

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

**Thursday, December 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
Paul Allred, Community Development Director
Todd Godfrey, City Attorney

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. Public Comments.

There were no comments.

It was reported that Council Member Petersen would need to be excused from the meeting at approximately 7:30 p.m. Mayor Dahle suggested that the City Council begin with Item 11 on the agenda and then return to the agenda items as printed.

Council Member Petersen moved to change the order of the City Council Meeting Agenda and begin with Item 11, Resolution 2020-36. Council Member Fotheringham seconded the motion. The motion passed with the unanimous consent of the Council.

III. Continued Public Hearing on Proposed Storm Water Utility Fee Ordinance.

Mayor Dahle reported that the item was a continued public hearing on a proposed Storm Water Utility Fee ordinance that was addressed during previous City Council Meetings. The public hearing remained open to ensure that citizens were able to share comments.

Mayor Dahle discussed a potential issue related to mixed-use properties and specifically stacked condominiums over retail locations. He wondered how those properties would be assessed for the Storm Water Utility Fee. Council Member Fotheringham asked if the fee would be the responsibility of the property owner or if each individual condominium unit would be assessed. Mayor Dahle noted that condominium owners own air space rather than land space. City Manager, Gina Chamness stated that the issue would be fleshed out over the next four to five months. She believed that condominiums would be assessed as a residential unit but noted that there may be a different recommendation in the future.

Kris Longson - 4954 S Fairview Dr. He stated that his understanding was that condominiums and commercial spaces will be assessed based on land area and use. Vertical mixed-use buildings could

potentially encounter multiple billings based on the current set up. Mr. Longson felt that the issue needed to be thought through and fleshed out to ensure that all assessments are fair.

Mayor Dahle felt that it may be unfair to charge condominium owners a Storm Water Utility Fee since the residents occupy air space. Council Member Fotheringham reminded Mayor Dahle that the Storm Water Utility Fee also relates to the storm water system in the City. Council Member Gibbons added that the service was for the City at large. He pointed out that condominiums are owned, have a Parcel Number and a Tax Identification Number. Even if a condominium does not directly deal with rainwater, the residents benefit from storm water protocols in the City. City Attorney, Todd Godfrey noted that the ordinance would allow the City to look at issues related to individual properties.

Council Member Gibbons reported that a letter from Tom Nelson was forwarded to City Recorder, Stephanie Carlson.

There were no further comments. **Mayor Dahle closed the public hearing at 6:42 pm.**

IV. *Public Hearing on Proposed Holladay Crossroads Zone.*

Mayor Dahle reported that the above item pertained to the proposed Holladay Crossroads Zone. The public hearing would remain open until the City Council is ready to vote. Mayor Dahle outlined the potential timeline.

Written comments were received from Len Lamen, Carl Fisher, Nathan Brown, Sharon Brokein, Michael Rosas, and Karen Meredith. A legal document was also submitted by Attorney, Joseph Cottle.

Nathan Brown - owner of Xcel Fitness located at 6151 S Highland Dr. He commented that his business may be the largest structure impacted by the proposed Holladay Crossroads Zone. Mr. Brown reported that Xcel Fitness has been around for 21 years and he was pleased to have been associated with the City of Holladay for such a long time. He noted that the written materials he submitted to the City Council prior to the meeting included his cell phone and work email address. He welcomed dialogue with the Council Members. Mr. Brown expressed concerns related to the Holladay Crossroads Zone and language in the memorandum dated September 9, 2020. He commented that there were several references to the fashion of the district and visual appeal. Nearly \$100,000 had already been spent beautifying Xcel Fitness and working with the City. Mr. Brown wondered why the potential rezone was being suggested now. He reiterated that he was willing to meet with the Council to discuss his concerns further. Council Member Gibbons offered to reach out directly to Mr. Brown.

Sharon Brokein - 1694 S 2300 E. She noted that a written comment was submitted prior to the City Council Meeting and she expressed additional concerns related to traffic. Ms. Brokein wondered why the rezone needed to be done now. She also commented that the timeline for a vote on January 14, 2021, was too soon and the majority of people are not aware of the proposed rezone. She felt that the vote should be delayed. Mayor Dahle clarified that there was no set date to vote on the proposed Holladay Crossroads Zone. It would be pushed back if there were issues to consider or additional public input that needed to be heard.

