Immunity Act nor does any Member or the UPD waive any limits of liability currently provided by the Immunity Act or comparable legislative enactment, including without limitation, the provisions of Section 63G-7-604, regarding limitation of judgments. Any indemnity and insurance obligations incurred by UPD or a Member under this agreement are expressly limited to the amounts identified in the Act. Subject to the foregoing, the UPD shall defend, indemnify, save and hold harmless the Members (including their respective elected and appointed officers and employees) from and against any and all demands, liabilities, claims, damages, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from the law enforcement services provided, or to be provided, by the UPD hereunder, except where such demands, claims, actions or proceedings resulting from the negligence or misconduct of the Members, or their respective elected or appointed officers or employees. Each Member shall defend, indemnify, save and hold harmless the UPD or the Members (including its elected and appointed officers and employees) from and against demands, claims, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from negligent actions or failure to act of that Member's elected and appointed officers or employees; the UPD's enforcement of any ordinances of that Member that is alleged to be unconstitutional; or improper disclosure by that Member of private, controlled, or protected information under the provisions of GRAMA. The UPD is considered a governmental entity for purposes of the Act, including the defense and indemnification of employees, volunteers, and Members of the Board.

16. Term. This 2024 Agreement will be effective as of the date listed at the beginning of this Agreement or when it is fully approved and executed by the Members, whichever is later. Unless terminated as provided for herein, it will be in effect for a term of fifty years.

17. Admission of New Members. The Members anticipate that during the term of this Agreement that additional governmental entities may wish to join the UPD and be bound to the terms and conditions of this Agreement. The process and requirements for becoming an additional Party to this Agreement and member of the UPD will apply equally to the addition of a new Member Entity to the UPD entity that approaches the UPD Board or a UPD Member about joining the UPD. Admission of an additional Member will be pursuant to the following process and conditions:

a. The UPD Chief will advise the Board Chair of any expressed interest in joining the UPD of which the UPD Chief becomes aware, and the Board Chair will advise the UPD Chief of any expressed interest in joining the UPD of which the Board Chair becomes aware. The UPD Chief and Board Chair will then authorize UPD representative to hold initial, non-public discussions with any municipality or other entity expressing interest in joining the UPD to gauge feasibility or level of interest in joining. However, neither the UPD Chief nor the Board Chair is authorized to discuss the potential of an entity joining the UPD in a public setting without prior notice to the Board. Furthermore, neither the UPD Chief nor the Board Chair may make any agreements with the potential new member concerning joining the UPD without complying with the requirements of this Paragraph 18.

b. Under the direction of the Board, UPD staff will conduct a feasibility study to evaluate the potential addition of the new member. In conducting the feasibility study under this section, the study should include the following (these guidelines are subject to revision by the Board in subsequent Board Policy without the need to amend this Agreement):

- 1) Population and population density within the proposed municipality;

2) Current and five-year projections of demographics and economic base in the proposed municipality, including household size and income, commercial and industrial development, and public facilities;

3) Projected growth in the proposed municipality during the next five years;

4) The present and five-year projections of the cost, including overhead, of providing the Baseline Services in the proposed municipality as is provided by the UPD in similar municipalities;

5) The number, classification, and cost of wages, salaries, and benefits of line and staff employees that the proposed municipality desires UPD to absorb as part of joining the UPD assuming that:

1. The UPD will agree to accept all police personnel assigned to existing department;

2. The UPD will have the option to consider employment of the Chief, Officers and other staff;

3. Employees transferred to the UPD will transfer with:

a. Wages normalized to the UPD pay structure except that if an employee's existing wage is higher, the employee wage will be frozen until the wage is normalized with the UPD wage schedule;

b. Seniority equal to years of full-time career experience with the joining municipality on the last day of employment with the joining municipality;

c. Vacation and sick leave balances on the last day of employment with a calculation of the total liability being paid for by the joining municipality, consistent with UPD Policy;

6) The location, condition, and value of the physical assets necessary to provide services in the joining municipality that would be transferred to the UPD by the municipality including in the study the feasibility of:

1. The joining municipality retaining ownership of the precincts and being responsible for capital maintenance.

2. Transferring necessary assets, such as vehicles, equipment, PPE, precinct supplies, etc. to the UPD to provide the services to the joining municipality.

7) An assessment of the debts, liabilities, and obligations of the joining municipality that may be necessary for the UPD to acquire in order to provide the services to the joining municipality.

8) The fiscal impact that the joining municipality's addition has on other Members by the UPD, including any Member Fee changes that may become necessary to maintain existing levels of service for current Members.

9) Any other factor that UPD staff consider relevant to the question of admitting a new municipality to the UPD.

c. A joining municipality, depending upon the circumstances and the equities involved in it joining the UPD, may be subject to a separate agreement that may contain a minimum period of membership that will be negotiated based on the review of the

circumstances, including the assets and liabilities the municipality will be transferring to the UPD.

d. Approval of a new municipality as a new member of the UPD would require a two-thirds affirmative vote of the UPD's Board, the new member agreeing to have its legislative council approve and to sign as a Member to this 2024 Agreement, and the Members' respective legislative councils approving the amendment to this 2024 Agreement admitting the new member.

18. Withdrawal.

a. Cooperation. If a Member wishes to withdraw from the UPD and the terms and conditions of this 2024 Agreement, the Members agree to work cooperatively in such a manner as to minimize the harm to any Member and the public safety of the citizens of all Members. The UPD will respect the desire and decision of the withdrawing Member, and the withdrawing Member will respect the need for and allow the necessary planning to ensure a withdrawal will result in the minimum impact possible on the UPD and remaining Members.

b. Requirements.

1) Due to the complexities of the operation of the UPD and the significant impact a withdrawal may have on the other Members, a Member must provide twelve months' advance notice as to the date it wishes to withdraw from the UPD. The twelve months will run from the date the Chief of Police and CLO receive the notice from the withdrawing Member. The Members acknowledge that the annual Member Fees paid to the UPD do not constitute the establishment of a debt for any Member and will be paid as services are provided. Furthermore, the Members acknowledge that the inclusion of a twelve months' withdrawal period renders this Agreement one of reasonable duration.

2) In order to be admitted, a prospective Member must agree to a minimum term of admission. Any Member departing with less than the minimum term established by the Board at the time of admission will not be entitled to any assets it may have been entitled to pursuant to Paragraph 18(c).

3) The twelve-month notice requirement for withdrawal may be shortened upon mutual agreement between the withdrawing Member and the Department, if approved by the UPD Board.

4) Upon providing notice of its intent to withdraw, the withdrawing Member's Board Member must, if applicable, relinquish his or her position as Board Chair/Vice-Chair and any committee Chair. The Board Member will also be automatically recused from matters directly affecting the withdrawal process. Such recusal will only extend to voting on matters related to the withdrawal process and the withdrawing Member's Board Member will have the right to participate in Board discussions and debates related to such issues. However, a withdrawing Member's Board Member may be excluded from any closed sessions, properly held pursuant to the Utah Open and Public Meetings Act, to discuss matters related to the withdrawal of that Member. In the event a withdrawing Member revokes its intent to withdraw, its Board and Committee positions will be reinstated.

5) The Members and UPD agree that if a Member withdraws and subsequently forms or participates in a new police department with other Members, the UPD and the withdrawing Member will, in good faith, negotiate or join existing relevant mutual and automatic aid agreements covering both the UPD and the withdrawing Member.

6) Upon receiving a notice of intent to withdrawal, the Members will begin the withdrawal process by creating a withdrawal plan that will comply with the general principles provided for in this Section 18.

c. Disposition of Precincts or Equipment.

1) Precinct Lease. The Department will cease using the precinct owned by the withdrawing Member upon the effective date of the Member's withdrawal. The withdrawing Member, or other precinct or building owner, will receive the precinct in an as-is condition as of the effective date of the withdrawal. In the event the withdrawing Member is not the owner of the precinct at the time of withdrawal, and it wishes to use the precinct building after withdrawal, the withdrawing Member will be responsible for coordinating such use with the building's owner. The UPD will use reasonable efforts to maintain the precinct in its condition from the date of the notice to the date of withdrawal but will not be responsible for any normal wear and tear during the withdrawal period, nor for any deterioration or destruction of the precinct building outside of its control.

2) Precinct Inventory. The UPD and the withdrawing Member will meet and confer to create a property disposition plan to account for supplies and equipment located in the precinct serving the withdrawing Member that is to be vacated by the UPD. This plan will contain an inventory of any items for which the withdrawing Member can specifically prove ownership. The withdrawing Member will be entitled to retain such inventoried items upon withdrawal.

3) Vehicles and Equipment. In the event the withdrawing Member has transferred vehicles or equipment to the UPD, and such vehicles or equipment has not been cycled through to the end of its usable life or inseparably incorporated in the UPD's inventory, those assets which are traceable and not significantly modified by the UPD post transfer, will be returned to the withdrawing Member. All department vehicles and equipment assigned to the precinct shall be provided to the departing Member. No training of any employee shall be subject to reimbursement upon departure. UPD or other Service Area Member Precinct Fund Balances, assets assigned to other member precincts, and all shared assets including vehicles, major assets and equipment purchased through the shared formula is owned by the UPD and the respective Members and is not subject to any claim by the departing member for any item or equivalent value.

4) Debt Obligation. The withdrawing Member will not be obligated to continue its portion of the payment for any UPD debt related to the acquisition of equipment, however, it will not have any property right to any such vehicles and equipment in the precinct(s) serving the withdrawing Member except as provided for above. Except as required to meet statutory and audit requirements for the UPD and meet any outstanding financial obligation incurred by the Member to the UPD, a departing Member is entitled to take its Precinct Fund Balance upon departure. Any Precinct Fund Balance owed to a departing Member will be paid by the UPD after the next fiscal year audit.

d. Personnel. In the event the withdrawing Member plans upon withdrawal to start its own department or expand a previously existing department with others, the withdrawing Member agrees to provide (or to encourage, in good faith, the existing department it is joining)

an employee selection process exclusively for interested, existing UPD personnel prior to engaging in an open and public recruitment for staffing.

1) This process does not include recruitment for chief or other executive level positions.

