

**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, NOVEMBER 18, 2021**

5:00 p.m. Council Dinner – *Council members will be eating dinner. No city business will be discussed.*

6:00 p.m. Council Meeting

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting **Thursday, November 18, 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. Public Hearing on Proposed Amendments to Chapter 9 – Fire Code & Appendix D

V. Consideration of Ordinance 2021-28 Amending the Budget for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

VI. Consideration of Resolution 2021-36 Approving an Agreement with Rocky Mtn Power for the Collection of Storm Water Fee

VII. City Manager Report – Gina Chamness

VIII. District Issues & Board Reports

IX. Recess City Council to a Work Meeting

a. ULCT Priorities - Cameron Diehl – Executive Dir.

b. Highland Dr Corridor Study Update - Horrocks Engineers

c. Update on 2300 E Safety Issues - Chief Hoyal

d. Housing Plan Update – LaNiece Davenport
*** Education Plan on Affordable Housing**

e. Discussion on Holladay Business Association

f. Discussion on Fire Code Amendments

g. Calendar

Council Meeting– Dec. 2

Nov. 21 – Interfaith Thanksgiving Service

Nov. 29 – Tree Lighting

Dec. 9 – Council Social

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

XI. 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: Monday, November 15, 2021 at 8:30 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

Memo

To: City Council

From: Jonathan Teerlink, Planning Manager

cc: LaNiece Davenport

Date: November 12, 2021

Re: Amendments to Holladay Ordinance 9.76, 14.12.130, as they Pertain to Local Compliance with HB 232 – Codification of Fire Sprinkler Requirements

HB 54 (2019) amends provisions of the State Fire Code as part of enacted language of the International Fire Code (IFC), sections of Utah Code 15A-5. Specifically, the bill establishes the bounds wherein a municipality can require a fire sprinkler system within a new residential structure.

Since incorporation, the City of Holladay has enforced the IFC as adopted by Utah Code. The IFC requires the establishment and maintenance of life-safety fire protections for new construction where unsafe situations exist (i.e low flow from a hydrant, poor access to the structure). Fire protections may include improved emergency access widths with “turn-around” features and internal fire sprinkler systems. The 2019 House Bill amendment intends to clarify these requirements by establishing conditions.

State Code §15A-5-203 now only allows a local governing body to require residential sprinklers by ordinance, under any of the following conditions:

1. Located in an urban-wildland interface area and does not meet Minimum Standards for Wildland Fire Ordinance.
2. No public water system/fire hydrants are present
3. Access road has a grade greater than 10% for more than 500 continual feet
4. Building is over 10,000 square feet or double the average square footage of homes in a subdivision
5. Exceptions: Can’t require if located outside wildland-urban interface, one-lot subdivision or has 50 ft defensible space

The second point covers a majority of the City’s Country Estate and surrounding areas. The 4th point applies approximately ~10% of a new Holladay home building permits, per year. The City has only considered, not adopted, an Urban Wildland Interface Area.

Additionally, recent state amendments require that a local governing body adopt by ordinance all fire access road dimensional requirements as described in Appendix D of the IFC. These requirements regulate the width, and turning radius dimensions required of a fire truck/engine while accessing structures serviced by private lanes/driveways in the event of an emergency.

As the Technical Review Committee (TRC), in collaboration with the Unified Fire Authority, reviews and issues development permits based upon established life safety situations the attached ordinance amendments are recommended to be adopted. These amendments allow Unified Fire and the Community and Economic Development to require a residential fire sprinkler system and/or access road for homes that are difficult or dangerous for fire personnel/equipment to access, and/or are located in areas with no public water or hydrant systems.

*These requirements if enacted present an additional fiscal encumbrance upon property owners who are intending to develop or redevelop their property where the property is determined to be difficult to access or where current fire hydrant flows are found to be substandard.

~DRAFT~
See Utah Code Title 15A Chapter 5 Part 2.203
HB 54 (2019)

Chapter 9.76
FIRE CODE

9.76.010: ADOPTION OF FIRE CODE:

9.76.020: AMENDMENTS:

9.76.030: STORAGE OF HAZARDOUS MATERIALS:

9.76.040: FEES:

9.76.050: INTERPRETATION:

9.76.010: ADOPTION OF FIRE CODE:

A. In order to prescribe regulations governing conditions hazardous to life and property from fire and explosion, the city hereby adopts by this reference the 2009 edition of the international fire code and the international fire code standards, and any subsequent editions ("IFC"), including appendices B, C, D, E, F, G, H, I and J, but not appendix A thereof, with such amendments as are set forth below.

