

**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, AUGUST 26, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting **Thursday, August 26, 2021 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. Persons desiring to make public comment or to make comment during any public hearing may provide such comment as follows:

1. Email your comments by 5:00 pm on the date of the meeting to scarlson@cityofholladay.com
2. Live Stream - <http://cityofholladay.com/government/elected-officials/meetings-and-agendas/>

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 prior to 5:00 p.m. on the date of the meeting to scarlson@cityofholladay.com, with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below
- IV. **Continued Public Hearing on Proposed Amendments to Title 13 Regarding Accessory Dwelling Units**
(as per State of Utah legislation, modifies provisions related to single-family housing, specifically to permit certain accessory dwelling units as a permitted land use)
- V. **Consideration of Ordinance 2021- 23 Amending the Zone Map for Property Located at 6121 S Highland Dr from C-2 to HCR** (rezone of approx. .96 acres of land from Commercial (C-2) to the Holladay Crossroads Zone (HCR))
- VI. **Consideration of Resolution 2021-26 Granting the Advice and Consent of the City Council for Appointments to the Historical Commission**
- VII. **Consideration of Resolution 2021-27 Granting the Advice and Consent of the City Council for Appointments to the Tree Committee**
- VIII. **Consideration Resolution 2021-30 Amending Agreement with Cottonwood Heights for Court Services**
- IX. **City Manager Report** – Gina Chamness
- X. **District Issues & Board Reports**
- XI. **Recess City Council to an RDA Meeting**

XII. Reconvene City Council in a Work Meeting

- a. UPD Benefits and Compensation Discussion – Sgt. Ackerman**
- b. Continued Discussion on ADU's**
- c. Calendar**

Council Meetings – Sept. 9, 16 & 23, 2021

Sept. 11 – National Day of Service

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

XIV. 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, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: Friday, August 20, 2021 at 9:00 am

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

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service 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

From: ron.hilton@comcast.net
To: [Stephanie Carlson](#)
Cc: ["sabrina petersen"](#); [Rob Dahle](#); [Paul Fotheringham](#); melissa_hilton@comcast.net
Subject: Public Hearing input regarding Accessory Dwelling Units
Date: Saturday, August 7, 2021 6:00:42 PM

[External Email - Use Caution]

Stephanie,

I would like to add to my comments regarding Accessory Dwelling Units (ADUs), including both internal (IADU) and external (EADU). I appreciate the city's proactive consideration of an ordinance that would go beyond the minimum required by the recent changes in Utah Law, and allow EADUs as well as IADUs. I support ADUs as a very practical solution for providing lower-cost rental housing while preserving the character of Holladay's residential neighborhoods, including the state requirement that the lot be at least 6000 sq ft, that the main home be the primary residence of the property owner, that the ADU not have separately metered utilities, and that off-street parking be provided for the ADU. In addition, I would make the following suggestions:

1. Allow duplexes to have ADUs, subject to the above-mentioned requirements, even though the state law only requires ADUs to be allowed for single-family detached homes. I would also point out that R2 zones can have single-family detached homes, and that the minimum lot area for such homes in R-2-10 is 6250 sq ft, so IADUs should be allowed at least in that case.
2. Paul clarified that allowing EADUs in cases where a lot is large enough to be subdivided would allow EADUs on an R-1-10 lot of at least 20,000 sq ft, which is less than the current requirement of 0.5 acres (21,780 sq ft). That is a good step in the right direction, but I think we should go further. Why not allow EADUs in all cases where the setback, height, and coverage restrictions of the zone are met? In other words, if the main home is small enough, what is the harm in allowing an EADU, as long as the state requirements are met?

We also need to increase the stock of owner-occupied homes in Holladay, which is what the Residential Infill (RI) zone would help to achieve. But that is a different issue, which I trust that will be addressed in the near future.



**HOLLADAY CITY COUNCIL
STAFF REPORT**

MEETING DATE: August 26, 2021
SUBJECT: Review draft ordinance for Accessory Dwelling Units, both internal and external
SUBMITTED BY: LaNiece Davenport, Community and Economic Development Director

SUMMARY:

City Council Work Session to review proposed draft ordinance for Accessory Dwelling Units - Internal ADUs and External ADUs.

BACKGROUND:

The State Legislature passed [HB82](#) during the 2021 Legislative session which requires cities to allow Internal Accessory Dwelling Units (IADUs) as outlined by that statute.

Holladay City staff prepared this draft ordinance based on HB82 and direction from the Planning Commission and City Council. This ordinance permits ADUs in all of the City's primarily residential zones (single-family zones). This draft includes feedback received during Council discussions, as well as staff recommendations. **Modifications from the August 5th draft ordinance are highlighted in yellow.** Some of the key provisions and regulations of this ordinance include:

- ADUs require approved Building Permit (application and fee) and Certificate of Occupancy.
 - *Council/Staff Recommendation: Only seek an annual License (application and fee) for ADUs being rented.*
- Cleaned up language in Accessory Uses (13.14.030) section and modified Accessory Uses to conform to size chart 13.14.101 – conditional use applications are required for larger units and must be approved by Planning Commission.
- Modified the new ADU, IADU, and EADU sections (13.14.031)
 - *Staff Recommendation: City may impose a \$100 lien against the property as a penalty for non-compliance.*
 - *Staff Recommendation: Maintain the same address as the primary dwelling with the addition of "Unit B".*
 - *Council Recommendation: The ADU tenant shall have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and HVAC equipment, etc.*
 - *Council Recommendation: EADUs permitted when the following are met:*
 - 1) Lot size is twice the minimum lot size of the Land Use Zone, e.g. EADU allowed if lot size is 16,000+ in a R-1-8 zone;
 - 2) Lot size is at least a half-acre (21,780 sf) or larger.
 - Comply with setbacks and maximum height (13.14.110) requirements.
 - Size of EADU is at least 200 sf and complies with Chart 13.14.101.

Chart 13.14.101

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

RECOMMENDATION:

Staff is seeking direction from the City Council on the draft ordinance including feedback on the following staff or Council recommendations:

1. Only seek License from rental ADU units?
2. Impose a \$100 lien against the property as a penalty for non-compliance (as per HB82)?
3. ADU unit maintain the same address as the primary dwelling with the addition of "Unit B"?
4. ADU tenant shall have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and HVAC equipment, etc.?
5. EADUs permitted when the following are met?
 - a. Lot size is twice the minimum lot size of the Land Use Zone, e.g. EADU allowed if lot size is 16,001 in a R-1-8 zone;
 - b. Lot size is at least a half-acre (21,780 sf) or larger.
 - c. Size of EADU is at least 200 sf and complies with Chart 13.14.101.
 - d. Comply with setbacks and maximum height (13.14.110) requirements.
6. ADU Fees and Fines - see chart.