2) The withdrawing Member is not obligated to hire those who apply during this process, merely to give existing UPD personnel the first opportunity to fill the prospective new positions.

3) The withdrawing Member agrees that UPD employees that are hired by the withdrawing Member will have the option to either: 1) receive a payout of their UPD vacation balance directly from the UPD on the employee's date of separation pursuant to UPD policy; or 2) transfer their vacation hours to their new position with the withdrawing Member. In the event of a transfer and acceptance of vacation hours, the UPD will pay to the withdrawing Member the value of the vacation hours at the employee's wage rate as of the employee's last day with the UPD.

4) Sick leave balances of employees hired by the withdrawing Member will not be transferred and will be handled pursuant to internal UPD's policy and procedure.

5) Retirements contributions by the UPD for the any employee leaving the UPD and starting work with a withdrawing Member will cease upon the employee's last day with UPD.

6) UPD agrees to allow employees leaving the UPD and moving to the withdrawing Member to take their existing, issued personal protective equipment with them to their new employment with the withdrawing Member. The ownership of the PPE will be transferred to the withdrawing Member at no cost.

19. Coverage Area. The coverage area of the UPD may increase or otherwise be affected by annexations, disconnections, consolidations, boundary adjustments and/or dissolutions related to the individual Members. The Members agree to notify the UPD, in advance, of any such changes to the coverage area. If such a change is significant enough to materially affect the response time or other operational issues, the Members agree that a change to the Member Fee may be warranted and that such change may be brought to the Board for approval outside of the annual budgetary process.

20. Remittance. Each Member will prospectively remit the payments required to UPD by this 2024 Agreement, such as the Member Fee established each annual budget year or any other required payments, on a quarterly basis and on the first day of each calendar quarter. Upon agreement between UPD and a Member, a Member may also pay prospective amounts due at shorter intervals, such as monthly, so long as the arrangement is agreed upon in advance and in writing.

21. Breach or Failure to Pay.

a. A failure to timely pay the Member Fee, or other payment due to UPD, will be considered an immediate and material breach of this 2024 Agreement. Upon such failure to pay, the UPD will notify the breaching Member of the alleged breach and provide thirty days for the breaching Member to remedy the alleged breach. UPD will continue to provide the services provided for in this 2024 Agreement in light of the public safety impacts a cessation of services would cause, however, failure to remedy the alleged breach after 30 days will result in the UPD being allowed to declare a default of this 2024 Agreement. Upon declaration of default, UPD may seek all remedies available at law or equity (including the judicial remedy of injunctive relief to require the continued payment for services being provided), and the

declaration of default will be deemed to constitute an involuntary Notice of Withdrawal to begin the process provided for in Paragraph 18 for the breaching Member. The UPD may recover all legal costs, including reasonable attorney fees, it incurred in seeking a remedy under this subsection. Additionally, notwithstanding any language in this Agreement, the breaching Member will also forfeit its Precinct Fund Balance, vehicles, and equipment to the UPD as liquidated damages for the additional costs the other Members will incur in providing services to the breaching Member.

b. Upon a material breach of this 2024 Agreement by a Member, such as failure to pay its fee, the non-breaching Member or Members will notify the breaching Member of the alleged breach and provide 30 days to remedy the alleged breach. If the breaching Member fails to remedy the alleged breach, the non-breaching Member or Members may declare a Default of 2024 Agreement and seek appropriate remedies in law or equity. In the event of a material breach requiring pursuit of legal remedies, the breaching Member will pay the prevailing Member's costs and reasonable attorney fees.

22. Termination. Due to the nature of the services being provided and the structure of the UPD, this 2024 Agreement cannot be terminated in its entirety except by the expiration of its term or the mutual agreement of all Members that the UPD should be dissolved as an interlocal entity. The Agreement may be terminated as to an individual Member pursuant to the withdrawal process provided for Paragraph 18. Upon withdrawal this 2024 Agreement will be terminated with respect to the withdrawing Member, but any remaining payment obligations remaining after withdrawal and all the provision of Paragraph 15 (Indemnification) will survive the termination with respect to said Member.

23. Dissolution. The UPD may be dissolved, and operations terminated upon the unanimous written consent of all Members to this 2024 Agreement at the time of dissolution. Upon dissolution, all leases will terminate, all assets actually contributed by a Member still identifiable as separate property with a right of return will be returned to such Member, and any remaining assets (whether real property or personal property) of the UPD will be distributed based on a fraction, the numerator of which is the aggregate amount of Member Fees paid by a Member and the denominator of which is the aggregate amount of Member Fees paid by all of the Members to the UPD for services. Any unpaid liabilities of the UPD will be paid by the Members based on the same fraction. Such liability will be a joint liability.

24. Amendment. This Agreement may not be amended except by written instrument signed by all Members. Amendments will be approved as follows:

- a. Amendments may be proposed to the Board by any Member or staff of the UPD.
- b. The Board shall consider the proposed amendment and may only approve the advancement of the proposed amendment for review by the Members by a vote of at least two-thirds of the Board present at a duly noticed meeting.
- c. Upon advancement, each Member must present the proposed amendment to their appropriate legislative bodies for review and consideration.
- d. Each Member will have sixty days to review the proposed amendment with its executive officers and legislative body and either provide notice of acceptance of the proposed amendment or suggest alternatives to be considered by the Board.
- e. Subsequent to this legislative review, the Board may approve a final amendment only by a vote of at least two-thirds of the Board at a duly noticed meeting. Such a vote must

be a vote to approve representing at least two-thirds of the total Board seats, not just the votes of those present at the particular meeting.

f. Upon approval by the Board pursuant to this Paragraph, all Members must agree to the final Amendment via a written document amending this 2024 Agreement within thirty days. Failure to agree to the approved Amendment will constitute an involuntary Notice to Withdraw pursuant to Section 18.

25. Notices. All notices, requests, demands, and other communications hereunder will be in writing and given to any Member by delivering a copy, via U.S. Mail, to the mayor (or if applicable to the form of government, the council chair or city manager) of any municipal, sent to that Member's official governmental office address, with a copy also sent to the same official office and addressed to "City Attorney" or "Chief Counsel." For the UPD, notices should be sent to the following:

If to UPD:                    Unified Police Department of Greater Salt Lake  
Office of the Chief  
3365 South 900 West  
Salt Lake City, UT 84119

With a copy to:            Unified Police Department of Greater Salt Lake  
Chief Legal Officer  
3365 South 900 West  
Salt Lake City, UT 84119

26. Interlocal Cooperation Act. The Members enter into this 2024 Agreement pursuant to the Interlocal Cooperation Act. For the purpose of satisfying specific requirements of the Interlocal Cooperation Act, the Members agree as follows:

a. This Agreement maintains and affirms the creation of the separate interlocal entity known as UPD that will operate using its own budget, may acquire real or personal property and may take any other act authorized by Utah law.

b. The UPD will be governed by its Board and according to the provisions of this 2024 Agreement.

c. Because this 2024 Agreement cannot take effect until it has met the requirements of the Interlocal Cooperation Act, each Member agrees by its signature that the agreement has been presented and approved by that Member's legislative body by a resolution or ordinance that is in compliance with Utah Code § 11-13-202.5(2) and been submitted and approved by the attorney authorized to represent the Member in compliance with Utah Code § 11-13-202.5(3). Furthermore, upon approval and execution by the Members, each Member agrees to keep a copy of this 2024 Agreement on file with the Member's keeper of records.

27. Entire Agreement. This Agreement constitutes the entire agreement between the Members regarding those subjects that are the subject matter of this Agreement, and this Agreement supersedes all prior agreements and understandings between the Members pertaining thereto, except where otherwise specifically stated herein. Notwithstanding the foregoing, any prior agreements between any Members, such as leases, land-use agreements, easements, deeds, or other matters separate and distinct from the creation and operation of the UPD as an interlocal entity as provided for in this Agreement remain in full force and effect and subject to their own respective terms and conditions.

28. Governing Law & Venue. The provisions of this Agreement will be governed by and be construed in accordance with the laws of the state of Utah. Disputes and other issues between the Members arising out of or related to this 2024 Agreement will be decided by litigation in the Third Judicial District Court of Salt Lake County, Utah.

29. Disputes. In the event of disputes and in the absence of any agreement to the contrary, UPD agrees to continue to provide services during any litigation and the adverse Member

will continue to make payments to UPD in accordance with the terms of this 2024 Agreement to ensure the continued protection of public safety within the Member's communities. This provision may be enforced by injunctive relief by the courts if necessary.

30. Waiver. No failure by a Member to insist upon strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, will constitute a waiver of any such breach or of any other covenant, agreement, term, or condition of this Agreement. A Member may, by notice delivered in the manner provided in this Agreement, but will be under no obligation to, waive any of its rights or any condition to its obligations hereunder, or any duty, obligation, or covenant of the other Members. No waiver will affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof will continue in full force and effect with respect to any other then existing or subsequently occurring breach.

31. Nonfunding. The Members acknowledge that funds are not presently available for performance of this Agreement beyond the close of their respective fiscal years. Each Member's obligation for performance of this Agreement beyond that date is contingent upon funds being appropriated for payments due under this Agreement. If no funds or insufficient funds are budgeted and appropriated in any fiscal year, or if there is a reduction in appropriations of the Member resulting in insufficient funds for payments due or about to become due under this Agreement, then this Agreement shall create no obligation as to such fiscal year, but instead shall terminate and become null and void for that Member on the first day of the fiscal year for which funds were not budgeted and appropriated, or, in the event of a reduction in appropriations, on the last day before the reduction becomes effective (except as to those portions of payments herein then agreed

upon for which funds are appropriated and budgeted). However, any member exiting the UPD under non-funding shall not be entitled to any assets under the departure clause.

32. Severability. In the event that any condition, covenant, or other provision hereof is held to be invalid, void, or unenforceable, the same will be deemed severable from the remainder of this Agreement and will in no way affect any other covenant, condition, or other provision herein contained. If such condition, covenant, or other provision will be deemed invalid due to its scope or breadth, such provision will be deemed valid to the extent of the scope or breadth permitted by law.

33. Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. Delivery of an executed signature page by facsimile or e-mail transmission shall be effective as delivery of a manually signed counterpart of this Agreement.

IN WITNESS WHEREOF, the Members have executed and caused this Agreement to be duly executed effective as provided in Section 16.

**[insert signature pages]**

**CITY OF HOLLADAY**

CITY OF HOLLADAY

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

Approved as to Legal Form:

Attest:

\_\_\_\_\_

\_\_\_\_\_

DATED: \_\_\_\_\_

## **EXHIBIT A: UPD MERIT SYSTEM**

### **DEFINITIONS**

The terms used in this UPD Merit System plan shall be defined as follows:

- a. “Agreement” shall mean that contract, adopted under the Interlocal Agreement Act, which creates or ratifies the creation of the Unified Police Department of Greater Salt Lake.
- b. “Board” shall mean the Board of Directors of the Unified Police Department of Greater Salt Lake.
- c. “Chief” shall be the Chief and CEO of the Unified Police Department of Greater Salt Lake.
- d. “Commission” shall mean the Merit Commission of the Unified Police Department of Greater Salt Lake.
- e. “Coordinator” shall be the Coordinator for the UPD Merit System.
- f. “Department” shall mean that part of the Unified Police Department of Greater Salt Lake which provides operational and support services, under the direction of the Chief.
- g. “Members” shall mean the municipal corporations and incorporated metro townships which are signatories of the Agreement.
- h. “Merit System” shall mean the Police Merit System created to govern personnel matters in UPD, as established by this Exhibit.

- i. “Plan” refers to the Police Merit System Plan, which creates the Merit System and governs personnel matters therein.
- j. “UPD” shall mean the Unified Police Department of Greater Salt Lake.

### **UPD MERIT SYSTEM**

1. Employment in the Unified Police Department of Greater Salt Lake (“UPD”) will be governed by the UPD Merit System as set out in the Agreement, this UPD Merit System plan (“Plan”), and policies and procedures adopted under paragraph three below.
  - a. All employees of the UPD, with the exception of merit-exempt director level positions and temporaries, will be covered by a UPD Merit System and their employment status will be governed by policies and rules adopted in accordance with this Plan.
  - b. Merit-exempt administrative employees may be appointed by the Board and shall include the Chief of Police, Chief Legal Counsel, Chief Financial Officer, and such other administrative positions which by their nature are confidential or key policymaking or both, and which cannot or should not be included in the merit system. Merit-exempt administrative employees are at-will. Merit-exempt employees, whose appointment expires or is terminated except for cause, shall be returned to the previous merit position held.
  - c. Temporary employees, which include administrative or support staff employees who work less than 1040 hours per year, are merit- exempt and are at will.
2. The Merit System, and the policies adopted under this Plan, shall provide for the effective implementation of basic merit principles, including the following:
  - a. Hiring, selecting, advancing, and disciplining employees based on ability, knowledge and skill;
  - b. providing fair and adequate compensation;
  - c. training employees to assure high quality performance;
  - d. retaining employees on the basis of adequate performance and separating employees whose inadequate performance cannot be corrected or whose actions or behaviors warrant termination;
  - e. fairly treating all applicants and employees without regard to race, color, religion, gender, national origin, political affiliation, age, or disability or any other characteristic protected by federal or state law from discrimination;
  - f. providing information regarding political rights and prohibited practices; and
  - g. providing a procedure for informal employee grievances and formal appeals.

3. The adoption of personnel policies and the establishment of a pay plan are legislative activities which are the responsibility of the Board.
  - a. The Board shall adopt a comprehensive code of personnel policies and procedures regarding the employment status, procedures and benefits for all employees covered by the merit system, including sworn and civilian employees. Those personnel policies and procedures must be consistent with merit principles and with the provisions of this exhibit.
  - b. The Board shall adopt a comprehensive merit system classification plan and grade allocation system applicable to all merit- covered employees and shall prepare and establish a pay plan that includes salaries, incentives, leave, insurance, retirement, and other benefits.
  - c. All current UPD rank, seniority and merit status will automatically transfer from the existing merit system to this UPD Merit System. Any assignment however is subject to the needs of the UPD, and no merit status is granted to any assignment within UPD.
4. The administration of the Merit System and classification plan is the responsibility of a Merit System Coordinator (“Coordinator”).
  - a. The Coordinator is a merit-exempt employee or a contractor who works immediately under the direction of, and at the pleasure of, the Board. The Coordinator may be a current full-time exempt employee, such as the HR director, or may be a part-time employee or contractor.
  - b. The Coordinator maintains and manages the Merit System classification plan, as directed by the Board, makes recommendations regarding Merit System and personnel matters to the Board and to the UPD Chief.
  - c. The Coordinator shall prepare and conduct competitive examinations for both hiring and promotion and shall prepare registers based on the results of those examinations. All positions covered by the Merit System shall be filled by competitive process. The final hiring authority is vested in the UPD Chief, in accordance with policies and procedures adopted by the Board.
5. The resolution of formal personnel grievances and appeals brought by Merit System employees is a judicial activity within the responsibility of a Merit Commission (“Commission”).
  - a. The Commission shall consist of three persons (“Commissioners”) appointed by the UPD Board upon recommendation of the Chief, or independent choice of the board, after consultation with employee representatives. UPD’s recognized Labor Representative will nominate one of the three Commissioners with consultation and approval of the Board. No Commissioner shall be employed by the UPD, any member or hold active membership or any position in any public safety labor organization.

- b. Commissioners shall be persons who are experienced in personnel civil service, law enforcement, law, or related backgrounds and who support basic merit principles. Commissioners may not hold elected office nor be employees of the UPD or any member of the UPD or any municipality contracting services with the UPD. Commissioners shall be appointed for three-year terms, but the initial terms of commissioners shall be adjusted in order to stagger terms and one commissioner, chosen by lot, shall serve a two-year term, the second a three-year term, and the third a four-year term.
  - c. Compensation of Commissioners shall be set by Board policies and procedures. Commissioners may be removed by the Board, for cause, including failure to perform Commission activities. The internal organization of the Commission, including the appointment of a chair and the establishment of hearing procedures, shall be at the discretion of the Commissioners. Staff assistants and accommodation shall be provided by the UPD.
  - d. Commissioners shall have the authority to hear and resolve appeals and disciplinary action which are brought by merit employees. In so doing, the Commission may affirm, modify, or vacate disciplinary action. The subject matter jurisdiction regarding appeals which may be heard by the Commission shall be established and defined by policies and procedures adopted by the Board; provided, however, that the Commission shall always have the authority to hear grievances regarding demotion, suspension without pay and termination. The Board, by policy and procedure, shall define employee grievances that are and are not appealed to the Commission, and those that are resolved by internal grievance within UPD command structure.
  - e. Any appeals by employees regarding general pay inequities which significantly affect the cost of Services are not heard by the Commission but are appealed to and resolved by the UPD Board. Appeals regarding pay inequities shall be resolved in accordance with policies adopted by the Board. The Board may refer the hearing to the Commission for recommendations, but these are not binding on the Board.
6. The UPD's operational services, including patrol, shared services, and support staff services, are provided by the UPD ("Department"). The Department's personnel administration, as set out below, is the responsibility of the Chief of Police.
- a. The Chief of Police is responsible for management of the Department, including those operational personnel matters which are not specifically vested in the Coordinator under the provisions of this plan. The Chief of Police shall adopt and promulgate an operational procedures manual regarding standard operating procedures in the Department, including but not limited to personnel matters such as work schedules and assignments, payroll procedures, staffing, travel, and training.
  - b. All employees are subject to disciplinary action based on misconduct or failure to perform, under the responsibility of the Chief of Police and as defined in policies and procedures adopted by the Board. Such policies and procedures shall comply with

- merit principles as established in this Plan. The right to review disciplinary action shall be established by policies and procedures, which shall distinguish between disciplinary action which is subject to formal appeal to the Commission and that which is subject to informal grievance internal to the Department.
- c. The Chief of Police shall administer and support an internal grievance review system which may include mediation or a peer review board, as provided in Policies and Procedures adopted by the Board.
  - d. The UPD Chief shall be responsible to develop job descriptions, make final selections for appointments and promotions from registers as established herein, conduct performance evaluations and to carry out the responsibilities vested in the UPD Chief by Policies and Procedures and may make recommendations to the Board and the Director regarding merit system issues.
7. Amendments to this Plan may be proposed by the UPD Chief, the Coordinator, a member of the Board, or other interested parties. A proposed amendment shall be submitted to the Board for consideration and review. The Board shall make a recommendation regarding the proposal and forward it to the legislative bodies of each city, town, and township member the UPD for consideration and approval. If at least two-thirds of the legislative bodies of the Member Entities concur in the proposed amendment, it shall be adopted and become part of this plan.

**CITY OF HOLLADAY**

**ORDINANCE NO. 2024-03**

**AN ORDINANCE OF THE CITY OF HOLLADAY AMENDING SECTION 13.100.010:  
TABLE OF ALLOWED USES**

**WHEREAS**, the City received a petition to amend the Table of Allowed Uses to permit quasi-public uses within the C-2 zone; and

**WHEREAS**, the Planning Commission has reviewed the proposed revisions, has held a public hearing and has recommended adoption of the revised Table of Allowed Uses in Section 13.100.010 of Title 13; and

**WHEREAS**, the City Council has held a public hearing and now desires to adopt the proposed amendments;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Holladay, Utah as follows:

**Section 1. Amendment.** Section 13.100.010: Table of Allowed Uses of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 3. Effective Date.** This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

**PASSED AND APPROVED** this \_\_ day of March, 2024.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

Ty Brewer	Yea	Nay ___
Matt Durham	Yea	Nay ___
Paul Fotheringham	Yea	Nay ___
Drew Quinn	Yea	Nay ___
Emily Gray	Yea	Nay ___

13.100.010: TABLE OF ALLOWED USES:

Use	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-2 1, R-1-4 3, R-1-8 7	R-2- 8/ R-2-10	R-M	PO	HCR	O-R-D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
Public																
Cemetery									P							
Charter School						P	P		P							
Educational facility, public									P							
Public use									P							
Quasi-public use									P				P			

**CITY OF HOLLADAY**

**ORDINANCE NO. 2024-04**

**AN ORDINANCE OF THE CITY OF HOLLADAY AMENDING SECTIONS OF TITLE 13  
AND TITLE 5 OF THE CITY OF HOLLADAY MUNICIPAL CODE RELATING TO HOME  
OCCUPATION BUSINESSES**

**WHEREAS**, the City Council previously requested that the Community Development Department propose amendments to Title 13 and Title 5 of the City of Holladay Municipal Code relating to home occupation businesses; and

**WHEREAS**, the Community Development Department has proposed amendments with the intent to simplify the process and requirements involved with a home owner seeking to operate a business from their home (home occupation) that involves clients coming to the home; and

**WHEREAS**, the Planning Commission has reviewed the proposed revisions, has held a public hearing and has recommended adoption of the amendments to Title 13 and Title 5; and

**WHEREAS**, the City Council has held a public hearing and now desires to adopt the proposed amendments;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Holladay, Utah as follows:

**Section 1. Amendment.** Section 13.76.730 of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 2. Amendment.** Section 13.100.010 of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit B, attached hereto and incorporated herein by reference.