B. Pursuant to Utah Code Annotated 10-3-711, a copy of the IFC has been filed in the office of the city recorder for use and examination by the public. (Ord. 2010-12, 6-17-2010)

C. Pursuant to Utah Code 15A-1-103 7(a), the city ~~may~~ requires an automatic fire sprinkler system for ~~the~~ a structure built in accordance with the international residential code as adopted in the Utah construction code ~~only if~~ any of the following conditions exist:

1. The structure:

a. Is located in an urban-wildland interface area as provided in the Utah wildland urban interface code adopted as a construction code under the state construction code; and

b. Does not meet the requirements described in Utah code, subsection 65A-8-203(4)(a) and Utah administrative code, R652-122-200, minimum standards for wildland fire ordinance;

2. The structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah administrative code, R309-550-5, water main design;

3. The only fire apparatus access road has a grade greater than ten percent (10%) for more than five hundred (500) continual feet;

4. The total floor area of all floor levels within the exterior walls of the dwelling unit exceeds ten thousand (10,000) square feet; or

5. The total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinklered homes in the subdivision that are no larger than ten thousand (10,000) square feet.

6. Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:

a. is located outside the wildland interface;

b. is built in a one-lot subdivision; and

c. has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property.

9.76.020: AMENDMENTS:

A. The city hereby adopts by reference and incorporates herein the amendments to the IFC adopted by the Utah state legislature pursuant to Utah Code Annotated section 58-56-4 enacted in HB 308 (2010 general session).

B. Section 903.4.2 of the IFC is amended to read as follows:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system serving more than 20 fire sprinkler heads. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building and interior spaces per NFPA 72 in an approved location. With the exception of R-3

occupancies where a fire alarm system is installed, activation of the automatic sprinkler system shall activate the building fire alarm system. (Ord. 2010-12, 6-17-2010)

9.76.030: STORAGE OF HAZARDOUS MATERIALS:

The storage of class I and class II hazardous materials in aboveground or belowground tanks, inside and outside of buildings is prohibited unless allowed by the land use provisions applicable to the location in which the proposed tanks are to be located. In addition, the storage of class I and class II hazardous materials pursuant to this section is subject to the provisions of NFPA 30, 58 and 59A. (Ord. 2010-12, 6-17-2010; and. Ord. 2012-15, 9-20-2012)

9.76.040: FEES:

In accordance with IFC section 113, the city adopts the fees for hazardous materials permitting and inspection, fire inspection, fire watch, reinspection-delay in preparation at work site, and blasting permitting as set forth below. All fees as adopted in Appendix C ~~set forth below~~ shall be collected by and paid to the unified fire authority (or other fire and emergency services provider for the city) at the time, the permit, inspection, reinspection, or fire watch staffing is requested and shall be a condition for issuance of the permit and scheduling of the inspection, reinspection or fire watch staffing.

9.76.050: CONTRACT FOR ADMINISTRATION, ENFORCEMENT AND INTERPRETATION:

The city contracts with the unified fire authority for fire code enforcement, administration, code interpretation and fire protection services. In the event of any conflict between the provisions of the applicable fire code and the provisions of any other applicable ordinance, statute, rule or regulation, the more restrictive provisions shall apply. (Ord. 2010-12, 6-17-2010)

14.12.130: PRIVATE ROADWAYS:

- A. Width: The width of all private roadways shall consist of a minimum of twenty feet (20') of unobstructed travel surface. Roadways shall be twenty five feet (25') wide where they form cul-de-sacs greater than five hundred feet (500') in length. Short sections may be reduced to preserve trees or other features as approved by the fire department.
- B. Surfaces: All surfaces shall consist of an approved design capable of carrying twenty four (24) ton vehicles.
- C. Compliance Required: Except as modified by subsections A and B of this section, all private roadways shall comply with the requirements of this chapter and Appendix D: Fire Apparatus Access Roads, as provided by the International Fire Code.
- D. Maintenance And Repairs: Each and every owner of any interest in a private roadway shall be jointly and severally responsible for the maintenance and repairs to the roadway. The city shall have no responsibility or liability for the maintenance of or repair to any private roadway. Each private roadway shall be maintained in a manner which allows easy access and passage of emergency vehicles throughout the entire length of the roadway. (1999 Code)