ATTACHED:

Draft ADU Ordinance

Draft ADU Fines and Fees chart

TITLE 5: BUSINESS LICENSING

CHAPTER 5.68 MULTIPLE RENTAL DWELLING UNITS

5.68.010: DEFINITIONS:

Refer to Chapter 13.04 Definitions for any terms herein.

5.68.020: LICENSE REQUIRED:

- A. License; Fee: Every owner of a multiple family dwelling unit ~~or~~ of three (3) or more rental dwelling units shall obtain and maintain current a business license and pay the general business license fee and the special fees as set forth on the Fee Schedule at the time of application or renewal of license.
- B. Multiple Owners: If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee. (Ord. 03-02, 1-23-2003)
- C. Internal Accessory Dwelling Unit: Every owner of an internal accessory dwelling unit being rented shall obtain and maintain a current license and pay an annual license fee as set forth by the City of Holladay Fee Schedule at the time of application or renewal of license.**

5.68.030: PENALTY:

Any person or party who violates the provisions of this chapter shall be deemed guilty of a misdemeanor. (1999 Code)

~~5.68.050: LICENSE FEES:~~

- ~~—A.— Required: Owners of multiple family dwelling units or rental dwelling units shall pay the general business license fee and the special fees set forth in the fee schedule adopted pursuant to section 5.06.050 of this title.~~
- ~~—B.— Time Of Payment: The base business license fee shall be paid at the time of application for a new or renewal license.~~
- ~~C.— Failure: Failure to timely make a payment required pursuant to a payment plan as described above may result in the suspension or revocation of the license and the imposition of penalty fees as set forth in this title. (1999 Code)~~

**** Staff Recommendation: Only seek annual License from ADUs being rented.**

TITLE 13: LAND USE AND DEVELOPMENT

CHAPTER 13.04 DEFINITIONS

13.04.040: DEFINITIONS OF TERMS

DWELLING, DWELLING UNIT:

- A. A building, or portion thereof, which is one or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.
- B. Buildings with more than one kitchen or set of cooking facilities are considered to contain more than one dwelling unit unless the additional cooking facilities are clearly accessory to a dwelling unit as determined by the Community and Economic Development Director. Factors for determining whether cooking facilities are accessory to a dwelling unit may include, but are not limited to:
 1. A building design which allows all occupants ready access to all portions of the building including cooking facilities;
 2. No portion of the building containing cooking facilities can be separated from the remaining rooms to form a separate dwelling unit;
 3. There is only one electric and/or gas meter for the building.

DWELLING, INTERNAL ACCESSORY DWELLING UNIT (IADU):

- ~~A. One unit created within an existing owner-occupied, single-family primary dwelling;
Within the footprint of the primary dwelling unit and/or is connected in a structurally substantial manner, by an enclosed conditioned space, at the time the internal accessory dwelling unit is created;~~
- ~~B. For the purpose of offering a long term rental of 30 consecutive days or longer; and~~
- ~~C. Housing a maximum of four (4) unrelated tenants.~~

DWELLING, ACCESSORY UNIT (ADU): One habitable living unit added to, created within, or detached from a primary owner-occupied single-family dwelling and contained on one lot. A separate dwelling unit located within or on the same lot as a "primary dwelling unit" housing a maximum of four (4) unrelated tenants. ADUs can be rented and must be rented for 30 consecutive days or longer. ADUs are subject to the approval of a Building Permit (13.08.100) and the issuance of a Certificate of Occupancy (13.04.050 and 13.01.060); and if the ADU is being rented, the annual review and approval of a License (5.68.020).

- A. Internal Accessory Dwelling Unit (IADU): One accessory dwelling unit created within the owner-occupied primary dwelling unit or within the footprint of the primary dwelling unit that is connected in a structurally substantial manner by an enclosed conditioned space, at the time the internal accessory dwelling unit is created.
- B. External Accessory Dwelling Unit (EADU): One A-detached accessory dwelling unit designed as a detached structure located on the same lot as, and subordinate to, a primary dwelling unit, that serves as an ancillary unit.

DWELLING, MULTIPLE-FAMILY: A building or portion thereof, designed or intended to be used for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one family, related or unrelated, the structure having only one primary dwelling unit and one permitted internal accessory dwelling unit.

DWELLING, PRIMARY: A single-family dwelling unit that is detached and occupied as the primary residence of the owner of record.

DWELLING, RENTAL: A building or portion of a building used as a home or residence by one or more persons available to be rented, loaned, leased, or hired out for a period of 30 consecutive days or longer.

EXPANSION: An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: For the purposes of [chapter 13.74](#), "Flood Damage Prevention Regulations", of this title, the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FAMILY: One of the following, but not more than one at the same time, who occupy a dwelling unit:

- A. One person living alone;
- B. Any number of Two (2) or more persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; and up to two (2) additional ~~unrelated~~ persons living with the family, such as domestic staff, living together as a single housekeeping unit; or
- C. Up to four (4) ~~unrelated~~ persons living together as a single housekeeping unit and the minor children of any of them.

FAMILY FOOD PRODUCTION: The keeping of animals on a lot for exclusive use by persons residing thereon. See section [13.76.240](#), "Animal And Fowl Restrictions", of this title.

FAULT: A fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other.

GUESTHOUSE, CARETAKER QUARTERS: As of (enter codification date) this land use is known as an External Accessory Dwelling Unit. A separate dwelling structure located on a lot with one or more main dwelling structures and used for housing of guests or servants, and not rented, leased or sold separate from the rental, lease or sale of the main dwelling. If the primary structure is owner occupied, the guest house, caretaker quarters can be rented as an accessory dwelling unit.

HEALTH DEPARTMENT: The Salt Lake Valley Health Department.