**Section 3. Amendment.** Section 5.54.010 of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit C, attached hereto and incorporated herein by reference.

**Section 4. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 5. Effective Date.** This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

**PASSED AND APPROVED** this \_\_\_ day of March, 2024.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

Ty Brewer	Yea	Nay ___
Matt Durham	Yea	Nay ___
Paul Fotheringham	Yea	Nay ___
Drew Quinn	Yea	Nay ___
Emily Gray	Yea	Nay ___
Robert Dahle	Yea	Nay ___

**ATTEST:**

\_\_\_\_\_  
Stephanie N. Carlson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this      day of March, 2024.

**RECORDED** this      day of March, 2024.

## EXHIBIT A

### **13.76.730: HOME OCCUPATION:**

A. Purpose: Home occupations, as an accessory use to a primary residential use, promote local and sustainable economic growth and development. The purpose of this section is to permit allow, by license, permitted and conditional types of home occupations within single-family, duplex, and multi-family dwellings within zones as shown in the Table of Allowed Uses (13.100.010) and ensure that home occupations are compatible within the zone in which they are located, having decidedly no negative minimal and reasonable impacts on the surrounding neighborhood. Home occupations are an accessory use to the residential use and are intended to promote local and sustainable economic growth and development.

B. No home occupation license shall be required for businesses that:

1. Do not have customers or clients that come to the home;
2. Do not have employees who come to the home; and
3. Do not have combined offsite impacts of the home-based business and the primary residential use that exceed the impact of the residential use alone.

C. Home Occupations that do not comply with the standards of this section shall apply for a Conditional Use Permit as per 13.08.040.

D. Permitted Home Occupations: All home occupations not specifically listed as prohibited may be permitted subject to their compliance with the standards specified in subsection I of this section.

E. Home Occupations Prohibited: The following businesses, regardless of their conformance with the standards in subsection I of this section, are prohibited as home occupations. This section supersedes any other allowed uses within this Title.

1. Motor and recreational vehicle repair
2. Kennels
3. Welding, metal fabrication, or machine shops
4. Large appliance/electronics or equipment repair or service (washers, dryers, refrigerators, and other appliances or equipment that are too large to be carried in 1 individual's arms)
5. Truck hauling
6. Deliveries
7. Stables/Boarding
8. Bottling plant

9. Commercial bakery
10. Industrial assembly
11. Laboratory, medical, dental, optical
12. Laboratory, testing
13. Sale or repair of firearms
14. Stocking and sale of ammunition
15. Stock and trade
16. Tattoos and body art

F. Applications for home occupations shall include the following information:

1. Completed Business License Application
2. A complete description of the type of business proposed including the location of the storage and operations area for the home occupation.
3. The expected hours of operation of the business
4. The expected number of clients per hour and total expected number of clients visiting the home per day.
5. Drop off and pick up routes and locations
6. Location of parking for clients in relation to the nature of the business

G. License required: It is unlawful for any person, firm, corporation, or association to engage in a "home occupation" as defined in chapter of this title without first obtaining a license pursuant to the provisions of Title 5, Chapter 5.06.020 of this code. Prior to issuance of said license, the criteria set forth in this title must be satisfied and all applicable fees shall be paid. All home occupation permits shall be valid for one year, and may be renewed annually, provided there have been no reported violations, subject to subsection J of this section.

H. Determination of Completeness: Upon receipt of an application for a home occupation, the Business License Official shall make a determination of completeness.

I. Standards: All home occupations shall comply with the following standards:

1. The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes.
2. The dwelling unit must be the primary place of residence for the person(s) conducting the home occupation.

3. The area of the residence used for home occupations shall remain in character with the rest of the home except for minor renovations necessary to conduct an approved home occupation.

4. The home occupation shall not be conducted in, nor in any way use, a carport, or any portion of the yard. A home occupation may use a garage or other fully enclosed accessory structure provided all other standards in this section are met. A home occupation may not eliminate or occupy required parking areas for a dwelling within a garage. A home occupation license to distribute produce grown on the premises for off-premises sales may be conducted in the rear yard and include the use of accessory buildings but may not occupy required parking areas; Home occupation work conducted at the residence shall not involve more than one employee other than the business owner(s);

5. Except for the applicant's personal transportation, there shall be no vehicles or equipment stored outdoors, which would not normally be found at a residence. Service vehicles which double as a personal vehicle such as taxicabs, limousine, or other vehicles used for mobile businesses and used for off-site services may only be parked on-site in a legal parking area;

6. Delivery of merchandise, goods, or equipment, to the site of the home occupation, shall be made by a vehicle typically employed in residential deliveries. No deliveries to the site of the home occupation by semi-tractor/trailer truck shall be permitted. Loading and deliveries to the site of the home occupation shall be limited to the hours of eight o'clock (8:00) A.M. and six o'clock (6:00) P.M.;

7. Tools, items, equipment shall be limited to those that are commonly associated with a residential use or are customary to home crafts. Tools, items, equipment, or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, fumes, dust, vibration, magnetic or electrical interference, noise, or other similar impacts extending beyond the property line of the lot where the occupation is located, are prohibited. Operations shall not violate noise ordinance as detailed in City of Holladay Code Title 9, Chapter §9.48.

8. Stock in trade, inventory or other merchandise shall be allowed to be kept only in the interior space of the dwelling; "Stock in trade" being an item offered for sale which was not produced on the premises.

9. No outdoor storage is permitted in conjunction with the occupation other than produce for off premises sales, outlined in subsection H4 of this section;

10. Customers/Clients shall be allowed at the residence only if scheduled on an appointment basis and are only allowed between the hours of seven a.m. and ten nine p.m. Group lessons or sessions shall not exceed six people at a time.

11. In addition to the parking spaces required for the residents of the dwelling, parking for clients and for an employee, if allowed under subsection (E) above, must be provided

in the driveway or garage. On-street parking may be approved by the Community and Economic Development Director, upon application, and with a recommendation by the TRC, under circumstances where on-site parking creates a safety issue or is in conflict with property access and use. On-street parking proposals may not exceed one vehicle space and must be located immediately in front of the residence or within 200 feet of the residence. Off-site parking agreements may be utilized to fulfil parking requirements. Temporary exceedance of allowed parking on-site may only occur twice within a single calendar month.

12. Stock in trade, and/or direct retail sales are prohibited. Incidental or secondary sales ensuing from the services provided in conjunction with the home occupation are permitted. Commodities produced on the premises may be sold on the premises only under the conditions of this title.

13. The premises of a home occupation may be inspected during reasonable stated business hours to determine compliance with the provisions of this title.

14. If additional home occupations are being conducted within  $\frac{1}{4}$  mile at the time of application, additional conditions to mitigate increased traffic or other potential impacts in the area may be applied by the Community and Economic Development Director, upon review and recommendation by the TRC.

I. Decision By The Community and Economic Development Director: The Community and Economic Development Director shall, with a recommendation by the TRC, issue a permit for the home occupation if they find that:

1. The provisions of this title are satisfied;
2. The home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;
3. The home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse parking impact on adjacent streets or properties;
4. The home occupation will not negatively impact the future use of the property as a residence;
5. The home occupation will not adversely affect the public health, safety or welfare; and
6. The home occupation conforms with all fire, building, plumbing, electrical and health codes.

J. Loss Of Home Occupation Use: The Community and Economic Development Director may apply any associated land use fine according to Title 3, Chapter 3.35 and/or terminate any home occupation use upon making findings that support either or both of the following conclusions:

1. Any of the required licenses or permits necessary for the operation of the business have been revoked or suspended; or

2. Any of the provisions of this title have been violated.

K. Termination of Home Occupation:

1. The licensee shall be responsible for the operation of the licensed premises in conformance with this code. Any business license issued by the city may be suspended or revoked per the provisions of Title 5, Chapter 5.10.020 of this code.

L. Appeals:

1. Any termination of a home occupation may be appealed pursuant to the provisions of Title 5, Chapter 5.11.050 of this code as if the termination were a business license revocation.

2. Any person adversely affected by the denial or issuance of a permit for a home occupation may appeal that decision to the appeals hearing officer pursuant to Title 5, Chapter 5.11.010 of this title.

M. Existing Home Occupation Licenses: Existing licenses for home occupations which were legal under the prior zoning ordinance regulating home occupations but which are not permitted under this title are subject to the following:

1. May continue in operation, subject to the approved conditions of their conditional use permit.

2. Shall discontinue operation upon transfer of ownership of the property. Any new owner shall reapply for a Home Occupation Permit under the provisions of this section.

N. Non-transferability: Permits for home occupations are personal to the applicant, non-transferable and do not run with the land.