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driv-

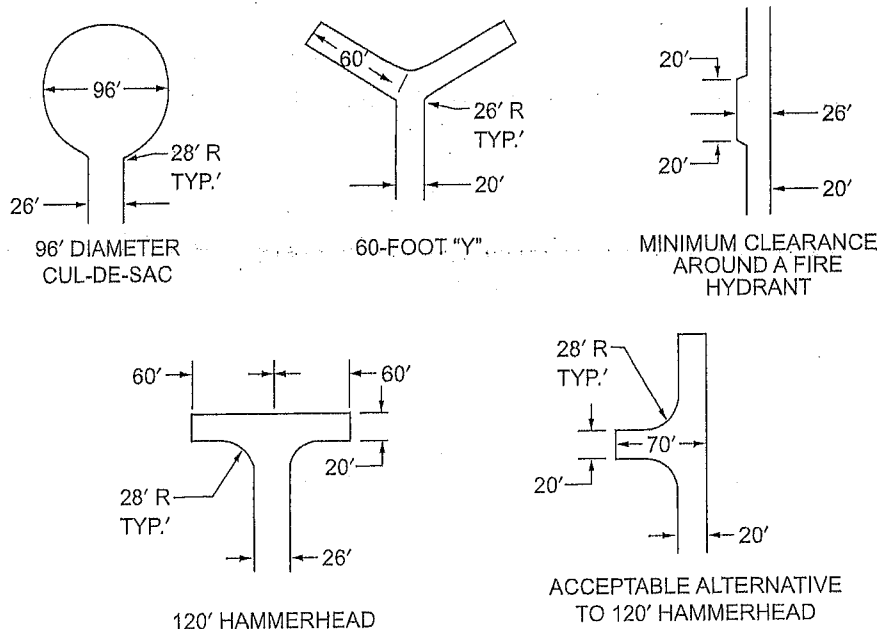
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire code official.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

APPENDIX D

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

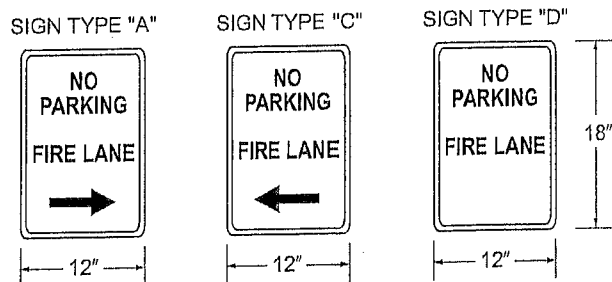


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

CITY OF HOLLADAY

ORDINANCE No. 2021

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF HOLLADAY FOR
THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022**

WHEREAS, the City Council of the City of Holladay has adopted, by ordinance, the budget for the City for the fiscal year beginning July 1, 2021 and ending June 30, 2022, in accordance with the requirements of the state statute; and

WHEREAS, the City Manager has prepared and filed with the City Recorder a proposed amendment to the adopted budget for consideration by the City Council; and

WHEREAS, said proposed amendment reflects changes in the budget to account for actual revenues received and expenditures incurred, and are related, primarily, to needed increases in the budget for public safety purposes; and

WHEREAS, the proposed amendments have been duly noticed and a public hearing held on November 4, 2021; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished; and

WHEREAS, the City Council determines that amending the fiscal year 2021-2022 budget is in the best interest of the health, safety, and welfare of the citizens of the City of Holladay UT.

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

Section 1. Budget Amendment Adoption. The budget amendments attached hereto as Exhibit A and made a part of this Ordinance are hereby adopted and incorporated in the budget of the City of Holladay, Utah for the fiscal year beginning July 1, 2021, and ending June 30, 2022, in accordance with the requirements of state law.

Section 2. Certification. The City Recorder is hereby directed to have this Ordinance certified by the City Manager as the City Budget Officer.

Section 3. Effective Date. This ordinance shall take effect immediately upon posting.

PASSED AND APPROVED this 18th day of November, 2021.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CITY OF HOLLADAY
Budget Amendment #1, 2021-22

	FY 2021-22 Budget	Additional Funds	Amended Budget
General Fund			
<u>Revenue</u>			
One Time Use of Fund Balance		503,744	503,744
Officer Appreciation Week Donations	-	<u>3,000</u>	<u>3,000</u>
Total Revenue Changes		506,744	
<u>Expenses</u>			
UPD Board Recommended Salary Adjustment (8 month cost)	5,558,614	410,000	5,968,614
Fire Station Seismic Grant Matching Funds	-	7,000	7,000
UPD Detective/Court Bailiff			
Additional Funds -- UPD (6 month + one time fixed)	-	70,588	70,588
Additional Funds -- Justice Court	40,000	16,156	56,156
Officer Appreciation Week Expenses	-	3,000	3,000
Total Expense Changes	5,598,614	506,744	

CITY OF HOLLADAY

RESOLUTION No. 2021-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING
A BILLING SERVICES AGREEMENT WITH ROCKY MOUNTAIN POWER**