Aaron Haaga - 6375 Highland Dr. He commented that the proposed Holladay Crossroads Zone would not include his property. Mr. Haaga asked to be able to use that zone. Mayor Dahle noted that the request would be discussed during the Work Session. Community Development Director, Paul Allred would be available to discuss the reason behind the rezone lines.

There were no further comments. The public hearing remained open.

V. Consideration of Ordinance 2020-16 Amending the 2020-21 Fiscal Year Budgets.

Ms. Chamness reported that the changes discussed at the previous City Council Meeting were included in the 2020-21 fiscal year budget amendments. Those changes included:

- The second portion of the Coronavirus Aid, Relief and Economic Security (“CARES”) Act revenue;
- Windstorm expenses that may be reimbursed at a later date. They were currently proposed to come out of the Fund Balance;
- The approval of a spring tree giveaway for the Tree Committee; and
- Approval of \$300,000 for a Skate Park.

Mayor Dahle believed the previously discussed budget for the Skate Park was \$400,000. Ms. Chamness noted that the previously adopted budget included \$100,000 from the RDA. The additional \$300,000 would come from the Capital Projects Fund Balance. She reported that last year, the City Council approved \$350,000 for a plaza adjacent to City Hall. Conversations went in a different direction and the money remained in the Capital Projects Fund Balance. The City Council was now asking to use \$300,000 of that money for the Skate Park project.

Council Member Fotheringham moved to adopt Ordinance 2020-16. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Petersen, Quinn, Durham and Mayor Dahle in favor. Ordinance 2020-16 was adopted by a unanimous vote.

VI. Consideration of Ordinance 2020-17 Adopting a Storm Water Utility Fee.

Mayor Dahle reported that the above ordinance pertains to the adoption of the Storm Water Utility Fee, which was discussed at the last several City Council Meetings. Council Member Fotheringham asked Mr. Godfrey if the issues related to condominiums and mixed-use buildings needed to be fleshed out further before taking a vote. Mr. Godfrey was comfortable with the Council moving the item forward. He noted that different assessments may be adjusted based on the appeal process. Council Member Durham wondered whether the boundary changes discussed at the previous City Council Meeting had been addressed. Ms. Chamness confirmed that was the case. She explained that staff would make any technical adjustments needed based on the desired boundary changes and policy direction.

Council Member Gibbons commented that he had not been an enthusiastic supporter of the proposed Storm Water Utility Fee at first. However, he believed the City needed additional funds in order to maintain the storm water system. He thanked the Citizen Advisory Group for all of their hard work. Council Member Gibbons noted that every other municipality or township in Salt Lake County has a Storm Water Utility Fee already or were in the process of adopting one. He expressed surprise at the lack of public comments but felt that the Storm Water Utility Fee was in the best interest of the City.

Mayor Dahle believed the City Council would hear more about the Storm Water Utility Fee once residents start to see the fee appear on their bill. He commented that the fee had been a couple of years in the making. Mayor Dahle thanked the Citizen Advisory Group, City Engineer, Jared Bunch, Mr. Allred, and City staff for their work. He commented that the Storm Water Utility Fee was a small piece of a strategic long-term plan for the City and he believed it would be beneficial.

Council Member Petersen moved to adopt Ordinance 2020-17. Council Member Quinn seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Petersen, Quinn, Durham and Mayor Dahle in favor. Ordinance 2020-17 was adopted by a unanimous vote.

VII. *Consideration of Resolution 2020-33 Adopting a Storm Water Utility Policy Manual.*

Mayor Dahle reported that the above resolution pertains to the adoption of a Storm Water Utility Policy Manual. Ms. Chamness noted that a technical correction may be needed on one of the maps. She stated that staff would handle any technical corrections necessary to fulfill the intent of the City Council.

Council Member Fotheringham moved to approve Resolution 2020-33. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Petersen, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-33 was approved by a unanimous vote.

VIII. *Consideration of Resolution 2020-32 Amending Chapter 2 of the City's General Plan.*

Council Member Quinn commented that Mr. Allred explained how the Planning Commission arrived at the amendments for Chapter 2 during the previous City Council Meeting. However, there was one line she wanted to see altered. Under the section, Key Land Use and Urban Design Issues, Council Member Quinn asked that the line, "Preserving what is best about Holladay and avoiding the negative impacts of future growth are the key areas of focus as the City moves forward," be changed to state, "Preserving what is best about Holladay and avoiding the unplanned negative impacts of future growth are the key areas of focus as the City moves forward." She felt this would soften the sentence.