EXHIBIT B

**13.100.010: TABLE OF ALLOWED USES:**

Zone Abbreviation Reference

**FR:** Forestry and Recreation, **R-1:** Residential Single-family, **R-2:** Residential Two-family, **R-M:** Multiple Family Residential, **PO:** Professional Office, **HCR:** Holladay Crossroads, **ORD:** Office, Research Park, and Development, **P:** Public, **RO:** Residential Office, **NC:** Neighborhood Commercial, **C-1:** Commercial, **C-2:** Commercial, **HV:** Holladay Village, **R/M-U:** Regional Mixed-Use, **LU:** Limited Use

<u>Use</u>	<u>All FR Zones</u>	<u>R-1-4, R-1-8, R-1-10, R-1-15</u>	<u>R-1-2 1, R-1-4 3, R-1-8 7</u>	<u>R-2- 8/ R-2-10</u>	<u>R-M</u>	<u>PO</u>	<u>HCR</u>	<u>O-R-D</u>	<u>P</u>	<u>RO</u>	<u>NC</u>	<u>C-1</u>	<u>C-2</u>	<u>HV</u>	<u>R/M-U</u>	<u>LU</u>
<u>Home occupation</u>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	-	p <sup>5</sup>	p <sup>5</sup>	-	-	-	-	-	-	-	-

5. License Required according to Title 5.54.010, “Home Occupations Defined”; Regulations according to 13.76.730, “Home Occupation”, of this title.

## EXHIBIT C

### **TITLE 5**

#### **5.54.010: HOME OCCUPATIONS DEFINED:**

A. Defined: "Home occupation" means any use conducted entirely within a dwelling and carried on by one person residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the dwelling or property for residential purposes, and in connection with which there is no display of stock in trade; "stock in trade" being any item offered for sale which was not produced on the premises.

B. Sales: The home occupation shall not include the sale of commodities except those produced on the premises; provided, however, that original or reproductions of works of art designed or created by the artist operating a home occupation may be stored and sold on the premises. "Reproductions of works of art" includes, but is not limited to, printed reproduction, casting, and sound recordings.



# 3900 SOUTH SHARED USE PATH



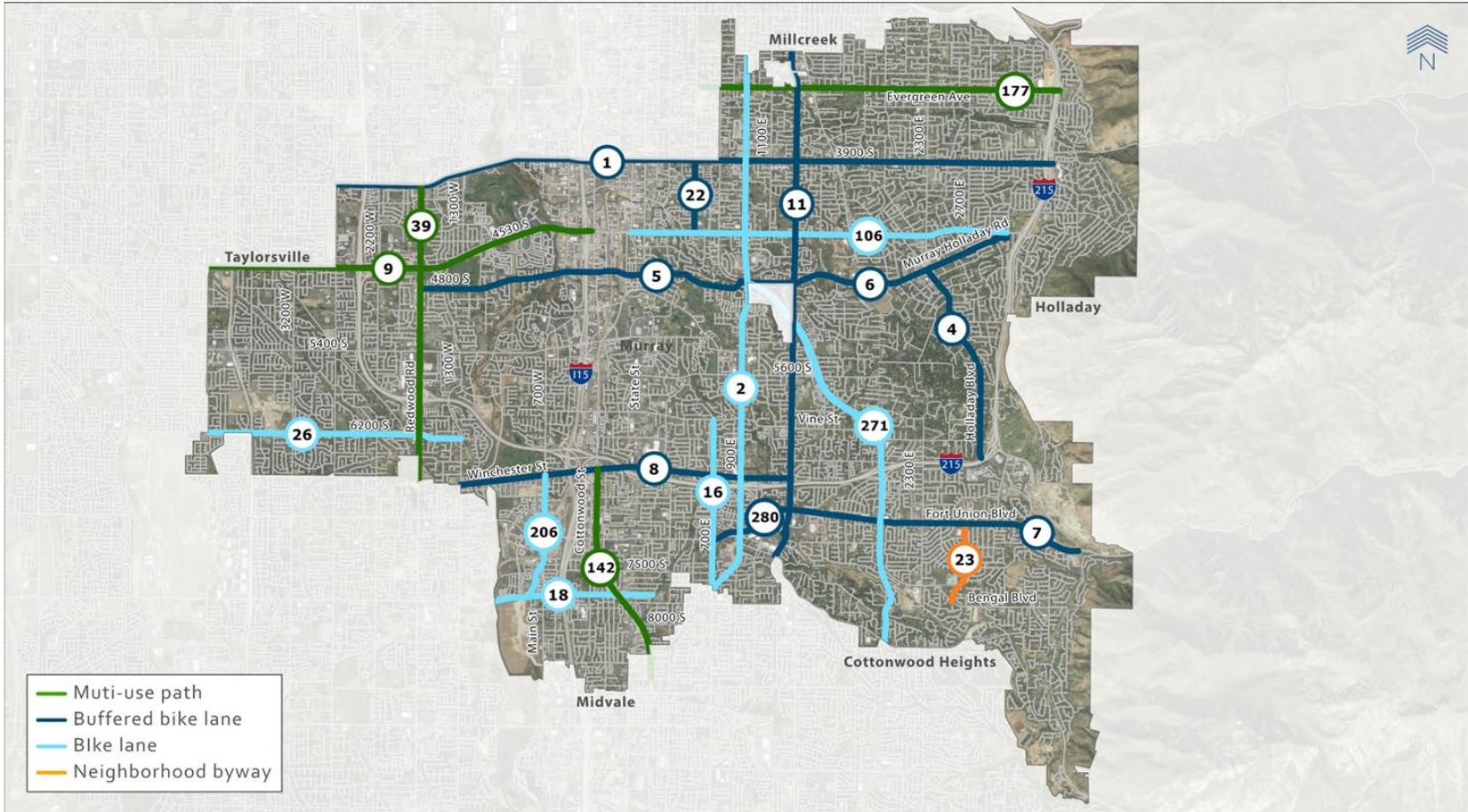


# OVERVIEW

- Mid-Valley Active Transportation Plan (ATP)
  - Included Holladay, Murray, Cottonwood Heights, Taylorsville, and Midvale
  - Goal to develop a connected active transportation system for all ages and abilities
  - Plan will develop priority projects implementable in participating cities
  - For more background, visit [www.midvalleyatp.com](http://www.midvalleyatp.com)
- 3900 South was THE number one project across all six, participating cities

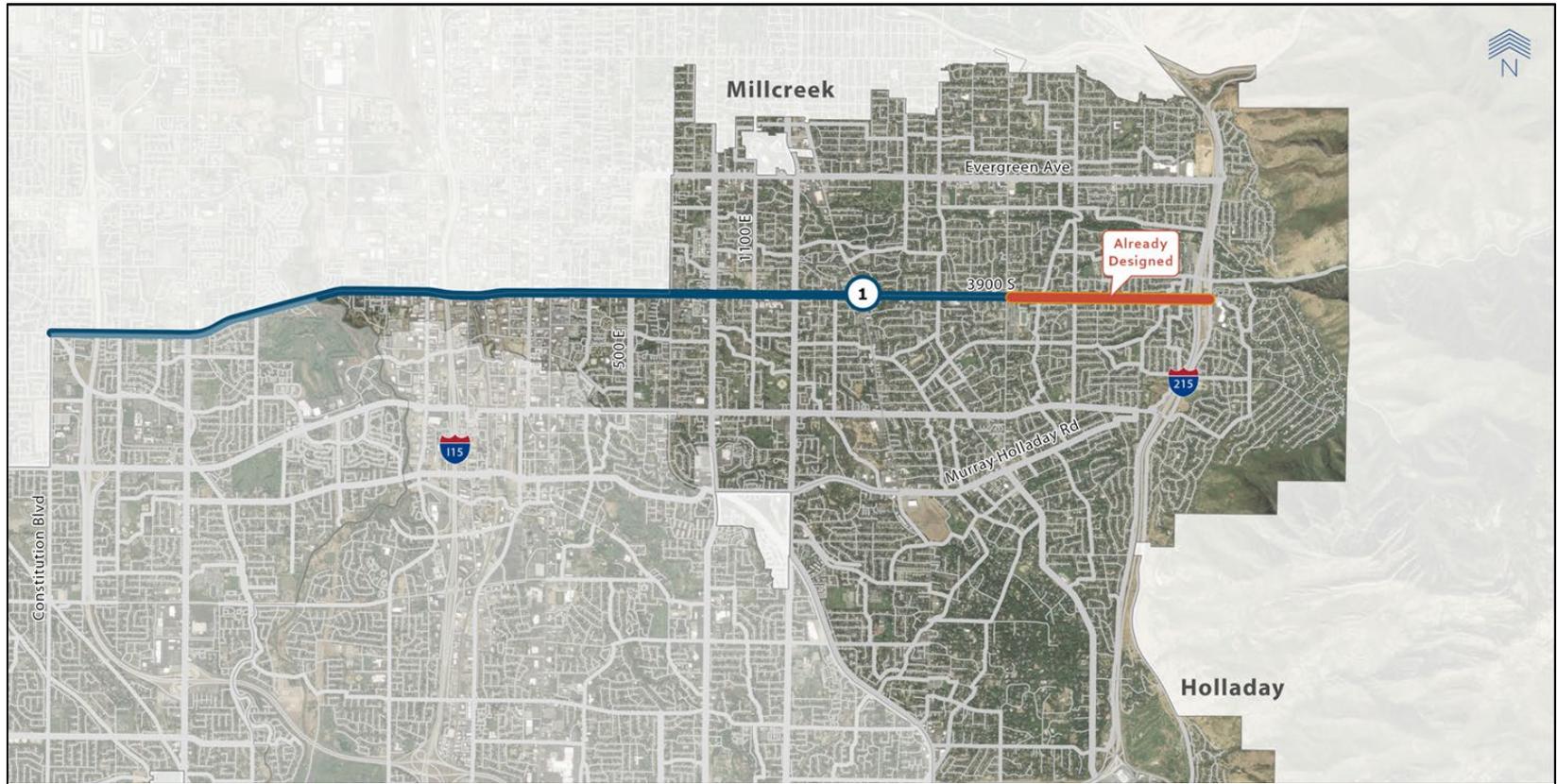


# TOP DRAFT PROJECTS - ALL CITIES





# TOP PROJECT MILLCREEK & HOLLADAY





# CURRENT PROJECT PURPOSE & GOALS

The **PURPOSE** of this project was to:

- Refine and set the project scope
- Seek community input, buy-in, understanding, and have the vision include the public's voice
- Complete 30% Design to understand impacts and implementation cost
- Identify funding opportunities and strategies.