CHAPTER 13.14: R-1-4, R-1-8, R-1-10, R-1-15, R-1-21, R-1-43, R-1-87
SINGLE-FAMILY RESIDENTIAL ZONES

13.14.010: PURPOSE OF PROVISIONS:

The majority of land use in the City of Holladay is low density, single-family, detached dwellings. Most of these dwellings are located in areas zoned R-1, ~~meaning "one family per dwelling in a residential setting"~~. The purpose of the R-1 zones is to establish and maintain low density residential single-family neighborhoods that provide persons who reside therein a comfortable, healthy, safe and pleasant environment. Furthermore, the rules below should support the goals of the general plan such as the preservation of housing by allowing for reasonable expansion within limits and for responsible growth. Also, it is the intent of the rules to ensure that development within these zones is harmonious and compatible with the character of existing development patterns in the immediate vicinity including building mass, setback, lot coverage, height, etc. Specific techniques, among others, that shall be applied in approval of all development are:

- A. Graduated height/building envelope rules.
- B. Maximum building footprint coverage percentages.
- C. Maximum height allowances.
- D. Averaging of building setbacks. (Ord. 2012-15, 9-20-2012)

13.14.020: PRIMARY USES:

- A. Primary Uses Allowed: The permitted and conditional uses allowed in the Single-Family Residential (R-1) Zones shall be as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.

13.14.030: ACCESSORY USES:

Permitted and conditional uses set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. Up to two (2) occupiable units (one primary, one ADU) on any lot. Properties found in violation of this section are subject to Enforcement of 13.94.

- A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.
- B. No accessory use, building or structure, shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section [13.09.020](#) of this title.
- C. Specific accessory uses allowed in the Single-Family Residential (R-1) Zones are as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.
- D. Accessory uses and buildings customarily incidental to a permitted or conditional use may be allowed in the Single-Family Residential (R-1) Zones, provided the total footprint square footage of all accessory buildings does not exceed the maximum square footage as allowed in section [13.14.110](#), chart 13.14.101 of this chapter.
- E. Any detached accessory building or buildings (i.e. garage, EADU, shed, etc.), incidental to a permitted use, where the total footprint square footage is proposed to exceeds the square footage allowed in

section 13.14.110, chart 13.14.101 of this chapter or which measures greater than the footprint of the primary residential structure on lots measuring one half acre or less, shall be reviewed by the Planning Commission as a conditional use pursuant to the provisions of section 13.08.040 of this title.

~~F. A guesthouse may be permitted in the Single Family Residential (R-1) Zones if it meets the following:~~

- ~~1. A maximum footprint of one thousand two hundred (1,200) square feet on lots greater than twenty one thousand seven hundred eighty (21,780) square feet but smaller than forty three thousand five hundred sixty (43,560) square feet.~~
- ~~2. A maximum footprint of two thousand (2,000) square feet on lots greater than forty three thousand five hundred sixty (43,560) square feet.~~

~~G. The Planning Commission may approve a conditional use permit for a guesthouse or an external ADU which meets the following:~~

- ~~1. A footprint greater than one thousand two hundred (1,200) square feet on lots larger than twenty one thousand seven hundred eighty (21,780) square feet but smaller than forty three thousand five hundred sixty (43,560) square feet.~~
- ~~2. A footprint greater than two thousand (2,000) square feet on lots larger than forty three thousand five hundred sixty (43,560) square feet.~~
- ~~3. A footprint greater than the footprint of the primary residential structure. (Ord. 2018-17, 11-1-2018).~~

~~H. External Accessory Dwelling units can be rented provided the approval of a Building Permit as per section 13.08.100 and the issuance of a Certificate of Occupancy as per 13.04.050 and 13.01.060; and the annual review and approval of a License as per Section 5.68.020.~~

13.14.031: ACCESSORY DWELLING UNITS:

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

Existing or new construction of Accessory Dwelling Units are permitted in all single-family residential zones (R-1, FR-1, FR-2.5, FR-20) when the following standards are met. In addition to applicable remedies for correction of non-compliance found in Enforcement (13.94) and in the Utah Code, Holladay City may hold a lien of up to \$100 per day against a property with an Accessory Dwelling Unit if the use is found to be in violation of any of the provisions of Utah Code 10-9a-530 or of any provisions of this chapter. The lien shall be removed after the violations are resolved.

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

1. Comply with applicable building, health, and fire codes.
2. Be subject to approval of a Building Permit (13.08.100) and issuance of a Certificate of Occupancy (13.04.050, 13.01.060).
3. Be rented for a minimum of 30 consecutive days with the property owner living onsite.
 - i. A rented ADU is subject to annual approval of a License (5.68.020). The licensing fee can be found in the Consolidated Fee Schedule.
4. Provide one additional onsite parking stall above the minimum required set forth in section 13.80.040; and replace any parking spaces displaced by the construction of an ADU from a garage or carport.
5. Maintain the same address as the primary dwelling with the addition of "Unit B".
6. Be designed in a manner that is compatible with the neighborhood residential vernacular.

7. Not operate on separate utility meters from the primary dwelling. The ADU tenant shall have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and HVAC equipment, etc.
8. ADU shall not be permitted on a property with a failing septic tank.

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

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.
2. Provide egress window(s) for existing and new construction which meets minimum size standards as per Chapter 15.08 Building Codes.

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

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.
2. Be located on a lot of record measuring either, twice the minimum lot size of the underlying zone, or a minimum of one-half acre (21,780 square feet) or larger.
3. Provide a footprint size of a minimum of 200 square feet and maximum footprint as per Chart 13.14.101**.
4. Comply with setbacks as per 13.14.110.
5. Comply with Maximum Height as per 13.14.110.

****Council may want to discuss the allowable sizes of chart 13.14.101, e.g. Guesthouses are allowed at 1,200 sqft on lots ½ acre and larger, and 2,000 sqft on lots 1 acre and larger. Current chart allows for significantly less size.**

CHAPTER 13.76 SUPPLEMENTARY REGULATIONS

13.76.040: DWELLINGS TO BE ON LOTS:

- A. Every dwelling shall be located and maintained on a single "lot", as defined in this title. Except for group dwellings and internal-accessory dwelling units, ~~and guesthouses~~, not more than one dwelling structure shall occupy one lot.
- B. If a dwelling has been built across one or more property lines, all affected parcels and/or lots, whether metes and bounds or platted, shall be deemed consolidated and shall not thereafter be treated as multiple lots without an approved subdivision as per this title. (Ord. 2012-15, 9-20-2012)

DRAFT

CHAPTER 13.80 OFF STREET PARKING REQUIREMENTS

13.80.040: NUMBER OF SPACES REQUIRED:

Under no circumstances shall there be less parking spaces provided than actually required by the use.