WHEREAS, PacifiCorp, doing business as Rocky Mountain Power in Utah, provides services within the City of Holladay; and

WHEREAS, Rocky Mountain Power and the City each provide services to certain customers that they have in common with each other; and

WHEREAS, the City desires Rocky Mountain Power to bill the Parties' common customers for and to collect certain fees that are or will be owed to the City, and Rocky Mountain Power is willing to provide such billing and collection services to City; and

WHEREAS, the City Council believes it will benefit the residents of the City for the parties to enter into that certain Billing Services Agreement, attached hereto as Exhibit A, and incorporated herein by reference;

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

Section 1. Agreement Approved. The City Council of the City of Holladay hereby approves that certain Billing Services Agreement with Rocky Mountain Power attached hereto as Exhibit A, and incorporated herein by reference. The Mayor of the City of Holladay is hereby authorized to sign the Agreement for and in behalf of the City.

Section 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.

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

PASSED AND APPROVED this ____ day of November, 2021.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

BILLING SERVICES AGREEMENT

THIS BILLING SERVICES AGREEMENT (“Agreement”) is entered into by and between PACIFICORP, an Oregon corporation, (“Company”) and Holladay, Utah (“Contractor”), each a “Party” and together the “Parties.”

WHEREAS, PacifiCorp, doing business as Rocky Mountain Power in Utah, and Contractor each provide services to certain customers that they have in common with each other, both natural persons and entities (each individually a “Customer” and collectively “Customers”); and

WHEREAS, Contractor desires PacifiCorp to bill the Parties’ common customers for and to collect certain fees that are or will be owed to the Contractor, more specifically described as follows: Holladay Storm Water Fees (collectively, the “Assigned Fees”); and

WHEREAS, PacifiCorp desires to provide such billing and collection services to Contractor.

NOW, THEREFORE, in mutual consideration of the promises contained herein, Company and Contractor agree as follows:

1. Assignment. Contractor hereby assigns to Company the right to bill and collect the Assigned Fees, subject to the provisions of this Agreement.

2. Information to Be Provided by Contractor. Contractor will provide to Company, in electronic format (acceptable to Contractor and Company), name, service address and billing address of each Customer, and the Assigned Fees for each Customer (“Customer Information”). As soon as possible, but no less than thirty (30) days prior to the date upon which Company’s next regular billing statement will be sent to Customers, Contractor shall submit to Company written notice of any changes in the Customer Information. Contractor shall pay to Company fees as set forth in Section 4.b.

3. Services. Company shall bill and collect from the Customers, on behalf of the Contractor, the Assigned Fees and to provide related services as follows:

a. Company shall include the Assigned Fees as a separate charge (line item) on its regular billing statements to Customers. Company will include Assigned Fees provided Contractor supplies the Customer Information at least thirty (30) days prior to the date of the Customers’ next regularly scheduled billing. Billing statements are typically sent to Company customers monthly. Company reserves the right to provide billing statements other than monthly. The Assigned Fees may be prorated for the billing period in accordance with Company’s regular billing practices.

b. Company shall establish service to Customers’ accounts at existing points of service in conjunction with establishing new electric power Customer accounts. Where service other than electric is established at a new location, Contractor will provide all information required by Company in order to establish the new service billing.

c. Company may provide separate billing statements for Assigned Fees to those Customers who use the services or goods giving rise to the Assigned Fees, or which are otherwise responsible for payment for the Assigned Fees but which are not billed by Company for electric service.

d. Company reserves the right to change its billing practices from time to time.

e. Company shall respond to the following types of general inquiries by Customers regarding the Assigned Fees: billing calculations, status of collections, and payments. However, it shall be the sole responsibility of Contractor to handle all inquiries and disputes concerning the amount of the Assigned Fees and any other inquiries concerning the Assigned Fees. Company shall refer such inquiries to the following representative of Contractor:

Name: _____
Title: _____
Telephone: _____
Email: _____
Fax: _____
Address: _____

f. Company shall notify Customers that become delinquent in the payment of the Assigned Fees of such delinquency and, subject to Company's standard internal procedures, shall make reasonable efforts to collect the Assigned Fees from such Customers. However, Company shall not issue electric service disconnect notices based solely upon past-due Assigned Fees. Company will not issue notices of disconnection to Customers on behalf of Contractor for any reason. Company shall not be required to undertake collection efforts to collect the Assigned Fees other than those normally undertaken to collect on its own accounts. Company shall not be responsible for initiating legal proceedings to collect the Assigned Fees.

g. Company shall provide an annual report of Customers to the Contractor by a mutually-agreed to month, beginning January 2023 and will include billed and not collected Assigned Fees deemed "Delinquencies." Delinquencies are defined as Assigned Fees ninety (90) or more days past due as of the mutually-agreed to date of the annual report. Delinquencies on Customer accounts shall be set to a zero balance due, and the total amount of Delinquencies as of the annual report date will be deducted from the Contractor's next monthly remittance. The Contractor shall be responsible to collect all Delinquencies.

h. Within forty-five (45) days after the end of each calendar month, Company shall remit to Contractor the Assigned Fees billed by Company during the previous month.