The **GOAL** of this project is to be the first step to implementation.



# PUBLIC ENGAGEMENT

- All Cities (Holladay, Millcreek, South Salt Lake City)
  - A-frames with posters/QR codes to promote project and gather input
  - Public Meeting in Millcreek
  - Corridor canvass to inform adjacent property owners/residents
  - Social media, newsletter updates
  - Stakeholder Advisory Workshop at Holladay
  - Posters on A-frame signs at key locations in the city
  - Outreach and in person survey at Craftoberfest
  - Online survey via website and city social media



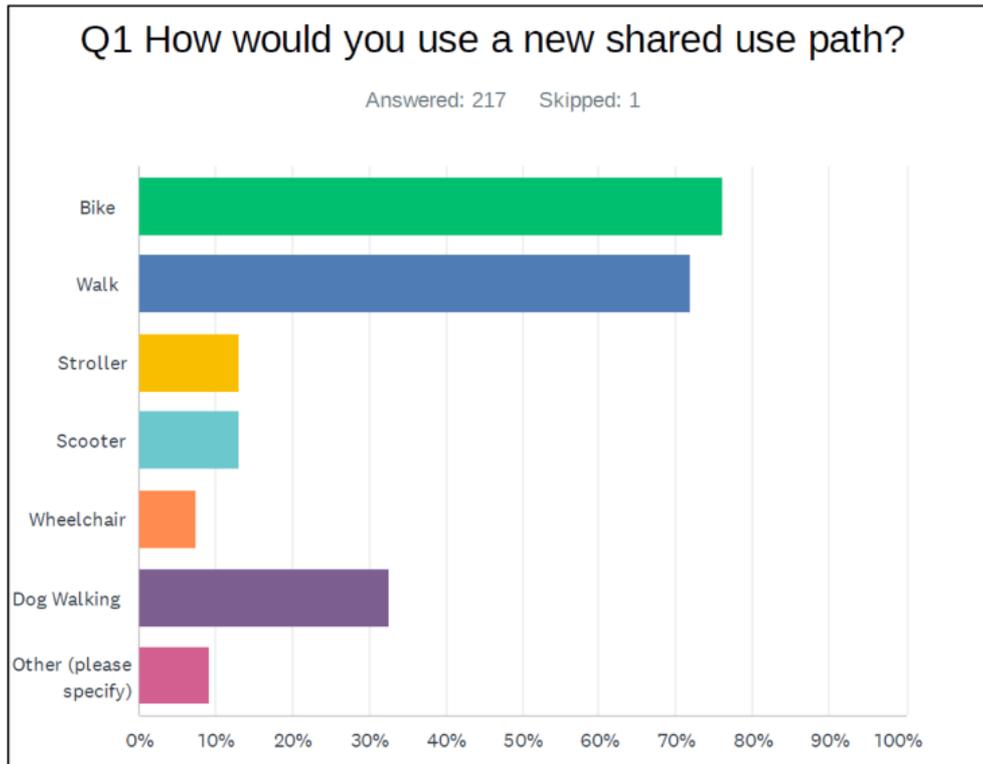
# CRAFTOBERFEST





# SURVEY

- Collected 220 responses from all three cities and including how the path would be used and what improvements would improve safety and comfort.