- A. Number Specified: The minimum number of off-street parking spaces required in all zones except the HV Zone, shall be as follows:

Dwellings, multiple	2 spaces for each dwelling unit
Dwellings, single-family	2 spaces for each dwelling unit
<u>Dwellings, internal accessory dwelling unit</u>	<u>1 space for each dwelling unit</u>
Funeral homes, mortuaries	1 space for each 40 square feet of floor area in assembly room

DRAFT

1 **13.100.010: TABLE OF ALLOWED USES:**

C = Conditional use		P = Permitted use						- = Not allowed			SDMP = Site development master plan				
Use	All FR Zone	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	RM	PO	O-R-D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
Accessory Uses*															
Alcoholic beverage retail sales ¹⁴ :														See SDMP	See chapter 13.63 of this title
Bar establishment	-	-	-	-	-	-	C	-	-	-	-	C	-		
Bar establishment, equity	-	-	-	-	-	-	C	C	-	-	-	C	-		
Bar establishment, fraternal	-	-	-	-	-	-	C	-	-	-	-	C	-		
Brewery	-	-	-	-	-	-	C	-	-	-	-	C	-		
Off premises	-	-	-	-	-	-	-	-	-	P	P	P	P		
On premises banquet and catering	-	-	-	-	-	-	C	P	-	-	-	C	P		
On premises beer retailer	-	-	-	-	-	-	P	P	-	-	-	P	P		
Restaurant - beer only	-	-	-	-	-	-	P	P	-	P	P	P	P		
Restaurant - full service	-	-	-	-	-	-	P	P	-	P	P	P	P		
Restaurant - limited service	-	-	-	-	-	-	P	P	-	P	P	P	P		
Single event permit	-	P	P	P	P	P	P	P	-	P	P	P	P		
Drive-through	-	-	-	-	-	-	P	-	-	-	C	P	-		
Family food production	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-		
Flea market/farmers'	-	-	-	-	-	-	-	P	-	-	P	P	P		
Guesthouse and/or caretaker quarters	C ²	C ²	C ²	-	-	-	-	-	-	-	-	-	-		
Home daycare/preschool	C ³	C ³	C ³	C ³	C ³	C ³	-	-	-	-	-	-	-		
Home daycare/preschool, small	C ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	-	-	-	-	-	-	-		
Home occupation	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	-	-	-	-	-	-	-	-		
Household pets	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	-	-	-	-	-	-	-	-		

External Accessory Dwelling Unit	P ¹⁹	P ¹⁹	P ¹⁹	-	-	-	-	-	-	-	-	-	-	-	-
Internal Accessory Dwelling Unit	P ¹⁹	P ¹⁹	P ¹⁹	-	-	-	-	-	-	-	-	-	-	-	-
Livestock, large	P ¹	-	P ¹	-	-	-	-	-	-	-	-	-	-	-	-
Livestock, small	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-	-	-
Merchandise vending machine, outside	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Mobile food trailer	-	-	-	-	-	-	P	P ¹⁷	-	-	P	P	P	-	-
Mobile food truck	-	-	-	-	-	C ¹⁸	P	P ¹⁷	-	-	P	P	P	-	-
Outside dining	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-
Outside display	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
Outside storage	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Permanent cosmetics	-	-	-	-	-	C ¹⁴	P ¹⁴	-	-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	-	-
Resource recycling collection	-	-	-	-	-	-	P ⁸	P ⁸	-	P ⁸	P ⁸	P ⁸	-	-	-
Seasonal sales	-	-	-	-	-	-	P ¹³	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³	-	-
Short term rental	-	-	-	C ⁶	C ⁶	-	-	-	-	-	-	-	-	-	-
Sportsman's kennel, cattery, animal hobby permit	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
Stable, private	-	-	P ¹	-	-	-	-	-	-	-	-	-	-	-	-
Temporary buildings incidental to construction, including living quarters for security	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	P ¹³	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³	-	-
Temporary sales/use	-	-	-	-	-	-	-	P ¹³	-	-	P ¹³	P ¹³	-	-	-

Notes:

18. Subject to section 13.76.770 of this title.

19. Subject to section 13.14.031 of this title.

INTERNAL ADU

FEES	Building Permit					Annual License					Enforcement				
	APPLICANT FEES		COSTS TO RUN PROGRAM			APPLICANT FEES		COSTS TO RUN PROGRAM			APPLICANT FEES		COSTS TO RUN PROGRAM		
	<i>Application w/ Affidavit</i>	<i>Fee</i>	<i>Planning</i>	<i>Bldg Official</i>	<i>Legal</i>	<i>Application w/ Affidavit</i>	<i>Fee</i>	<i>Planning</i>	<i>Bus. License</i>	<i>Legal</i>		<i>Fee</i>	<i>Enforcem ent</i>	<i>Planning</i>	<i>Legal</i>
Existing IADU – No Renovation	✓	✓ *	\$48 - \$240	\$65 - \$325	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day #	\$73 - \$365	\$48 - \$240	?
Existing IADU – Renovation	✓	✓ **	\$288 - \$480	\$390 - \$650	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day	\$73 - \$365	\$48 - \$240	?
New IADU – New Construction	✓	✓ **	\$288 - \$480	\$390 - \$650	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day	\$73 - \$365	\$48 - \$240	?

EXTERNAL ADU

FEES	Building Permit					Annual License					Enforcement				
	APPLICANT FEES		COSTS TO RUN PROGRAM			APPLICANT FEES		COSTS TO RUN PROGRAM			APPLICANT FEES		COSTS TO RUN PROGRAM		
	<i>Application w/ Affidavit</i>	<i>Fee</i>	<i>Planning</i>	<i>Bldg Official</i>	<i>Legal</i>	<i>Application w/ Affidavit</i>	<i>Fee</i>	<i>Planning</i>	<i>Bus. License</i>	<i>Legal</i>		<i>Fee</i>	<i>Enforcem ent</i>	<i>Planning</i>	<i>Legal</i>
Existing EADU – No Renovation	✓	✓ *	\$48 - \$240	\$65 - \$325	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day #	\$73 - \$365	\$48 - \$240	?
Existing EADU – Renovation	✓	✓ **	\$288 - \$480	\$390 - \$650	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day	\$73 - \$365	\$48 - \$240	?
New EADU – New Construction	✓	✓ **	\$288 - \$480	\$390 - \$650	?	✓	\$25/year *	\$48 - \$240	\$30 - \$150	?		\$100/day	\$73 - \$365	\$48 - \$240	?

Notes:

* Fee waived for the first year.