Council Member Fotheringham noted that the current version of the sentence was ambiguous. However, he did not believe it indicated that all impacts related to future growth were negative. He felt that it indicated that there were positive and negative impacts on growth and the City wanted to avoid the negative ones. Several Council Members expressed support for the suggested change from Council Member Quinn.

Mayor Dahle reported that a suggestion was made by Ron Hilton via email. The suggested placement was under the section, Principle 1 – Supporting Stable Neighborhoods, and stated, "The suggested zones are the maximum recommended density within a district. Lower density residential rezones may be advisable to achieve a smooth transition in density between districts." There was discussion regarding where the suggested addition could be placed within the section. Mr. Allred believed the suggested language stated that a lower density may want to be considered to avoid an abrupt density change from one zone to the next. He made note of previous issues Mr. Hilton had with zone changes and density. Mr. Allred commented that every rezone is handled on a case-by-case basis. Most

people asked for the maximum allowable density in a zone. The suggested language would build a bridge between the maximum density and a potentially lower suggestion.

Council Member Gibbons was opposed to adding in language from Mr. Hilton. He referenced controversies involving Mr. Hilton's property and residents on Kentucky Avenue. He did not believe the suggestion was negative but felt it was unwise to make last-minute changes to the Chapter 2 amendment. Council Member Fotheringham believed Mr. Hilton's experience was meaningful and felt that the suggested language was beneficial. Mayor Dahle noted that Mr. Hilton brought the suggestion to the City Council as a public comment. He asked for additional comment from the Council Members on the proposed language.

Mr. Allred reminded the City Council that any language in the General Plan is advisory and not binding. He suggested that Chapter 2 be revisited in 2021. The Council Members were divided about the language proposed by Mr. Hilton. It was suggested that the City Council consider it further during the next review of the chapter. Council Member Petersen agreed. She felt that the suggested language required more discussion.

Council Member Gibbons was not opposed to the language but noted that it was not a recommendation made by the Planning Commission. He was more comfortable voting on what was presented to the Council. Council Member Fotheringham supported revisiting the proposed language during the next chapter review. He believed that Mr. Hilton's intention was to contribute something positive and helpful. Council Member Gibbons noted that he had not intended to sound derogatory toward Mr. Hilton. He simply felt it was not the right time to add in the suggestion. Mayor Dahle stated that there was not support to add in the language currently. However, it would be looked at again during the Chapter 2 review in 2021.

Council Member Fotheringham moved to approve Resolution 2020-32 with the change suggested by Council Member Quinn. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Petersen, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-32 was approved by a unanimous vote.

Council Member Petersen was excused.

IX. Consideration of Resolution 2020-34 Granting the Advice and Consent of the City Council for the Appointment of LaNiece Davenport as Director of Community and Economic Development.

Ms. Chamness informed the Council Members that Mr. Allred has served as the Community Development Director for 15 years and would be retiring in the spring. She thanked Mr. Allred for alerting staff early so that a plan could be put in place to fill the position. Ms. Chamness reported that the position was advertised in October 2020 and there had been 20 well-qualified applicants. She asked for City Council consent for the appointment of Ms. Davenport to the role.

Ms. Chamness shared some of Ms. Davenport's qualifications, including a Bachelor's Degree in Geography and a Master's Degree in Public Administration from the University of Utah. Additionally, Ms. Davenport has spent the last 20 years working for the Wasatch Front Regional Council. Staff was excited about the level of experience and enthusiasm Ms. Davenport would bring to the role and to the City.

Ms. Davenport thanked Ms. Chamness for her introduction and Mr. Allred for all of his work. She introduced herself to the City Council. She noted that during her time with the Wasatch Front Regional Council, she started in planning developing pre-disaster mitigation plans and handling other environmental-related planning work. Ms. Davenport also ran the Community Development Block Grant program, the Transportation Land Use Connection program, started the Wasatch Front Economic Development District and served as the Government Relations Manager.

Council Member Fotheringham wondered what interested Ms. Davenport in coming to work for the City of Holladay. Ms. Davenport stated that both her parents live in Holladay and she was constantly in or around the City. She also noted that Ms. Chamness and her team are excellent administrators.

