

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

**Thursday, September 3, 2020
Meeting Conducted Remotely**

ATTENDANCE:

Mayor Rob Dahle
Paul Fotheringham
Daniel Gibbons
Sabrina Petersen
Drew Quinn
Matt Durham

City Staff:
Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Holly Smith, Assistant to the City Manager
Todd Godfrey, City Attorney
Jared Bunch, City Engineer

I. Welcome – Mayor Dahle.

Mayor Dahle called the meeting to order at approximately 6:00 p.m. He read into the record the Order on Public Meetings of the City Council of the City of Holladay.

II. Introduction of New UPD Lieutenant – Chief Hoyal.

Chief Hoyal announced that Tyler Ackerman is the Department's New Police Lieutenant after being promoted from the position of Sergeant. Lieutenant Ackerman introduced himself and was grateful for the opportunity to work for the City of Holladay.

Chief Hoyal provided a brief update on recent police activity in the City of Holladay.

III. Public Comments.

Mayor Dahle acknowledged public comment submitted by email.

Mark – Speeding on Highland Dri

IV. Continued Public Hearing on Proposed General Plan Amendment for the Area Located at Approximately 2450 East and 4680 South, Currently Designated as MDR-S (Medium-Density Residential Stable) to LDR-S (Low-Density Residential Stable).

Mayor Dahle asked for additional public comments for the continued public hearing. He acknowledged written documentation received from several constituents since the last meeting. He clarified the Council's plan to take public comment on the residential in-fill on September 17 and continue the public hearing until that date based on a nexus between both topics.

Robin Huff - 2465 E Kentucky Ave. She commented on the proposal to change to a lower density area. She read the names of residents in the Kentucky Avenue area who support the proposed change.

Greg Adcock - 2445 Kentucky Ave. He echoed Ms. Huff's concerns. He stated that the residents enjoy the low density and was concerned that higher density proposals will negatively impact the character of the area.

Theresa Nebeker - 2464 E Murray Holladay Rd. She expressed her support for the request to change the property to the Lower Density District.

Kevin Anderson- 8464 Willow Creek Dr. He was concerned about associating the application with the Hilton zoning request due to concerns about a perceived bias in the Planning Department. He stated that residential infill is a separate issue. He also asked if the Richards could address the Council again. City Attorney, Todd Godfrey, reported that he suggested the issues be heard together. He recommended that the Richards provide supplemental information at the end of the public hearing.

Benjamin Juell - 2408 Murray Holladay Rd. He supported his neighbors in opposing additional development in the City.

Holly Richards- 2470 Kentucky Ave. He appreciates the Council's sincerity and objectivity. As the designated spokesperson, she stated that the application is not intended to interfere with any other applications.

Todd Schmidt - 2477 Kentucky Ave. He voiced his support for the change to low density in the neighborhood to maintain the area as a desirable neighborhood. He also submitted written comments that were made a part of the record.

There were no further public comments. The public comment period was to remain open through September 17.

V. *Consideration of Resolution 2020-27 Approving and Authorizing the Execution of an Interlocal Cooperation Agreement with the Town of Alta, the Town of Brighton, Bluffdale City, Copperton Metro Township, Cottonwood Heights City, Draper City, Emigration Canyon Metro Township, Herriman City, Holladay City, Kearns Metro Township, Magna Metro Township, Midvale City Corp., City of Millcreek, Murray City, Riverton City, City of South Salt Lake, and White City Metro Township Relating to the Conduct of the Community Development Block Grant Program, Emergency Solutions Grant Program, and the Home Investment Partnership Program.*

Mayor Dahle reported that the above matter was being brought forward based on Coronavirus Aid, Relief, and Economic Security ("CARES") Act funds being administered through the County. He stated that the processing of the funds must be set forth in an Interlocal Cooperation Agreement signed by the participating entities. Council Member Fotheringham supported the proposed resolution.

Council Member Fotheringham moved to adopt Resolution 2020-27. Council Member Durham seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Petersen, Durham, Fotheringham, Quinn and Mayor Dahle in favor. Resolution 2020-27 was approved unanimously.

VI. *Consent Agenda*

a. *Approval of Minutes – July 9, 16, and August 6, 2020.*

Council Member Durham reported that he was not present for the August 6 meeting but was recorded as voting on most issues that night. He asked that the appropriate revisions be made.

Council Member Durham moved to approve the minutes of July 9, 16, and August 6, 2020, with the change noted. Council Member Fotheringham seconded the motion. The motion passed with the unanimous consent of the Council.

VII. City Manager Report – Manager Chamness.

Manager Chamness had no report.

VIII. Council Reports and District Issues.

Council Member Quinn gave an update on Wander Lane discussions she was having pertaining to traffic studies.

Council Member Durham reported on the Tree Committee Tree Giveaway on Sept. 26.

Council Member Gibbons indicated a few constituents reached out to him regarding traffic issues on Highland Drive. He suggested that it might be a good topic for the Council to discuss at a later date.

Council Member Fotheringham asked about staff communications with one of his constituents. He also mentioned an email about an urban camper on Kings Road that had since been moved. He reported that the Summer Concert Series was an extraordinary event.