** Value based fee.

Amnesty period through 12/31/22

average hourly		1-5 hrs/wk		6-10 hrs/wk	
CED-Planning	48	48	240	288	480
CED-Building Official	65	65	325	390	650
CED-Business License	30	30	150	180	300
CED-Enforcement	73	73	365	438	730
Note: these are estimates of possible hours used by the Community and Economic Development Department staff					

CITY OF HOLLADAY

ORDINANCE NO. 2021-23

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLADAY
REZONING CERTAIN PROPERTY LOCATED AT 6121 S. HIGHLAND DRIVE**

WHEREAS, the Planning Commission of the City of Holladay, after a public hearing, has made a positive recommendation to the City Council for a change in the zoning of property located at 6121 South Highland Drive from C-2 to HCR; and

WHEREAS, the City Council, on August 5, 2021, held a public hearing on the proposed rezoning application;

WHEREAS, the City Council of the City of Holladay now desires to rezone the property as requested by the applicant;

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

Section 1. Rezone. That certain property located at 6121 South Highland Drive, is hereby rezoned from its current zoning designation of C-2 to HCR.

Section 2. Zoning Map Amendment. The Zoning Map of the City of Holladay is hereby amended to reflect the rezoning referenced in paragraph 1, above.

Section 3. 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 4. 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 August, 2021.

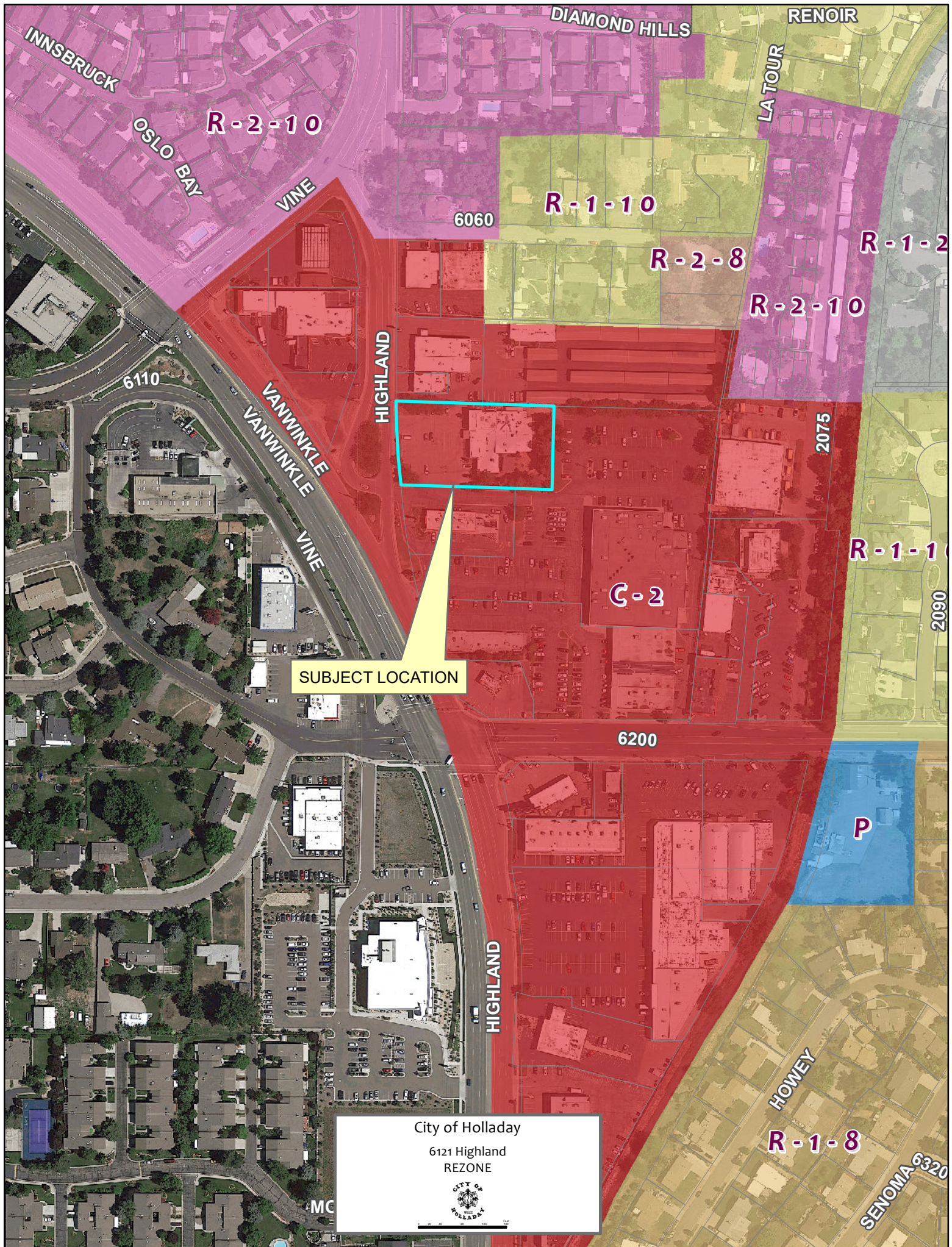
HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Matt Durham	Yea ____	Nay ____
Sabrina R. Petersen	Yea ____	Nay ____
Drew Quinn	Yea ____	Nay ____
Paul Fotheringham	Yea ____	Nay ____



SUBJECT LOCATION

City of Holladay
6121 Highland
REZONE



CITY OF HOLLADAY

RESOLUTION No. 2021-26

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF MEMBERS TO THE HISTORICAL COMMISSION AS ESTABLISHED IN SECTION 2.08010E OF THE HOLLADAY CITY CODE.

WHEREAS, the City Manager has the responsibility and authority pursuant to Section 2.08.010B, City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the City Manager has appointed two new members and re-appointed one member to serve as members of the Historical Commission for staggered terms not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.08.010 to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in a regular session to consider these appointments.

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

Section 1. Appointment. The City Council hereby gives advice and its consent to the appointment of the following to the Historical Commission for a term as specified. Said term shall be as follows:

<u>Name</u>	<u>Date Term Begins</u>	<u>Date Term Ends</u>
Linda B. Gardner (<i>reappt</i>)	August 26, 2021	June 30, 2024
Kathy Murphy (<i>reappt</i>)	August 26, 2021	June 30, 2024
Lyman Losee	August 26, 2021	June 30, 2024
Kim Duffy	August 26, 2021	June 30, 2024

PASSED AND APPROVED this _____ day of August, 2021.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CITY OF HOLLADAY

RESOLUTION No. 2021-27

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF MEMBERS TO THE TREE COMMITTEE AS ESTABLISHED IN SECTION 2.08.010G OF THE HOLLADAY CITY CODE.