Mayor Dahle noted that Ms. Davenport expressed sensitivity to the need for balance between economic development and the preservation of the character of the community. Mayor Dahle felt that the City of Holladay was fortunate to find someone with Ms. Davenport's qualifications, recommendations, and extensive experience. Council Member Fotheringham made note of Mr. Allred's years of service and support. Council Member Durham commented that he was impressed with Ms. Davenport's resume and background. He added that Mr. Allred would be missed. Council Member Gibbons welcomed Ms. Davenport and stated that she would be an asset to the City.

Ms. Davenport was to begin her role on January 4, 2021, and Mr. Allred would transition to a consulting role. He would continue on for the next two to five months. Mayor Dahle noted that there would be a proper sendoff for Mr. Allred at that time. Mr. Allred thanked the Council for their kind words. He felt that the City had made an excellent choice in hiring Ms. Davenport.

Council Member Fotheringham moved to approve Resolution 2020-34. Council Member Gibbons seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-34 was approved by a unanimous vote.

X. *Consideration of Resolution 2020-35 Granting the Advice and Consent of the City Council for Appointments to the Tree Committee.*

Mayor Dahle reported that the item pertained to the reappointment of Kim Kimball and DeeDee Richardson to the Tree Committee. Council Member Durham noted that he had worked with the Tree Committee for nearly one year. He felt that both members were important to the Committee. Council Member Durham supported the reappointment of Ms. Kimball and Richardson.

Council Member Durham moved to approve Resolution 2020-35. Council Member Fotheringham seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-35 was approved by a unanimous vote.

XI. *Consideration of Resolution 2020-36 Amending the Agreement to Develop Land ("ADL") with Holladay Hills, LLC Relating to a Statutory Two-Year Extension of the Subsidy Period.*

Mayor Dahle reported that the item would be discussed during the Redevelopment Agency ("RDA") Meeting. However, since the Agreement to Develop Land ("ADL") contract was between City

Council, the developer, and the RDA, it needed to be approved by both the City Council and the RDA. Developer representatives, Steve Peterson and Kris Longson were both present to answer questions. Mayor Dahle shared an overview of the agreement with the Council. There was a 20-year increment agreement through the ADL that began on January 1, 2017, and terminated at the end of December 2036. The State Legislature stepped in and introduced SB-6001 that allowed municipalities to consider requests for extensions due to COVID-19.

Council Member Gibbons reflected further on the situation and read through all of the foundational documents. He felt it was important that the developers not be prejudiced against competitors in the marketplace. Council Member Gibbons pointed out that the decision could be held and looked at again in 2021, but he believed delaying a decision may negatively impact the developers on a competitive level. He expressed support for the full two-year extension.

Mr. Peterson reported that there had been a lot of potential leasing activity prior to COVID-19. However, that stopped when COVID-19 hit. He informed the City Council that there had been infrastructure delays as well. It had been difficult to hold meetings with some of the utility companies and communication was somewhat limited. Mr. Peterson noted that nothing had been brought to the Planning Commission or City Council since the original entitlements for Block D and preliminary entitlements for Blocks B and C. He stated that tenants were important for the site and noted that the development was competing with other cities and downtown areas. Sometimes deals needed to be given to gain momentum and to be as competitive as possible. It was important to incentivize tenants to choose the Holladay Hills development.

Mr. Peterson believed the extension would move the project forward sooner rather than later. He noted that the money generated would help subsidize parking and off-site improvements around the site that the developers had already committed to. Mr. Peterson added that certain costs had also raised substantially since COVID-19. Pipes for the sewers doubled in price since the pandemic began and there had been a notable increase in lumber prices. Mr. Peterson believed that Holladay Hills would have a bright future but noted that the development needed to gain momentum. He asked for City Council support on the two-year extension.

Mr. Longson reported that the retail world had been heavily impacted by COVID-19. While some companies benefited from the pandemic, many were struggling to survive. The development was competing for tenants that fell into both categories. Mr. Longson felt that the two-year extension would allow the development to make up the budget needed to put the infrastructure in now. That would create more confidence and allow the development to be more aggressive in attracting tenants. The extension would make it possible to be competitive in the market and accelerate development. Mr. Longson believed this would be a benefit to all taxing entities.

