

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, April 18, 2019
Mt. Olympus Room
4580 South 2300 East
Holladay, UT 84117**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
W. Brett Graham
Steven Gunn
Mark Stewart
Sabrina Petersen
Paul Fotheringham

City Staff:

Gina Chamness, City Manager
Todd Godfrey, City Attorney *-excused*
Stephanie Carlson, City Recorder
Jayme Blakesley – Legal Counsel

Mayor Dahle called the Briefing Session to order at 5:36 p.m. The agenda items were reviewed and discussed.

Manager Chamness introduced Craig Giles who she is recommending for the Public Services Dir. Mr. Giles introduced himself and told the Council about his background. If approved tonight he will start on June 3.

The Council discussed the rezone and letter they received from the applicant.

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Council Meeting 6:00 p.m.

ATTENDANCE:

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Mark Stewart
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City Staff:
Gina Chamness, City Manager
Todd Godfrey, City Attorney - *excused*
Stephanie Carlson, City Recorder
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I. *Welcome* – Mayor Dahle

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

II. *Pledge of Allegiance.*

The Pledge was led by Det. Cardenas, School Resource Officer at Olympus Jr. High

III. *Public Comments.*

Julie Peck Dabbling- expressed concern over a confrontation she witnessed on the plaza with some students who were skateboarding and a UPD officer. She felt the situation could've been handled in a more cordial way.

IV. *Recognition and Presentations*

a. Kids and Cops Art Contest

Chief Hoyal talked about the Kids and Cops Art Contest sponsored by the Sorenson Legacy Foundation. The art competition comes from a grant to foster relationships between law enforcement and the community. Three of this year's winners came from Olympus Jr. High – Jacob Lee a 7th grader won 3rd place, William Neff a 9th grader won 2nd place and Allie Bruce also a 9th grader won first place. The Council recognized the students and their artwork.

b. Helping Hands Awards

Mayor Dahle began the award presentation with a summary of the intent of the program. The Helping Hands of Holladay Awards Program is an annual recognition process sponsored by the Holladay City Council to commemorate and publicly recognize individuals, groups, and businesses that are actively helping make Holladay great through acts of volunteerism, service, and leadership. Mayor Dahle thanked both award recipients and their families for attending the award presentation.

Paulette McMillan, Principal of Cottonwood Elementary, provided the nomination of our first recipient Julie Knight. Ms. Knight was recognized for her work with the Children's Musical Theater Program at Cottonwood Elementary and her ability to instill confidence in the children through music, dance and theater.

Sheryl Gillilan, Executive Director of the Holladay Arts Council, nominated our second award recipient, Kathy Murphy. Ms. Murphy was recognized for her contributions to arts and cultural programming in our community. She organized the first concert series in 2018, which was a huge success and attendance at those concerts continues to grow.

Dennis Roach, Chair of the Holladay Tree Committee, read his nomination of our third award recipient Kim Kimball. Mr Kimball was recognized for his efforts to preserve and protect Holladay's iconic tree canopy. His passion and dedication to trees in the city in unsurpassed.

Mayor Dahle congratulated Julie, Kathy, and Kim. To all the friends & family members that are here tonight with our recipients, please feel very honored to be connected to such special people. Thank you for supporting their endeavors. Thanks also to our award nominators for shining a light on the good works of these three individuals. Volunteers make this world a better place and we are so fortunate to have them in Holladay.

V. *Consideration of Resolution 2019-12 Granting the Advice and Consent for the Appointment of Craig Giles as Public Services Director*

Council Member Petersen moved to approve Resolution 2019-12. Council Member Stewart seconded the motion. The Council roll call vote was as follows: Council Members Stewart, Gunn, Petersen, Fotheringham, Graham and Mayor Dahle voted in the affirmative. Resolution 2019-12 was approved by a unanimous vote.

VI. *Consideration of Ordinance 2019-08 Amending the Zoning Map for Property Located at 6433 - 6417 South Highland Drive and 2038 East 6425 South from R-1-21(Single-Family Residential, One-Half Acre) to the ORD (Office/Research/Development) Zone.*

Mayor Dahle noted that the city has received a letter from the applicant in which they agree to the setbacks and to reduce the maximum height to 53 ft with 60% of the hotel not to exceed 49 ft.

Council Member Gunn moved to adopt Ordinance 2019-08 with the following change: in Section3(b) add: shall not exceed fifty-three (53') feet, and that no more than forty percent (40%) of the height of any building on the re-zoned property shall exceed forty-nine feet (49'), as measured by the linear foot along the perimeter of the roofline. Council Member Fotheringham seconded the motion.

Council Member Stewart is opposed to the request. The height of the project is not within the height for the area. This is the entrance to Holladay and he doesn't want a huge structure there that feels out of place. The General Plan shows the area as C-2, this building is still 16-18 ft higher than what is allowed in C-2. Also, this feels like spot-zoning. The ORD zone was designed for use in one location of the city and that was Millrock. Trying to take a zone that wasn't meant to be used in any other location is not right. We are trying to make a project pencil out and that is not our job.