WHEREAS, the City Manager has the responsibility and authority pursuant to Section 2.08.010B, City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the City Manager has appointed seven (7) members to serve as members of the Holladay Arts Council for staggered terms not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.08.010 to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in a regular session to consider these appointments.

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

Section 1. Appointment. The City Council hereby gives advice and its consent to the reappointment and new appointment of the following to the Tree Committee for a term as specified. Said term shall be as follows:

<u>Name</u>	<u>Date Term Begins</u>	<u>Date Term Ends</u>
Travis Jones	August 26, 2021	June 30, 2024
Bob Stevens	August 26, 2021	June 30, 2024

PASSED AND APPROVED this _____ day of August, 2021.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Matt Durham	Yea ____	Nay ____
Sabrina R. Petersen	Yea ____	Nay ____
Drew Quinn	Yea ____	Nay ____
Paul Fotheringham	Yea ____	Nay ____
Dan Gibbons	Yea ____	Nay ____
Robert Dahle	Yea ____	Nay ____

CITY OF HOLLADAY

RESOLUTION No. 2021-30

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING
AN AMENDED INTERLOCAL AGREEMENT BETWEEN COTTONWOOD HEIGHTS
AND THE CITY OF HOLLADAY RELATING TO JUSTICE COURT SERVICES**

WHEREAS, the City of Holladay operates the Holladay Justice Court; and

WHEREAS, Cottonwood Heights has contracted with the City of Holladay for justice court services since 2007; and

WHEREAS, the City Council of the City of Holladay has reviewed an Amendment to Agreement for Court Services with Cottonwood Heights proposed by Cottonwood Heights and finds it is in the public interest and will promote the public welfare to amend the agreement as proposed;

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 Amendment to Agreement for Court Services between Cottonwood Heights and the City of Holladay relating to justice court services, 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 August, 2021.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

Amendment to Agreement for Court Services

THIS AMENDMENT TO AGREEMENT FOR COURT SERVICES (this "*Amendment*") is made effective 1 July 2021 by the city of **COTTONWOOD HEIGHTS**, a Utah municipality ("*Cottonwood Heights*") and the **CITY OF HOLLADAY**, a Utah municipality ("*Holladay*"). Cottonwood Heights and Holladay sometimes are collectively referred to herein as the "*Parties*."

RECITALS:

A. Holladay operates a "justice court" pursuant to UTAH CODE ANN. § 78A-7-101, *et seq.*

B. Cottonwood Heights has contracted with Holladay for justice court services since 2007, with the most recent agreement between the Parties concerning such services being the "Amended and Restated Agreement for Court Services" dated 1 July 2017 (the "*Current Agreement*").

C. The Parties now desire to amend the Current Agreement as specified in this Amendment.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, the Parties hereby agree as follows:

Section 1. **Definitions.** Unless otherwise specified in this Amendment, all capitalized terms in this Amendment shall have the same definitions as in the Current Agreement.

Section 2. **Amendment to Section 11.** Section 11 of the Current Agreement is hereby amended to include the following new, final paragraph to supplement current Section 11:

If an extraordinary level of services is required to prosecute any particular case(s) for a Party, then either (a) that Party may voluntarily defray such additional, unusual costs through additional payment(s) under this Agreement, or (b) the Administrative Panel may require that Party to pay such additional unusual cost(s), to the extent appropriate to cause each Party's proportionate share of the Operating Costs hereunder to fairly reflect their relative usage of the Court Services in connection with such case(s).

Section 3. **No Other Modifications.** Except as specifically amended above, all other terms of the Current Agreement shall remain unmodified and in full force and effect between the Parties.

DATED effective the date first above written.

ATTEST:

CITY OF HOLLADAY

Stephanie Carlson, City Recorder

By: _____
Rob Dahle, Mayor

APPROVED IN ACCORDANCE WITH UTAH CODE ANN. § 11-13-9:

By: _____
Todd J. Godfrey, Holladay City Attorney

ATTEST:

Paula Melgar, City Recorder



Michael J. Peterson, Mayor

APPROVED IN ACCORDANCE WITH UTAH CODE ANN. § 11-13-9:

By: _____
Wm. Shane Topham,
Cottonwood Heights City Attorney

**NOTICE OF BOARD OF DIRECTORS MEETING OF THE
CITY OF HOLLADAY REDEVELOPMENT AGENCY
THURSDAY, AUGUST 26, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay Redevelopment Agency will hold a meeting **Thursday, August 26, 2021 as close to 7:00pm as possible**. It is possible that a member of the Board will be participating by electronic means. The Council Chambers shall serve as the anchor location. **NOTE:** *State Law requires that the City Council members constitute the Board of the Redevelopment Agency.*

All documents which are available to the Board are also available on the City's website or are linked in this agenda.

- 1. Email your comments by 5:00 pm on the date of the meeting to scarlson@cityofholladay.com**

AGENDA

- I. ***Call to Order –Chairman Gibbons***
- II. ***Public Comments***
- III. ***Consideration of a Request from Holladay Hills Developer to Support a Request to the Salt Lake County Assessor for an Adjustment to the Base Year Tax Value for the Holladay Hill Project Area.***
- IV. ***Approval of Minutes – May 6 & June 3 & 17, 2021***
- V. ***Other Business***
- VI. ***Adjourn RDA Meeting***

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, the Utah Public Notice website www.utah.gov/pm, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: Thursday, August 20, 2021 at 9:00 am

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

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service 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

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Wade R. Budge
(801) 257-1906
wbudge@swlaw.com

June 9, 2021

Gina Chamness
Executive Director
Redevelopment Agency of the City of Holladay
4580 South 2300 East
Holladay, Utah 84117

Re: Base Value Amount for the Cottonwood Mall Urban Renewal Project Area
("Project Area")

Dear Gina:

As you know this firm represents KMW Development L.L.C. ("KMW"), the developer of a significant portion of the Project Area.

In June 2011, the Taxing Entity Committee for Holladay's Redevelopment Agency, adopted an amended project area budget ("Amended Budget") for the Project Area by TEC Resolution 2011-01. The RDA, represented by Lynn Pace and Jim Palmer, voted in favor of the Amended Budget. Enclosed with this letter is a letter to the Salt Lake County Auditor requesting that the County adjust the base year taxable value for the Project Area to reflect the Amended Budget. This adjustment benefits both KMW and the RDA because it lowers the base value for the Project area thereby increasing the amount of tax increment available to KMW and the RDA. We respectfully request that the RDA support our request to the County to adjust the base values to match the values in the Amended Budget.