4. Fees.

- a) Contractor shall pay Company within fifteen (15) days of receipt of the invoice for monthly charges in the amount of:

i.	1 – 1,000 customer billings = \$ 500.00 per month
ii.	1,001 – 2,000 customer billings = \$1,000.00 per month
iii.	2,001 – 3,000 customer billings = \$2,000.00 per month
iv.	3,001 – 5,000 customer billings = \$2,500.00 per month
v.	5,001 – 10,000 customer billings = \$4,000.00 per month
vi.	10,001 – 15,000 customer billings = \$5,000.00 per month
vii.	15,001 – 20,000 customer billings = \$6,000.00 per month
viii.	20,001 – 25,000 customer billings = \$7,000.00 per month
ix.	25,001 – 30,000 customer billings = \$8,000.00 per month
x.	30,001 – 35,000 customer billings = \$9,000.00 per month

- b) In addition to the fees payable pursuant to subparagraph (a), Contractor shall pay Company within fifteen (15) days of receipt of the invoice for monthly charges in the amount of seventy-seven dollars (\$77.00) per hour or current billable rates for time spent in excess of one-half hour for administrative work performed by Company with regard to the Customers and/or the Assigned Fees, including customer changes, customer or billing research requests, non-routine or one-time reports, and/or other types of program support requested by the Contractor.
- c) The fees referred to in subparagraphs (a) and (b) above may be reviewed annually by Company and may be increased by providing no less than thirty (30) days' written notice to Contractor.

5. Monthly Reports. At the time collected Assigned Fees are remitted to Contractor, Company shall submit the following monthly reports to Contractor by Secure File Transfer (SFTP), encryption and/or password protected process:

- i. Monthly report setting forth the names of all Customers and the amount billed. Report may include arrears balance, write-offs, and recoveries.
- ii. Monthly exception reports with additions, and deletions.
- iii. Monthly report of electric services with no Contractor service; as applicable.
- iv. Monthly report with Contractor service and no electric service.

Contractor shall notify Company within thirty (30) days of receipt of the Monthly Reports of any billing discrepancies. Company shall make any necessary modifications upon such notification in the next practicable billing cycle. Contractor shall be responsible for addressing any billing discrepancies it finds after thirty (30) days of receiving the Monthly Reports.

6. Term; Termination. The term of this Agreement shall be effective on the later date below and shall remain effective for a period of ten (10) years, unless sooner terminated as

provided herein. Either Party may terminate this Agreement for its convenience by providing no less than ninety (90) days' advance written notice to the other Party. The Parties shall enter into a termination agreement at least 60 days prior to the termination date to address issues including, but not limited to, timing, uncollected fees, and post-termination collections.

7. Limitation on Liability. The Contractor shall indemnify, defend, and hold harmless Company and its affiliates, directors, board members, officers, employees, agents and contractors ("Company Indemnified Parties") against and from any and all claims, demands, suits, losses, costs and damages, including attorneys' fees and/or litigation expenses, brought or made against or incurred by Company Indemnified Parties resulting from, arising out of, or in any way connected with any act, omission, fault, negligence or willful misconduct related to the services under this Agreement. Notwithstanding the foregoing, in the event of any errors or omissions in the billing or collection of any Assigned Fees, Company's total liability and obligation to the Contractor shall be to include the unbilled Assigned Fees or to adjust incorrectly billed Assigned Fees on Company's next regular billing statement to the Customer(s).

8. Notices. All required notices and communications, and all regular communications relating to the ongoing obligations under this Agreement (except as set forth in Section 3 above), shall be given to the below-named authorized representatives. Either Party may change its designated representative by providing written notice to the other Party. All required notices shall be given by personal delivery, facsimile, email (with verification of receipt), certified mail with return receipt requested, or overnight courier, and sent as follows:

If to Company:

Name: Rocky Mountain Power
Title: Customer Service, Utah Fees
Telephone: 1-888-221-7070
Email: UtahFees@pacificorp.com
Fax: 888-800-2851 Attn: Utah Fees
Address: PO Box 400, Portland, OR 97207-9923

If to Contractor:

Name: _____
Title: _____
Telephone: _____
Email: _____
Fax: _____
Address: _____

9. Entire Agreement; Amendments. This Agreement contains the entire agreement and understanding between the Parties and supersedes all prior understandings and agreements, whether oral or written, between the Parties with respect to the subject matter hereof. This

Agreement may be amended or modified only by an agreement in writing signed by each of the Parties hereto.