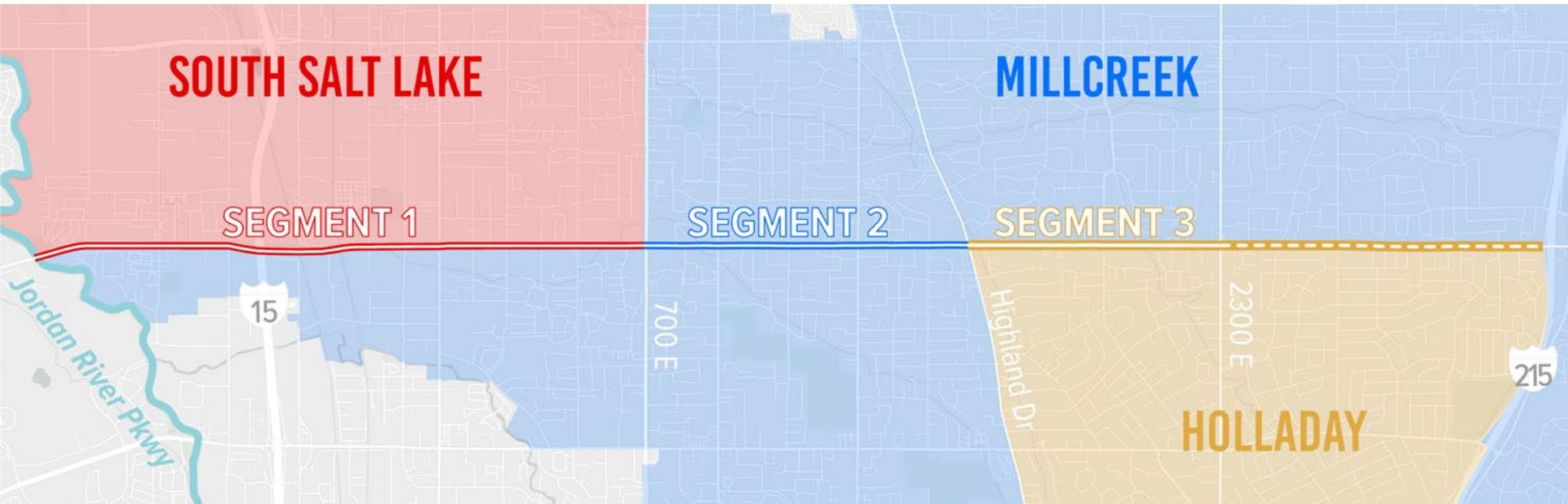


# PUBLIC OPEN HOUSE



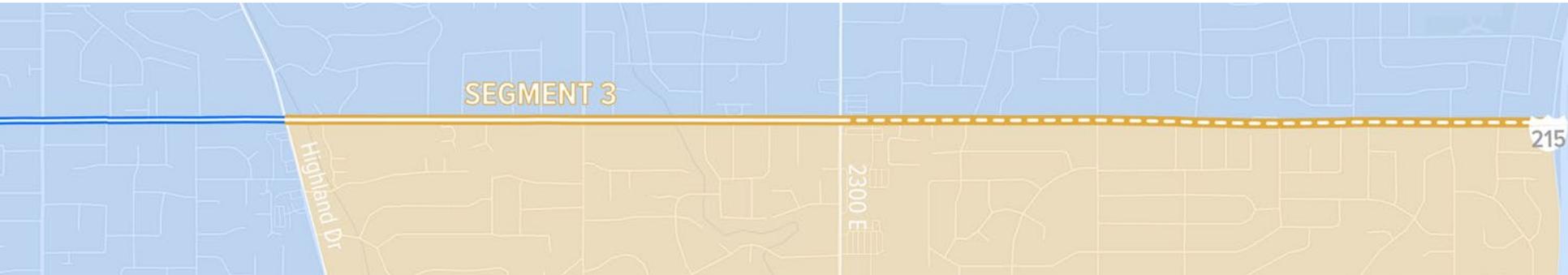


# CONCEPT DESIGN AND ESTIMATE





# SEGMENT 3

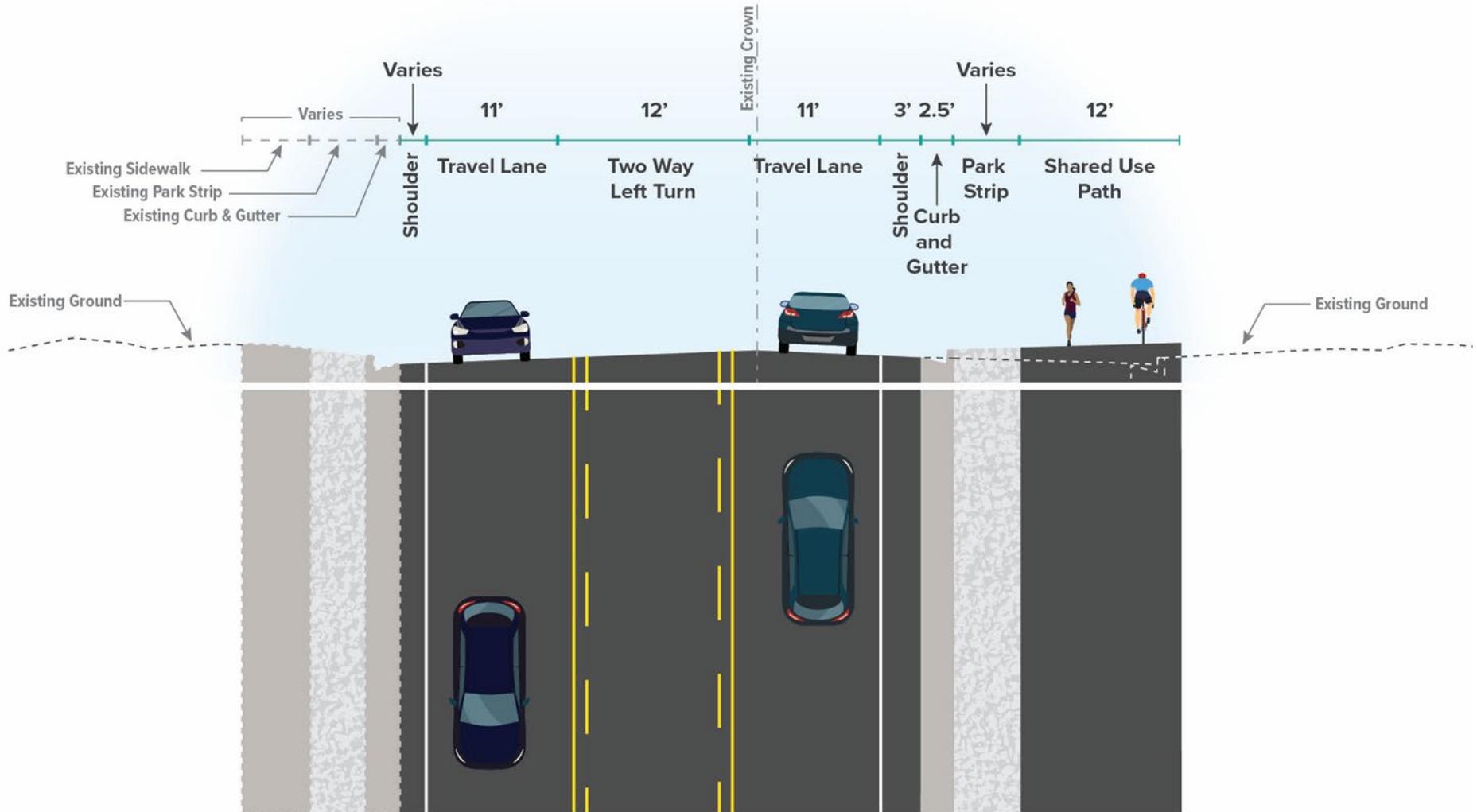






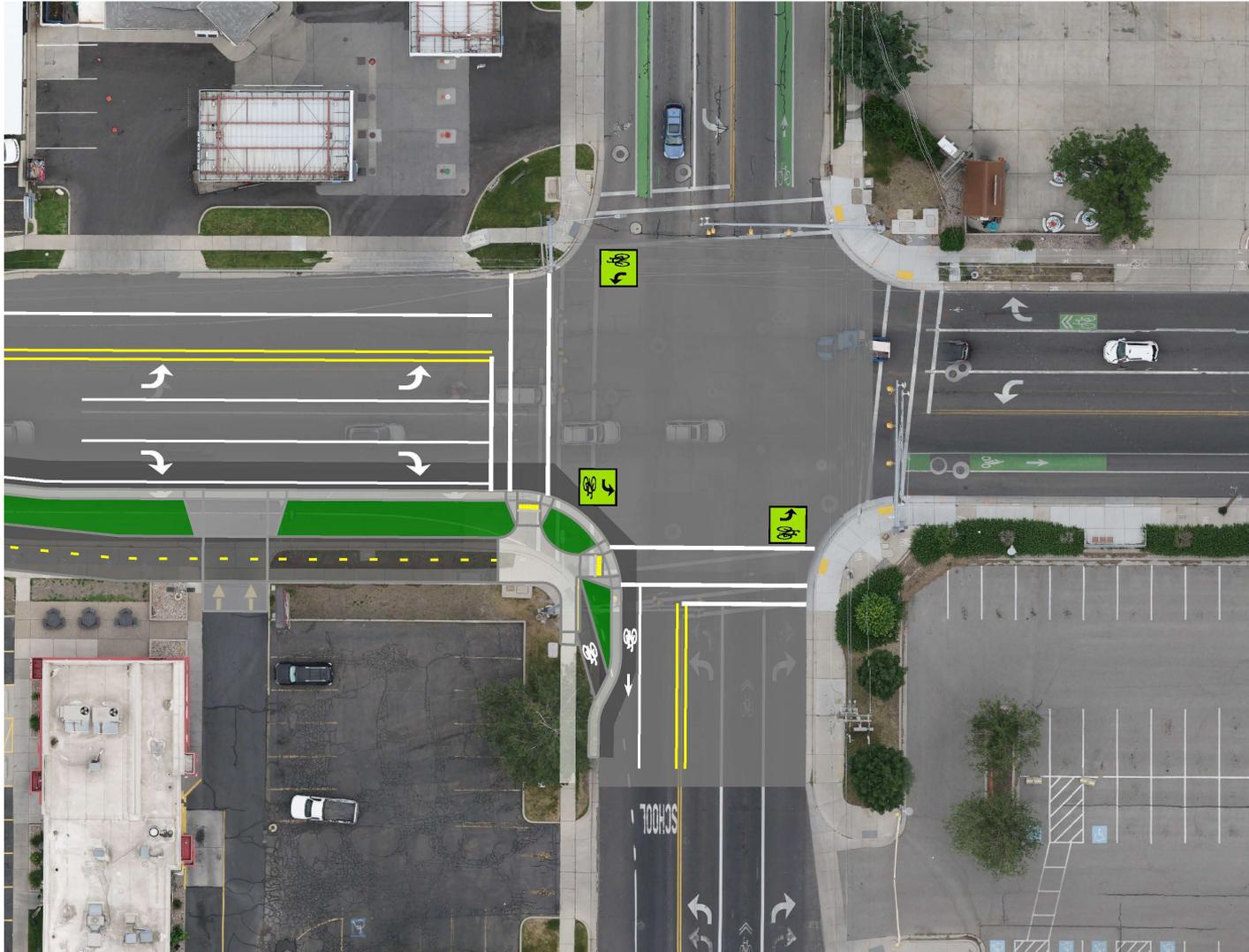


# TYPICAL SECTION



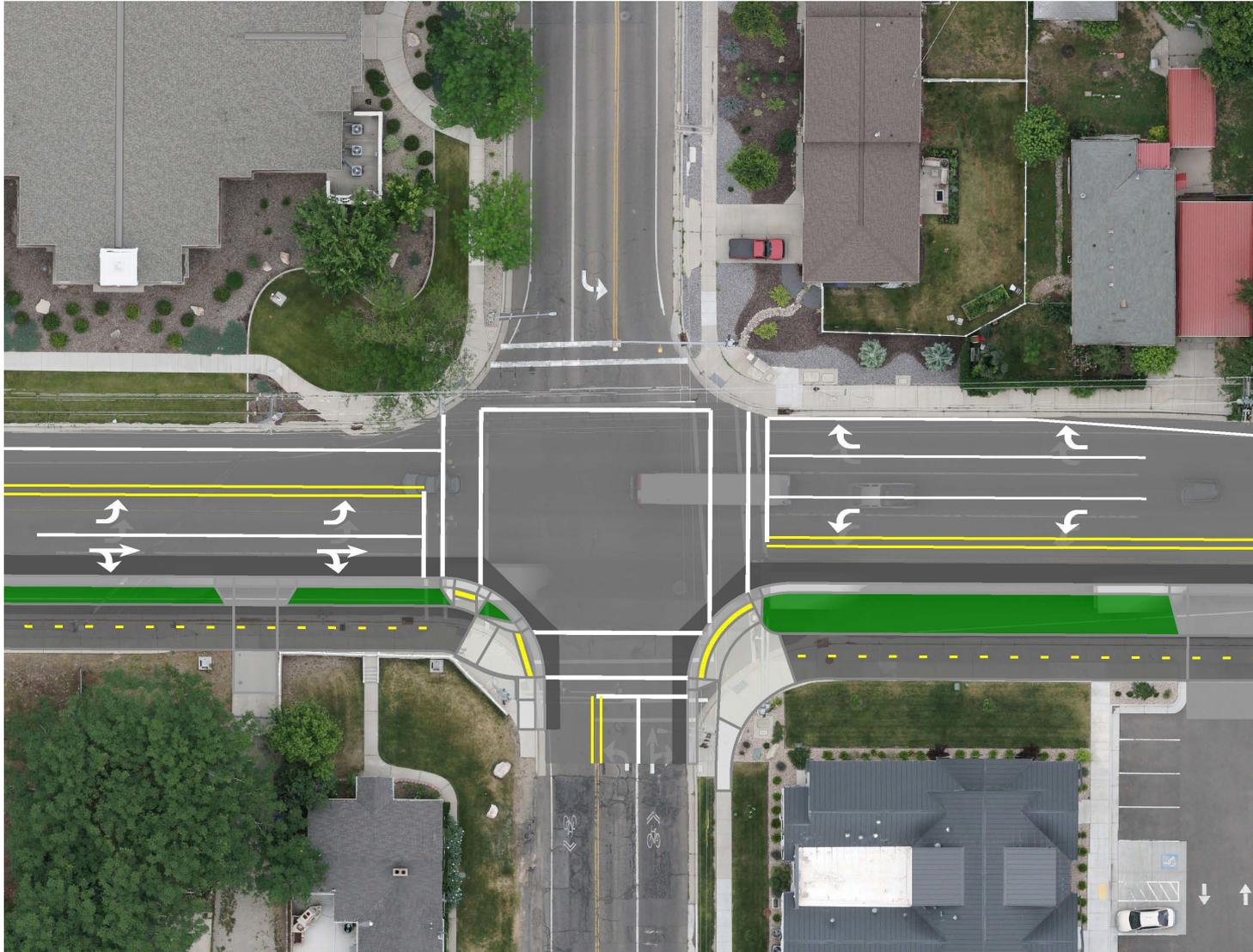


# 2300 EAST





# 2000 EAST





# HIGHLAND DRIVE





# HIGHLAND DRIVE





# ESTIMATE

Construction Items	Jordan River to West Temple	West Temple to 900 East	900 East to 2300 East	TOTAL	Remarks
<b>General</b>	\$977,900	\$401,300	\$663,300	<b>\$2,042,500</b>	
<b>Roadway</b>	\$2,841,078	\$1,679,307	\$2,969,380	<b>\$7,489,765</b>	
<b>Drainage</b>	\$774,300	\$308,100	\$603,300	<b>\$1,685,700</b>	
<b>Landscaping</b>	\$296,240	\$96,080	\$347,440	<b>\$739,760</b>	
Subtotal	<b>\$4,889,518</b>	<b>\$2,484,787</b>	<b>\$4,583,420</b>	<b>\$11,957,725</b>	
Items Not Estimated (30%)	\$1,466,855	\$745,436	\$1,375,026	<b>\$3,587,317</b>	
<b>Construction Subtotal</b>	<b>\$6,360,000</b>	<b>\$3,235,000</b>	<b>\$5,960,000</b>	<b>\$15,555,000</b>	
<b>Non-Bid Items</b>					
Right-of-Way	\$555,819	\$1,733,250	\$2,673,227	\$4,962,296	
P.E. Cost	\$1,017,600	\$517,600	\$953,600	\$2,488,800	
C.E. Cost	\$508,800	\$258,800	\$476,800	\$1,244,400	
Change Order Contingency	\$636,000	\$323,500	\$596,000	\$1,555,500	10% Construction
Non-Bid Subtotal	<b>\$2,718,219</b>	<b>\$2,833,150</b>	<b>\$4,699,627</b>	<b>\$10,250,996</b>	
Inflation	\$1,997,208	\$1,334,993	\$2,345,118	<b>\$5,677,319</b>	3 Years = 22%
<b>Totals</b>	<b>\$11,075,427</b>	<b>\$7,403,143</b>	<b>\$13,004,745</b>	<b>\$31,483,315</b>	