City Manager, Gina Chamness reached out to Salt Lake County and Granite School District. She reported that Granite School District was supportive of the extension. A definitive answer had not been received from Salt Lake County. However, Ms. Chamness believed that if Salt Lake County had strong objections, those objections would have been communicated. Mayor Dahle noted that the City Council did not need the blessing of Salt Lake County or the Granite School District. It had been a courtesy to reach out to them and let them know about the extension.

Council Member Fotheringham commented that because the issue related to a global pandemic, it made sense to be a good partner and grant the extension.

Council Member Petersen moved to approve Resolution 2020-36 Council Member Fotheringham seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Petersen, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-36 was approved by a unanimous vote.

Mayor Dahle asked Mr. Peterson to share an update on the Holladay Hills development. Mr. Peterson was excited about the work being done on the site. Infrastructure was being put in for Block D. He anticipated that ground would begin on Block D in January 2021 but noted that framing would not take place for an additional eight months because there was still work to be done on the parking structure. Block D was expected to be a two-year project and the first phase would consist of 216 units. The top floor would include condos for sale while the additional levels would include condos for rent. There would also be two retail pads and retail wrapped around the front of the project.

Additionally, work had been done related to the existing Macy's building. Mr. Peterson reported that there was a possibility that the building may be repurposed. Some retail groups had expressed interest in the building. There could be two floors of retail with the top floor dedicated to office space. Mr. Peterson discussed possible tenants and noted that there may be restaurants as well. Planning would soon begin for Block E in addition to the work being done on Block D, the Macy's building, and parking structures.

Mayor Dahle asked Mr. Peterson for a few written paragraphs with updated information that could be shared with the public. Mr. Peterson noted that the Holladay Hills website would be added over the next six to 12 months. In the meantime, he would reach out to Woodbury Corporation's Director of Public Relations, Amanda Butterfield, about a press release. Mr. Peterson expressed gratitude for the support of the City Council on the extension and the Holladay Hills development.

XII. Consideration of Resolution 2020-37 Amending the Employee Manual for the Addition of a Retirement Health Savings Plan.

Ms. Chamness stated that this has to do with a Retirement Health Savings Plan that was discussed last month. The City would pay out anything in excess of 180 sick leave hours at 50 cents on the dollar.

Council Member Fotheringham moved to approve Resolution 2020-37. Council Member Quinn seconded the motion. The Council roll call vote was as follows: Council Members Gibbons, Fotheringham, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-37 was approved by a unanimous vote.

XIII. Consideration of Resolution 2020-38 Adopting the 2021 Meeting Schedule.

City Council Meetings were typically scheduled for the first and third Thursday of each month. There were notes related to different dates in July and December.

Council Member Gibbons moved to approve Resolution 2020-38. Council Member Fotheringham seconded the motion. The Council roll call vote was as follows: Council Members Gibbons,

Fotheringham, Quinn, Durham and Mayor Dahle in favor. Resolution 2020-38 was approved by a unanimous vote.

XIV. *Consent Agenda.*

a. *Approval of Minutes – September 17, October 1, and 15, 2020.*

Council Member Fotheringham moved to approve the Consent Agenda. Council Member Gibbons seconded the motion. The motion passed with the unanimous consent of the Council.

XV. *City Manager Report – Manager Chamness.*

Ms. Chamness reported that the joint bid with Millcreek for 3900 South was currently out to bid. Bids would be back by the end of December 2020. Ms. Chamness hoped that the bids would come in within budget and work would be able to start early in 2021. There had been an award for the Highland intersections project and that work would likely begin in early February 2021. At least two bids were received that were within budget.

Additionally, Ms. Chamness addressed the end of 2020. She noted that it had been an unusual year and she wanted to recognize the efforts made by staff. She expressed gratitude for all of their hard work to keep the City running during extraordinary times. She expressed that same level of gratitude to the Mayor and Council for their ability to adapt and move forward. Ms. Chamness made note of the professionalism and positive dynamic the City Council displayed. Mayor Dahle thanked Ms. Chamness for her continued leadership.

XVI. *Council Reports and District Issues.*

Council Member Quinn reported that a constituent on Branch Drive reached out to her. Branch Drive is steep and curved and residents were having issues with people speeding up and down the road. Council Member Quinn spoke to Unified Police Department (“UPD”) Chief Justin Hoyal about the issue. Chief Hoyal decided to put a stealth box on Branch Drive and emailed the constituent directly. Council Member Quinn was appreciative of his efforts and hoped the speeding issue would be handled quickly.