If you have any questions about the foregoing, please do not hesitate to contact me.

Very truly yours,

Snell & Wilmer

Wade R. Budge

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Wade R. Budge
(801) 257-1906
wbudge@swlaw.com

June 9, 2021

Salt Lake County Auditor
Attn: **Brad Johnson**
2001 South State Street N3-300
Salt Lake City, UT 84114

Re: Base Value Amount for the Cottonwood Mall Urban Renewal Project Area
("Project Area") - Holladay City, Project No. 8802, Tax Area 82A-0000

Dear **Mr. Johnson**:

This firm represents KMW Development L.L.C., the developer of a significant portion of the Project Area.

On January 18, 2008 the Taxing Entity Committee for the Redevelopment Agency of the City of Holladay ("TEC"), comprised of representatives from the City of Holladay, Salt Lake County (the "County"), and other interested government parties, adopted the original budget for the Project Area ("Original Budget"). In June 2011, TEC adopted an amended budget by TEC Resolution 2011-01 (the "Amended Budget" a copy of which is attached hereto as Exhibit A). The County, represented by David Delquadro and Emily Farmer, approved the Amended Budget.

Both the Original Budget and Amended Budget established the base year taxable value at \$44,000,600 comprised of a real property valuation of \$38,149,300 (designated as "Land" on the Amended Budget) and a personal property valuation of \$5,851,300 (designated as "Improvements" on the Amended Budget). *See Exhibit B.* The County, however, has established the base year taxable value at \$49,872,152 comprised of a real property valuation of \$40,696,000 and a personal property valuation of \$9,176,152. We respectfully request that the County update the base values to match those in the Amended Budget as approved by the County.

If you have any questions about the foregoing, please do not hesitate to contact me.

Snell & Wilmer

Salt Lake County Auditor
May 17, 2021
Page 2

Respectfully,

Snell & Wilmer

Wade R. Budge

WRB

Attachment

cc: Todd Godfrey, tjgodfrey@hgblaw.net
Gina Chamness, GChamness@cityofholladay.com

4810-9391-6649

EXHIBIT B

Budgeted Values by Parcel

Tax ID No.	Owner	Amended Budget Value (Real Property)	Amended Budget Value (Personal Property)
22-09-228-012	Price Development Company	\$ 27,423,700	Unspecified
22-09-228-001	Price Development Company	\$ 465,200	Unspecified
22-09-228-013	Cottonwood Mall Company	\$ 120,200	Unspecified
22-09-228-014	Cottonwood Mall Company	\$ 139,600	Unspecified
22-09-228-007	Price Development Company	\$ 768,200	Unspecified
22-09-228-010	Price Development Company	\$ 354,600	Unspecified
22-10-151-006	Price Development Company	\$ 239,700	Unspecified
22-10-151-007	Cottonwood, Inc.	\$ 500	Unspecified
22-10-151-008	Price Development Company	\$ 460,100	Unspecified
22-10-151-009	Price Development Company	\$ 52,300	Unspecified
22-09-228-015	Utah Power & Light Co	\$ -	Unspecified
22-09-228-004	Spring Forth Inv, LLC	\$ 530,900	Unspecified
22-09-227-005	C Craig Bennion	\$ -	Unspecified
22-09-227-007	Spratling Ltd	\$ 241,800	Unspecified
22-09-227-008	Ronald N Spratling Jr, Et	\$ 136,200	Unspecified
22-09-227-032	Franchise Realty Interstate	\$ 151,700	Unspecified
22-09-227-033	Franchise Realty Interstate	\$ 478,000	Unspecified
22-09-227-036	B N B Entrprs, LLC	\$ 295,400	Unspecified
22-09-227-048	C Craig Bennion	\$ 66,000	Unspecified
22-09-227-049	McDonalds Corporation	\$ 267,300	Unspecified
22-09-227-068	R S Li No 5, LLC	\$ 224,100	Unspecified
22-09-227-069	Spratling Ltd	\$ 287,500	Unspecified
22-09-227-070	R S Li No 5, LLC	\$ 536,600	Unspecified
22-09-227-071	Ronald N Spratling Jr	\$ 351,000	Unspecified
22-09-227-031	Margin Properties	\$ 493,700	Unspecified
22-09-227-067	R S Li No 5, LLC	\$ 225,400	Unspecified
22-10-302-001	Breiggar Prop LC	\$ 66,000	Unspecified
22-09-430-006	Meridian Reverse Exchange, LC	\$ 666,200	Unspecified
22-09-430-007	Breiggar Prop LC	\$ 115,900	Unspecified
22-09-209-001	Wagstaff Investments	\$ 235,200	Unspecified
22-09-206-015	Walgreen Co	\$ 1,707,500	Unspecified

Salt Lake County Auditor
May 17, 2021
Page 5

22-09-206-014	Robert N Price	\$ 71,600	Unspecified
22-09-206-008	Robert N Price	\$ 150,000	Unspecified
22-09-209-002	Salt Lake City	\$ -	Unspecified
22-09-209-008	Training Table Land	\$ 827,200	Unspecified
22-09-227-024	No Description	\$ -	Unspecified
	TOTAL	\$ 38,149,300	\$ 5,851,300



Compensation & The UPD

Impact of the wage wars from recruitment to retention



Background

Hiring and retaining our officers is critical to providing public safety to your community, today we are faced with unprecedented competition in the market.

Workforce Facts:

- 16% eligible to retire now
- 34% eligible to retire within 3 years
- 150 applicants = 5 new hires
- 7 officers have left or are leaving

Our Challenges:

- Agencies are aggressively matching the current market plateau
- Current market incentivizes interagency movement
- Recruitment pool is diminishing

Current Market Rankings

2021 / 2022 Compensation Comparison

POSITION	Current Rank*
Officer	13 of 13
Sergeant	11 of 11
Lieutenant	7 of 8
Captain	3 of 3
Deputy Chief	7 of 7
Chief	3 of 4

*UPD HR requested compensation data from 12 local agencies.
Data collection was voluntary, some agencies provided a limited data set.

UPD is currently last or second to last for every position.