10. Assignment; Successors and Assigns. This Agreement may not be assigned by Contractor without the express prior written consent of Company. This Agreement shall be binding on and shall inure to the benefit of the Parties' respective successors and assigns.

11. No Partnership. Nothing in this Agreement shall be construed to create a partnership or joint venture between Company and Contractor.

12. Waiver. The waiver by either Party of any provision or requirement of this Agreement shall not constitute a continuing or a future waiver of the same or any other provision hereof.

13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah applicable to contracts made and to be performed wholly within the State of Utah.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

15. Jury Trial Waiver. To the fullest extent permitted by law, each of the Parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Agreement. Each Party further waives any right to consolidate, or to request the consolidation of, any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the latest date set forth below.

PACIFICORP, an Oregon corporation.

By: _____
Name: _____
Title: _____
Date Signed: _____



Highland Drive Corridor Study

Nov. 18, 2021





Recap

- **5 cross-sections presented in October**
- **City Council narrowed to two cross-sections**
- **The public was surveyed on both**
- **Data collection and traffic modeling conducted**
- **Findings & considerations for decision making**

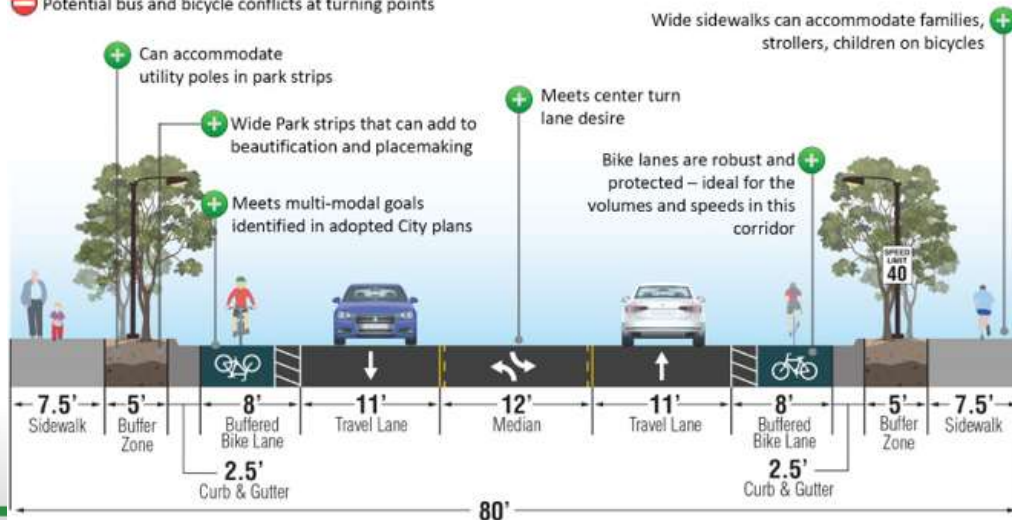


Preliminary Design Concepts

42% of survey respondents preferred Alternative 1

ALTERNATIVE 1: COMPLETE STREET

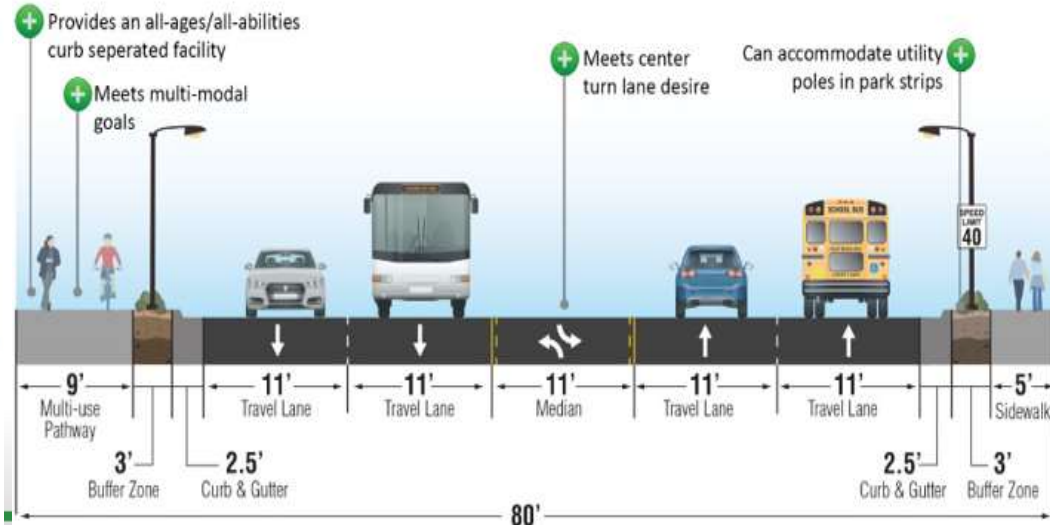
- Likely can't accommodate existing/future traffic unless policy or infrastructure decisions help divert to parallel corridors
- Does not align with RTP recommendations
- Potential bus and bicycle conflicts at turning points