Mayor Dahle asked the Council if there had been input regarding how things are going in the local schools and if there is anything the Council should be aware of. Council Member Petersen raised the issue of transportation and the school parking lot being used inappropriately. Otherwise, she felt that school officials were addressing outstanding concerns. She had received positive comments from parents regarding lighting situations. Council Member Durham concurred and had not heard much from his constituents.

Mayor Dahle reported that he participated in a Board of Health Zoom call earlier in the day. There was discussion regarding a vaccine being available in November but the priority would be first responders, health care workers, and care facilities. It was not expected to roll out to larger communities until after the first of the year.

Council Member Fotheringham moved to adjourn the Council Meeting and reconvene in a Work Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

IX. Recess City Council to a Work Meeting.

a. Discussion with Tree Committee – Dennis Roach, Chair.

Council Member Durham reviewed the most recent Tree Committee Meeting. The Committee was interested in discussing with the Council the possibility of hiring an Arborist to conduct a tree inventory and develop a maintenance plan for the City. The Committee would also like to discuss a review of the Tree Ordinance to address the development of new parking lots and the opportunity for tree resources to break-up parking lots and commercial areas. He commented that the City is very lucky to have such a well-structured group of citizens serving on the Committee.

Mayor Dahle reported that there are a substantial number of trees in the City that are very mature and in need of constant care. If the Tree Committee would develop a job description for staff, he would

support hiring an Arborist to complete the requested duties. Council Member Fotheringham addressed the question of whether the position should be an employee or contractor and asked the Committee to discuss the issue. Ms. Chamness added that the timing of the Arborist position should also be considered. Council Member Gibbons raised the issue of irrigation infrastructure along the Tanner Ditch and trees there that lack proper irrigation.

Council Member Durham provided a brief overview of the upcoming Tree Giveaway.

b. *Pavement Review, Jared Bunch, City Engineer.*

Jared Bunch, City Engineer discussed a pavement program outline he developed based on a budget with Salt Lake County of about \$245,000 in material costs. He reviewed pavement and street conditions in the City and identified several streets that need overlay and provided a map identifying the specific road for the Council to review. He noted that if the City wishes to proceed with overlay work this fall, the County could place the work on the agenda for the fall. If the Council does not want to address the matter in the current budget, the work could be done next June.

Council Member Gibbons asked about Frontier Road. Ms. Chamness stated that for historical reasons portions of Frontier were never paved, which requires more than a simple overlay. Mr. Bunch agreed to review Frontier Road.

Council Member Durham asked about a portion of Clover Lane. Mr. Bunch mentioned that the proposed sites will address roads that need an overlay unless the Council wants to increase the budget to cover additional areas.

Mayor Dahle suggested that staff move forward with the proposed suggestions for this fall's timeline. Ms. Chamness reported that staff will ask the County about adding Clover Lane if it is under \$40,000.

c. *Discussion on 6200 South Monuments – Manager Chamness.*

Ms. Chamness reported that damage was done to the 6200 S Holladay Blvd island as a result of work done on at the intersection and the recent damage to the monument at 6200 and Highland. The repairs will involve concrete work and re-plantings and asked the Council for feedback on timing. There was discussion regarding the various issues and the monument and if it should be relocated. Ms. Chamness estimated the cost to be approximately \$20,000 for concrete work and planting. Mr. Bunch described the actual concrete work to be done which would include a 3ft border around to provide a buffer to staff working on the island. The consensus was to keep the monuments where they are and move forward with the repair work proposed for the 6200 S Holladay Blvd island. As for the one on 6200 S and Highland there was discussion regarding how to best recoup the costs from the damage and to maybe wait until the Council discusses the Holladay Crossroads zone.

The Council asked about adding reflectors to the monuments or curbing to make it more visible.

d. *Discussion on Storm Water Fee.*

Assistant to the City Manager, Holly Smith introduced the subject and asked the Council for policy guidance based on the memo provided in the packet. She explained that the Council needs to determine how many areas should be included in the Equivalent Residential Unit ("ERU") methodology. The Council discussed various homeowner impacts on the stormwater system as well as assessments for commercial properties. The Council agreed to the proposed methodology.

Ms. Smith asked the Council to provide direction for various funding scenarios. The recommended scenario proposed by the Citizen Advisory Council was Scenario #4. Ms. Smith described the Citizen Advisory Council's rationale for the recommendation. Scenario #4 would place the City of Holladay in the middle in terms of stormwater fees. The consensus of the Council was to approve Scenario #4.

Ms. Smith stated that staff will use the information provided to draft an ordinance for the Council's review at a future meeting.

e. Calendar.

- September 10 and 17 – Council Meeting
- September 19 - Chalk Our Walk Event
- September 26 – Tree Giveaway

Mayor Dahle asked to have Council Meeting dates determined for October and November and to include two Work Sessions.

X. Adjourn.

Council Member Fotheringham moved to adjourn. Council Member Petersen seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 8:09 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, September 3, 2020.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **November 5, 2020**