Council Member Quinn asked Ms. Chamness whether electric speed signs would be possible for Branch Drive. Ms. Chamness reported that the sign cost would be approximately \$8,000. It could be accommodated if the City Council chose to do so. However, she noted that the budget had not accounted for additional speed signs. Ms. Chamness commented that a speed trailer was placed on Branch Drive earlier in the year for approximately two weeks. There had not been excessive speed at the top of the hill. She was interested in finding out whether the results would be different at the bottom of the hill. Council Member Quinn noted that the constituent discussed the speed trailer with her. When the trailer was there, the speeding issues reduced. When the trailer was gone, speed became an issue again. She was interested in the numbers from the stealth box.

Council Member Durham shared updates from the Tree Committee. He asked Ms. Chamness about the branches that were left from the service project at Knudson Park. Ms. Chamness noted that the cleanup was supposed to have taken place already but commented that there had been a quarantine issue. She would mention the branches and make sure the issue was addressed.

Council Member Durham reported that there was confusion about some of the trees on Hugo Avenue on the west side of Olympus Junior High. There was concern raised by a constituent that the trees

were not doing well. However, there was confusion between the school district and the residents about who would be responsible for them. The Tree Committee proposed that a neighbor reach out to the school first to see if the issue could be resolved. Council Member Durham believed that the trees were the responsibility of the abutting property owner, which would be the school district. He hoped the issue could be handled on an informal basis. Otherwise, he would return to the City Council for guidance on how to best handle the situation.

Council Member Fotheringham and Council Member Gibbons did not have updates to share but thanked the City Council and staff for their hard work and collegiality.

Mayor Dahle noted that Ms. Carlson was recognized for 20 years of service in April but expressed his appreciation for all of the work she has done. He commented that she had been an integral part of the team and thanked her for her service and dedication.

Mayor Dahle reported that the Interfaith Service on November 22, 2020, took place via Livestream. Taylor Audio assisted with the Livestream and there were 500 to 600 viewers. The Tree Lighting was also conducted virtually. Mayor Dahle thanked all involved.

Mayor Dahle updated the Council on the latest Board of Health Meeting. COVID-19 vaccinations were expected to start in mid to late December for healthcare workers and those most at-risk in assisted living facilities.

XVII. Recess to RDA Meeting.

Council Member Gibbons moved to recess the Council Meeting and reconvene in a Redevelopment Agency (“RDA”) Meeting. Council Member Fotheringham seconded the motion. The motion passed with the unanimous consent of the Council.

XVIII. Recess City Council to a Work Meeting.

a. Discussion on Holladay Crossroads Zone.

Mayor Dahle noted that a tentative schedule for the Holladay Crossroads Zone had been discussed during the City Council Meeting. A vote would not take place until adequate public comment had been received and all Council Members were prepared to vote.

Council Member Gibbons was surprised by the comments shared by Mr. Brown during the City Council Meeting. He wondered if it would be appropriate to arrange a virtual town hall for landowners and business owners in the area. Mayor Dahle was interested in what the tenants had to say but was more interested in the opinions of the landowners. Council Member Fotheringham felt that the needs of the tenants should be considered as well because they also put a lot of money into the units. Council Member Gibbons suggested that instead of a virtual town hall, the property owners could be invited to speak during a Work Session in January. This would allow the City Council to ask questions and receive feedback.

There was discussion related to public noticing efforts. Council Member Fotheringham wanted to ensure that the City had fulfilled their obligation to notice appropriately. Mr. Godfrey noted that it was common for property owners to expect a personal visit when their property is involved in a broad zone change. However, that was not necessarily feasible. Notices by mail were required by law. Mr. Godfrey stated that to his knowledge the notices were sent out properly and in a timely manner.

Mr. Allred added that notices were not sent out only to property owners. They were also sent to the businesses and tenants in the area. He liked the suggestion made by Council Member Gibbons to have a discussion with landowners. Mr. Allred reported that the zone change would impact approximately 12 to 14 property owners. Mayor Dahle suggested that a special Zoom meeting be set up with the landowners and major tenants.

The request made during the City Council Meeting by Mr. Haaga was discussed. Mr. Allred clarified that the property had not been included in the zone because there was not a lot of setback room and because the canal created a natural boundary. If the City Council chose to adopt the zone in the future, anyone nearby could ask for a rezone. It would then be up to the City Council to determine whether that was acceptable.