52% of survey respondents preferred Alternative 2

ALTERNATIVE 2: FIVE LANE CROSS SECTION WITH MULTI-USE PATHWAY

- Multi-use path is narrower than guidelines recommend (min 10 ft is recommended for expected bike/ped volumes)





PI Outreach



HIGHLAND DRIVE CORRIDOR STUDY



TAKE THE SURVEY TODAY

The City of Holladay is initiating a corridor study on Highland Drive between Arbor Lane and Van Winkle Expressway to plan for future improvements in the next 10-20 years.

The study will evaluate transportation solutions to increase safety and evaluate ways to improve connectivity and accessibility for all types of transportation (walking, biking, transit, vehicles, etc.) on this critical corridor.

This study is not related to the current construction on Highland Drive. To learn more about that project, visit cityofholladay.com.

Voice your opinion now!

This study is the first step to any transportation improvements on this segment of Highland Drive.

Use the QR code or visit cityofholladay.com to view the planning options, share your feedback and see what comes next.

The survey will be open through Oct. 13, 2021.

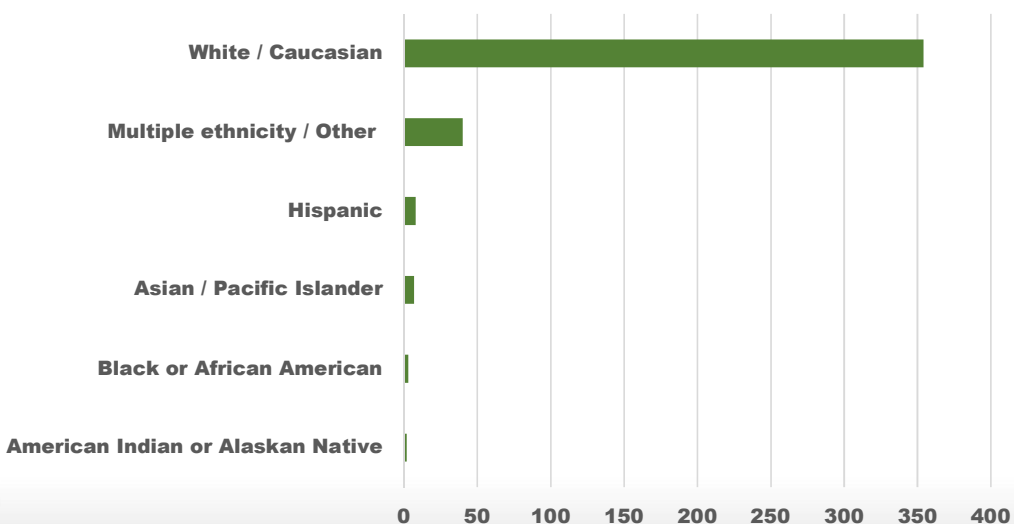


- Mailer distribution
- Canvassing
- Email updates
- Tabling events
- City and third-party social media and newsletter content