Officer

2021 /2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 ENTRY	FY2022 TOP OUT PAY	FY2022 RANK	% Difference
Officer	South Salt Lake	28.34	43.63	1	23%
Officer	West Valley	27.15	41.89	2	18%
Officer	Riverton	20.52	39.81	3	13%
Officer	South Jordan	27.04	39.72	4	12%
Officer	SLC	26.93	39.29	5	11%
Officer	Murray	23.82	39.18	6	11%
Officer	West Jordan	27.00	39.00	7	10%
Officer	Cottonwood Heights	22.69	38.61	8	9%
Officer	Herriman	24.80	37.27	9	5%
Officer	Taylorsville	27.40	37.06	10	5%
Officer	Summit County	22.32	37.23	11	5%
Officer	Sandy	22.51	35.58	12	1%
Officer	UPD	22.92	35.38	13	

Sergeant

2021 /2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 TOP OUT PAY	FY2022 RANK	% Differenc e
Sergeant	South Salt Lake	49.42	1	14%
Sergeant	Riverton	48.46	2	12%
Sergeant	Cottonwood Heights	48.08	3	11%
Sergeant	West Valley	47.57	4	10%
Sergeant	South Jordan	47.22	5	9%
Sergeant	Murray	46.31	6	7%
Sergeant	SLC	46.00	7	7%
Sergeant	Taylorsville	45.20	8	5%
Sergeant	West Jordan	44.85	9	4%
Sergeant	Sandy	44.13	10	2%
Sergeant	UPD	43.18	11	

% Increase by Position

Top 3

	First	Second	Third
Officer	23.50%	18.50%	13.00%
Sergeant	14.50%	12.50%	11.50%
Lieutenant	11.00%	8.00%	7.00%
Captain	7.00%	2.50%	0.00%
Precinct/Department Chief	6.50%	6.00%	5.00%
Chief of Police	6.00%	0.00%	0.00%

Holladay

Expense – Top 3

	First	Second	Third
Precinct Direct SWORN Wages	449,274	355,743	256,612
Employee Benefits	283,043	224,118	161,665
FY 2021-22 Total Precinct Additional Wages & Benefits	732,317	579,861	640,259
Shared Services SWORN Wages	49,755	38,885	29,662
Shared Services Employee Benefits	31,773	24,834	18,923
FY 2021-22 Total Shared Service Additional Wages & Benefits	81,528	63,719	48,585
Full Fiscal Year Additional Member Assessment	813,845	643,580	466,862
Pro Rated Additional Member Assessment for November 1, 2021	563,431	445,555	323,212
% Increase by Position			
Officer	23.50%	18.50%	13.00%
Sergeant	14.50%	12.50%	11.50%

All Member Assessments

Expense – Top 3

	First	Second	Third
Millcreek			
Full Fiscal Year Additional Member Assessment	1,598,108	1,267,591	931,147
Pro Rated Additional Member Assessment for November 1, 2021	1,106,382	877,563	644,640
Holladay			
Full Fiscal Year Additional Member Assessment	813,845	643,580	466,862
Pro Rated Additional Member Assessment for November 1, 2021	563,431	445,555	323,212
Midvale			
Full Fiscal Year Additional Member Assessment	1,283,509	1,017,160	744,035
Pro Rated Additional Member Assessment for November 1, 2021	888,583	704,188	515,101
Kearns			
Full Fiscal Year Additional Member Assessment	1,096,948	873,270	646,653
Pro Rated Additional Member Assessment for November 1, 2021	759,426	604,572	447,683
Magna			
Full Fiscal Year Additional Member Assessment	1,073,278	853,778	629,961
Pro Rated Additional Member Assessment for November 1, 2021	743,039	591,077	436,127
White City			
Full Fiscal Year Additional Member Assessment	155,727	124,070	91,976
Pro Rated Additional Member Assessment for November 1, 2021	107,811	85,895	63,676
Copperton			
Full Fiscal Year Additional Member Assessment	25,706	20,412	15,018
Pro Rated Additional Member Assessment for November 1, 2021	17,796	14,131	10,397
Emigration			
Full Fiscal Year Additional Member Assessment	36,685	29,074	21,218
Pro Rated Additional Member Assessment for November 1, 2021	25,397	20,128	14,689
Brighton			
Full Fiscal Year Additional Member Assessment	194,168	153,752	111,428
Pro Rated Additional Member Assessment for November 1, 2021	134,424	106,444	77,142
Salt Lake County			
Full Fiscal Year Additional Member Assessment	1,388,361	1,103,870	828,331
Pro Rated Additional Member Assessment for November 1, 2021	961,173	764,218	573,460
Total UPD Cost			
Full Fiscal Year Additional Member Assessment	7,962,190	6,321,010	4,657,903
Pro Rated Additional Member Assessment for November 1, 2021	5,512,285	4,376,085	3,224,701

Lieutenant

2021 /2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 TOP OUT PAY	FY2022 RANK	% Differenc e
Lieutenant	South Salt Lake	56.76	1	11%
Lieutenant	Murray	55.14	2	8%
Lieutenant	West Jordan	54.59	3	7%
Lieutenant	SLC	54.16	4	6%
Lieutenant	Cottonwood Heights	52.57	5	3%
Lieutenant	Taylorsville	52.41	6	2%
Lieutenant	UPD	51.22	7	
Lieutenant	Sandy	51.12	8	
Lieutenant	West Valley	48.18	9	

Captain

2021 /2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 TOP OUT PAY	FY2022 RANK	% Differenc e
Captain	SLC	61.34	1	7%
Captain	Sandy	58.58	2	2%
Captain	UPD	57.39	3	

Precinct/Department Chief

2021 / 2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 TOP OUT PAY	FY2022 RANK	% Difference
Deputy Chief	Sandy	65.76	1	6%
Deputy Chief	South Salt Lake	65.42	2	6%
Deputy Chief	West Jordan	64.85	3	5%
Deputy Chief	Murray	63.78	4	3%
Commander	Riverton	63.30	5	2%
Assist. Chief	Cottonwood Heights	62.28	6	1%
Prec/ Dep Chief	UPD	61.92	7	

Chief

2021 /2022 Compensation Comparison

POSITION	ORGANIZATION	FY2022 TOP OUT PAY	FY2022 RANK	% Differenc e
Chief	Murray	\$ 81.17	1	8%
Chief	Riverton	\$ 75.29	2	
Chief Maz	UPD	\$ 75.03	3	
Chief	West Jordan	\$ 71.57	4	



Questions

Thank you for your time and attention.