**\* SUBJECT TO CHANGE**

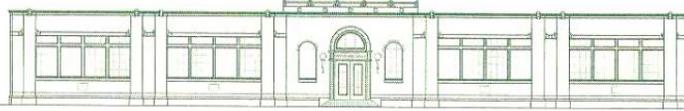


Additional project information available at:  
**[WWW.3900SOUTHSUP.ORG](http://WWW.3900SOUTHSUP.ORG)**



**QUESTIONS???**





City of Holladay  
CITY COUNCIL

## CITY OF HOLLADAY COUNCIL SUMMARY REPORT

**MEETING DATE:** March 21, 2024

**SUBJECT:** Highland Drive Reconstruction and Complete Street Project: Traffic Study Update

**SUBMITTED BY:** Joe Bolton, P.E., Assistant City Engineer

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### SUMMARY:

In 2021, five potential cross sections for Highland Dr from Arbor Lane to Van Winkle were presented to the City Council. From these five options, the City Council narrowed down to two cross section concepts. Based on those concepts the public was surveyed and the 5-lane cross section was preferred. During this time, high level data collection and traffic modelling was conducted and the findings presented to the City Council in November 2021. Based on these findings, the City Council chose the 3-lane cross section. City staff applied for grant funding for this option in Fall of 2022. WFRC reviewed the application but ultimately wanted more information on traffic impacts to surrounding areas. A more in-depth traffic study was conducted in 2023 to respond to grant application feedback.

### RECOMMENDATION:

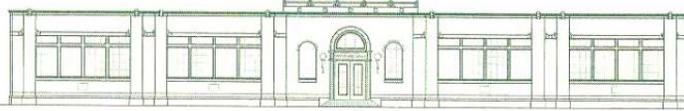
The 2023 traffic study recommends against the 3-lane cross section as it will cause all intersections to fall below acceptable level of service levels by 2030.

Therefore, staff recommends moving forward with the 5-lane cross section. This cross section still maintains a center turn lane, 10' shared use path, buffer zones and keeps traffic at an acceptable level of service.

### ATTACHMENTS:

Staff Presentation to accompany this report. Find slides attached.  
2023 Traffic Study Report.





**City of Holladay**  
**CITY COUNCIL**

**FISCAL IMPACT:**

A cost estimate was done in 2022 for the 3-lane cross section based on the City Council's direction. This cost estimate was \$21.5 million with an option to bury the utility lines and eliminate the poles for an additional \$8 million.

A second cost estimate was not completed. However, it is anticipated that the 5-lane cross section is believed to have similar costs. The State and Federal Funding ear-marked for this project will not be impacted by changing to the 5-lane cross section.





# Highland Drive Reconstruction and Complete Street Project: Traffic Study Update

March 21, 2024



1



## Previous Efforts

- **5 potential cross sections presented to City Council**
  - City Council narrowed to two cross section concepts
- **The public was surveyed on two concepts**
- **Data collection and traffic modeling conducted**
- **Presented findings to City Council in November 2021**
- **2022 Grant Funding Application – WFRC Looking for more information**
- **2023 Traffic Analysis – In depth study based on grant application feedback**

2





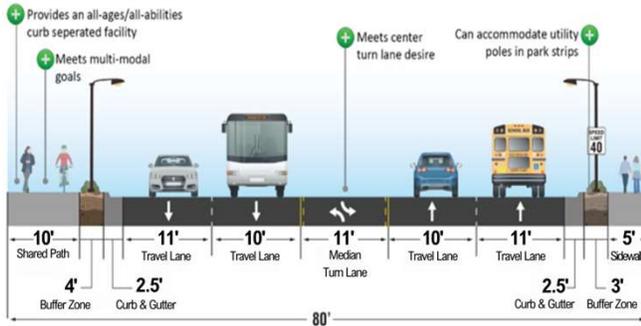
# Alternative 2 Findings

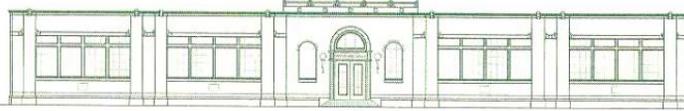
- **The 2023 in depth traffic study found that the 5-lane cross section would keep most intersection above the acceptable level of service by 2030**
  - Intersections at Murray-Holladay Rd and Van Winkle meet the minimum LOS in 2023 and would fall below by 2030. A difference of roughly 10 seconds.
- **This cross section still meets the needs of a complete street**
- **Staff recommends that the Council moves forward with Alternative 2**



City of Holladay  
**HIGHLAND DRIVE RECONSTRUCTION & COMPLETE STREET PROJECT**  
 FROM ARBOR LANE TO VAN WINKLE EXPRESSWAY

## Cross-Section Option





City of Holladay  
CITY COUNCIL

## CITY OF HOLLADAY COUNCIL SUMMARY REPORT

**MEETING DATE:** March 21, 2024

**SUBJECT:** Sidewalk Priorities

**SUBMITTED BY:** Joe Bolton, P.E., Assistant City Engineer

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### **SUMMARY:**

Staff would like to confirm sidewalk project priorities for future new sidewalk projects. Staff wants to ensure that grant funding applications align with City Council Priorities. In the attached sidewalk projects map, the potential sidewalk projects were produced by staff identifying gaps in sidewalk runs and pedestrian priority corridors, and public sidewalk requests.

### **RECOMMENDATION:**

Staff would like to hear the recommendation from the City Council.

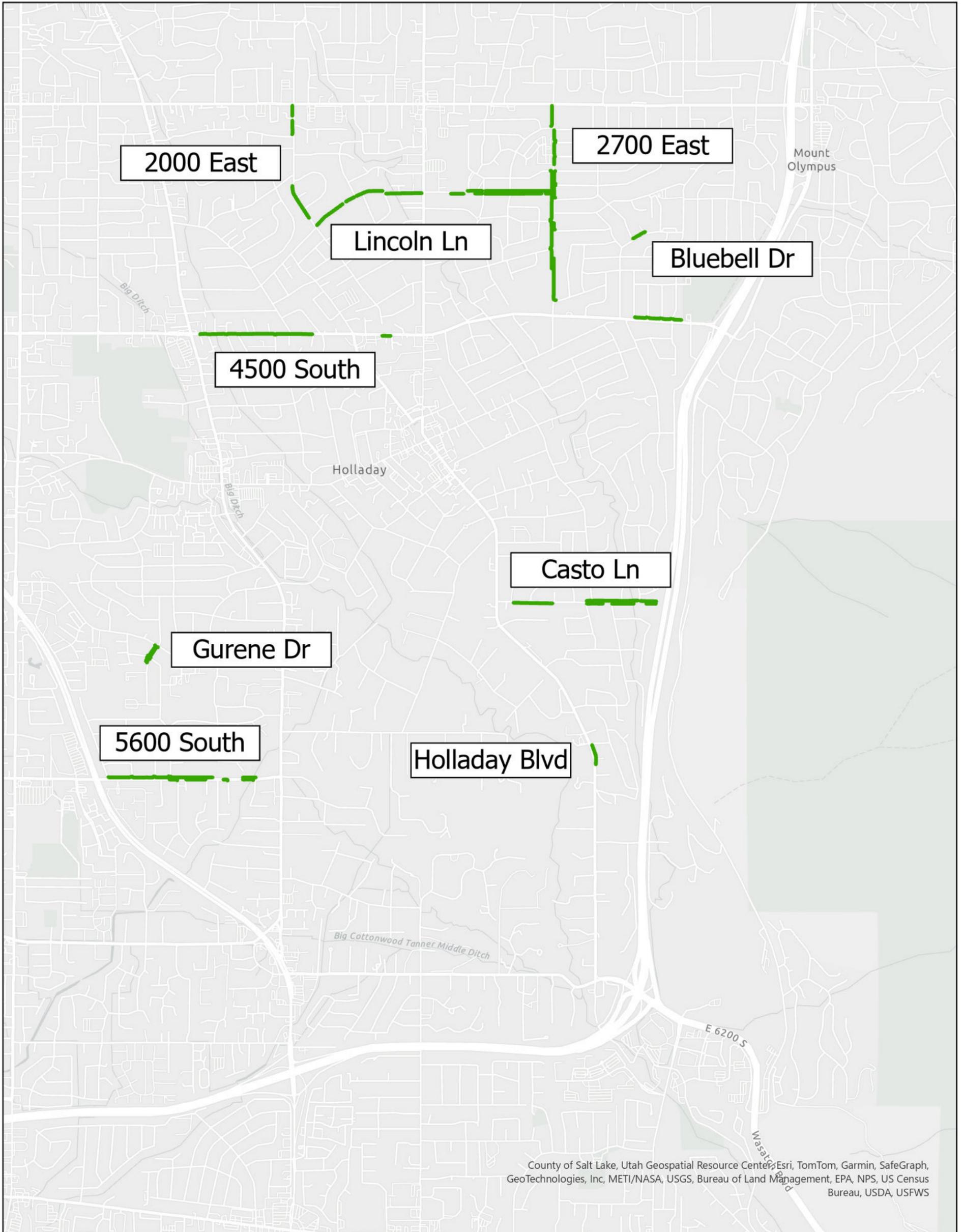
### **ATTACHMENTS:**

Potential projects map

### **FISCAL IMPACT:**

Staff will use the Council's direction to apply for grant funding for these projects. At the current pace of funding, the projects identified could take about 10 years to construct.





2000 East

2700 East

Lincoln Ln

Bluebell Dr

4500 South

Casto Ln

Gurene Dr

5600 South

Holladay Blvd