Council Member Gunn feels this is an ideal location for a hotel. It is at the corner of one of the busiest intersections and freeway entrance. The height is necessary for a quality hotel. This will bring income to the city that is needed and if we don't approve the city may never get this intersection fixed. He still has a concern about the easement issue, but realizes it is a legal issue with the developer and residents.

Council Member Fotheringham commented that he respects Council Member Stewart's position. This is a difficult decision. He feels fits and is an ideal location. He has spent time studying and reviewing the Highland Dr Master Plan, staff reports and minutes. We need to consider the benefits to the City as a whole.

Council Member Graham thanked the residents. He too has spent time with residents on site and reviewing the material. This is an especially unique project due to the location, easement issues, etc. Height is a real issue everywhere but this is a service that is needed in the city and this is the best location.

Council Member Petersen sympathizes with both sides and this is not an easy decision. This is a good use for the location and she feels the developer has considered the neighbors' concerns and made changes and mitigations to address most of their concerns.

Mayor Dahle thanked the Council for becoming educated on not only the site but all the issues and being so engaged. To him traffic is not a concern and the ORD gives the city options for buffering and landscaping.

The Council roll call vote was as follows: Council Members Gunn, Petersen, Fotheringham, Graham and Mayor Dahle voted in the affirmative with Council Member Stewart opposed. Ordinance 2019-08 was adopted by a majority (5-1) vote.

VII. Consent Agenda

a. Approval of Minutes – Feb. 28 and March 14, 2019

Council Member Petersen moved to approve the consent agenda. Council Member Fotheringham seconded the motion. The Council voted in the affirmative and the consent agenda was approved.

VIII. City Manager Report – Manager Chamness

Manager Chamness reviewed the financial report as of March 31, 2019. She noted another budget amendment will be needed for legal services. In the RDA budget tax increment for the Millrock RDA is above budget, which is good news. Manager Chamness then reviewed the project progress report. She noted there will be an open house and public hearing on 3900 S on May 1 & 2. Staff is working to re-issue the RFP for the Cotton Bottom sometime in June.

IX. Council Reports & District Issues.

Council Member Stewart commented that Cottonwood Elementary is requesting an after-hours flashing crossing light. They have a lot of parents and students using the grounds after hours and it is dangerous to cross. Chief Hoyal addressed this issue. They cannot use the school lights that are already there after hours. He is in contact with UDOT about options, but according to their standards they cannot use the lights that are there or add additional. Manager Chamness will work with Chief Hoyal and UDOT.

Council Member Gunn stated that he attended another neighborhood meeting with residents regarding the short term rental on Splendor Way. He asked for a legal opinion on what options the city has and what changes to our ordinance could or should be made.

Council Member Fotheringham noted that the Terrace committee meet and presented four designs, two of which the committee liked and they will go back and refine. He recently attended a Board of Realtors luncheon where they discussed changing house values and how cities are responding.

Mayor Dahle noted that the budgets for UPD and UFA will be increasing. Public safety is 50% of the city's budget. UFA is working towards being one of the Top 3 in pay and will be looking at about a 4.5% increase. UPD is noticing that pay is becoming a market driven competition and they too want to be in the Top 3 for pay, so the city could be seeing a huge increase in their contract this year as they work towards that goal.

X. *Recess City Council in a Work Meeting.*

Council Member Gunn moved to adjourn, take a five-minute recess, and reconvene in the Mt. Olympus Room. Council Member Stewart seconded the motion. The motion passed with the unanimous consent of the Council. The Council convened in a work meeting at approximately 7:55 pm

a. Storm Water Fee Update

Fred Philpot- Lewis, Young, Robertson & Burningham led the discussion and went through a presentation on a storm utility financial plan that included process, objectives, scenario analysis and next steps. He noted that Millcreek along with others in the Municipal Services District will be implanting a fee by June 2020. There is a range of fees and you would need to know capital improvement costs but an \$8 fee is reasonable and would be assessed on everyone, if that is the way the Council chooses to go.

b. Holladay @20 Update

Holly Smith noted that the first meeting of the Holladay @20 event group was held and they had a great brainstorming session. As events proceed throughout the year, each one will have an anniversary element to it, but the main focus for the group will be a big event in Sept. She also noted the Y2K Analytics will also be conducting a survey regarding capital improvement priorities.

c. Budget Preparation Update

Manager Chamness reviewed a summary of key proposed budget changes for 2019-20. She will present a tentative budget on May 2 and then it becomes the Councils. Some key points were to increase the hours of Ms. Gillilian, Arts Council Dir, to 25/hrs week. Another was health insurance coverage. The Council would like to see the city go to a HSA program, Manager Chamness asked for a year to implement that in order to educate the staff. The Council will review the list and will come back with priorities.

d. Calendar

May 2, 9 & 16 – Council meetings. The Council went over the June schedule with meetings on June 6, 13 & 20. Due to scheduling, the Council will look at adopting the budget on June 13.

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

XII. *Adjourn.*

Council Member Gunn moved to adjourn. Council Member Stewart seconded the motion. The motion passed with the unanimous consent of the Council and the meeting adjourned at 10:10 pm

The City Council Meeting adjourned at 9:00 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Meeting held Thursday, April 18, 2019.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **May 2, 2019**