Council Member Fotheringham asked what the difference was between the Holladay Crossroads Zone and the C-2 Zone. Mr. Allred noted that the C-2 Zone was more flexible in some ways but there was not a significant difference between the two in terms of uses. The Holladay Crossroads Zone was more about urban form. Ms. Chamness believed there may be confusion from the general public about what the Holladay Crossroads Zone would mean for existing businesses. She asked Mr. Allred to address the topic.

Mr. Allred reported that some discussions had taken place with property owners. Those they had spoken to were largely supportive of the Holladay Crossroads Zone. Mr. Allred explained that if the zone were adopted, property owners would need to apply for the zone in order for it to be implemented. It would be on a case-by-case basis. However, if a property owner wanted to expand the footprint of the building or change the outside of the building by more than 50%, the new rules and regulations would apply. Ms. Chamness added that there was no retroactive requirement for property owners. Mr. Allred commented that the Holladay Crossroads Zone would allow property owners to work together to create a more unified vision. He believed that some property owners were uncertain about what the zone change would really mean. Further discussion and clarification would be beneficial for all involved.

There was discussion regarding the zone change and density. Council Member Fotheringham did not believe the zone change would add intensity or density. The objective was to reorganize the area and make it more aesthetically pleasing. Mr. Allred noted that much of the Holladay Crossroads Zone was patterned after the Holladay Village Zone. A lot of the same language and principles were involved. The Holladay Crossroads Zone would create possibilities that did not currently exist in the C-2 Zone due to the verticality and location of buildings.

Mr. Allred mentioned consultants, Bruce Parker and Dr. Joe Perrin, and work they had done related to land use and transportation elements. He reported that they fed all existing inputs, such as buildings, parking, and economic data into a software program. The same was done with the inputs for the proposed zone. What resulted was not all that different economically. Mr. Allred stated that the zone change was more about urban design and form than intensification.

Council Member Gibbons discussed some of the concerns he had heard, including the 65-foot building heights with only a 10-foot setback and traffic-related issues. He noted that the Small Area Master Plan for the Holladay Crossroads Zone mentioned a roundabout. Mr. Allred addressed the concerns and stated that the Planning Commission debated at length about the building height. They

reached a consensus and determined that 65-foot maximum building heights would be suitable. Mr. Allred also discussed the roundabout. During the Small Area Master Plan process, there had been some difficulty determining how to move people in and out of the site. Several key issues were identified related to transportation, such as:

- How to slow down traffic coming northbound from I-215 on Highland Drive; and
- How to make left-hand turns in and out of the site.

Mr. Allred explained that slowing down traffic could be achieved by adding more decals and signs. There could potentially be a speed table as well. To make left turns in and out of the site, a roundabout had been suggested as a possible solution. It would slow down traffic southbound on Highland Drive and make it easier to make left-hand turns. Mr. Allred clarified that the roundabout had been suggested but it had not received full support.

Mayor Dahle believed the Holladay Crossroads Zone would be the main focus of the Work Session scheduled for January 14, 2021. It would also be discussed during the January 7, 2021, City Council Meeting. Council Member Gibbons commented that he circulated a list to the Council Members about his concerns. He reiterated that it was important to speak with landowners. Council Member Gibbons asked that staff add a link to the traffic study conducted by Dr. Perrin to the Holladay City website.

b. Discussion on Right-of-Way Permits.

Ms. Chamness reported that the item related to an issue that would likely come to the City Council in the future. She noted that requests were made from members of the public to construct something in the right-of-way. The City ordinances were not completely clear on how to deal with those issues.

Ms. Chamness stated that there were a couple of current requests for fence constructions. Mr. Allred had worked with the Technical Review Committee to prepare recommendations related to those requests. Ms. Chamness pointed out that there was an existing policy from 2010 that deferred those decisions to the City Manager. As a result, she would likely make the decisions related to those cases. In the future, Ms. Chamness wanted the City Council to weigh in on what they felt should be delegated to the City Manager. There was discussion related to the current right-of-way requests.

c. Calendar.

- Council Meetings – January 7, 14, and 21.

Mayor Dahle reviewed the City Council Meetings on the calendar. He noted that he would be attending remotely from January 15 to February 15, 2021.

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

There was no Closed Session.

XX. Adjourn.

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

The City Council Meeting adjourned at approximately 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, December 3, 2020.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **January 7, 2021**