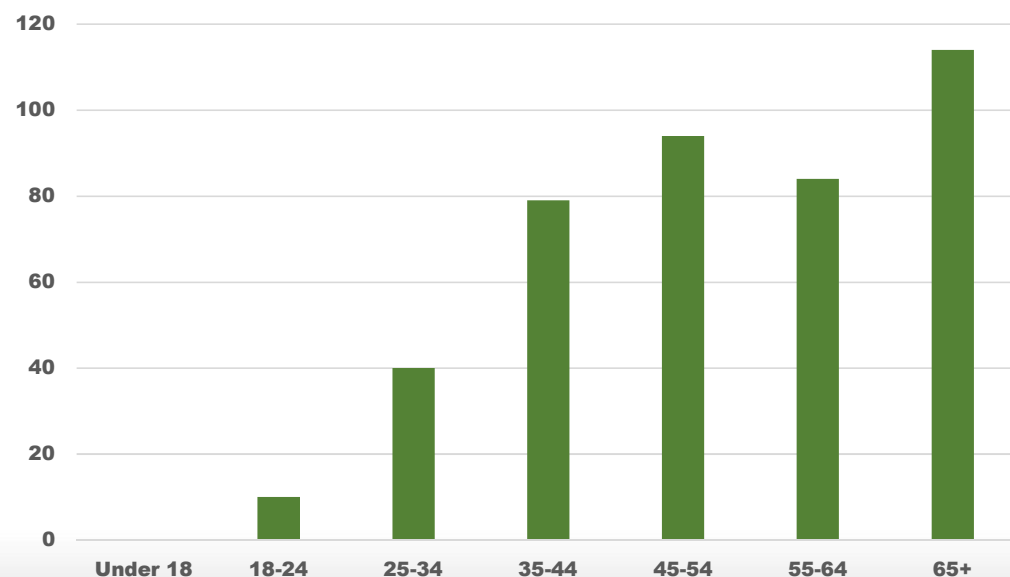


Survey Respondent Demographics

What ethnicity best describes survey respondents?



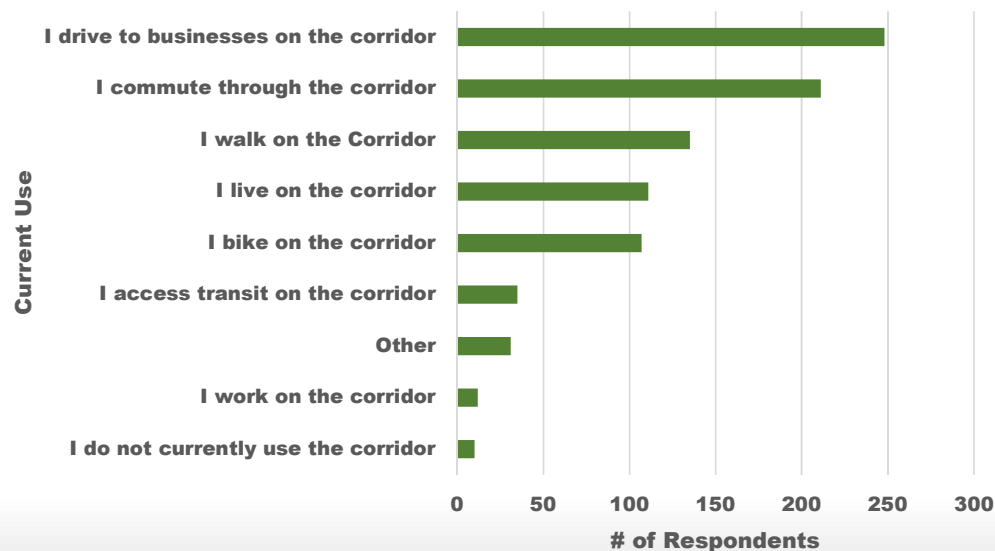
What is your age?



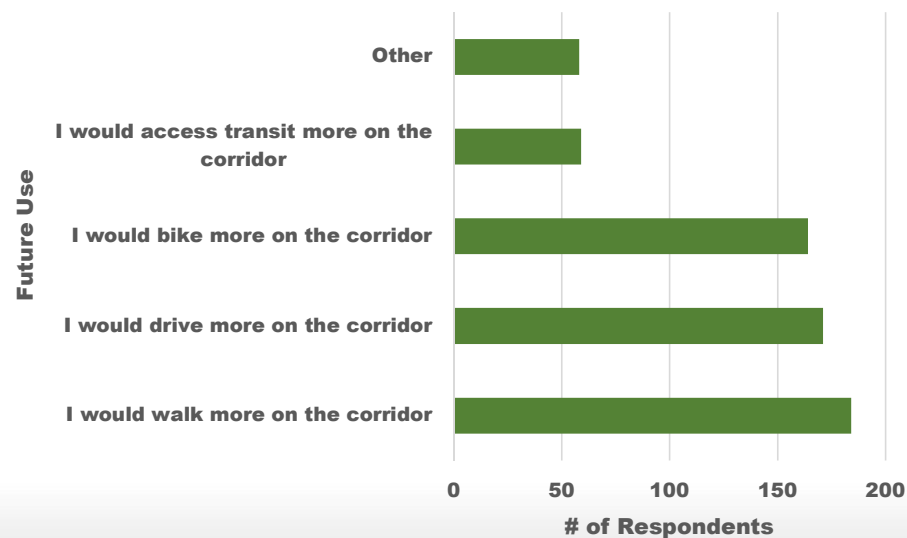


Survey – Current & Future Use

**How do you currently use Highland Drive
between Van Winkle Expressway and Arbor
Lane?**



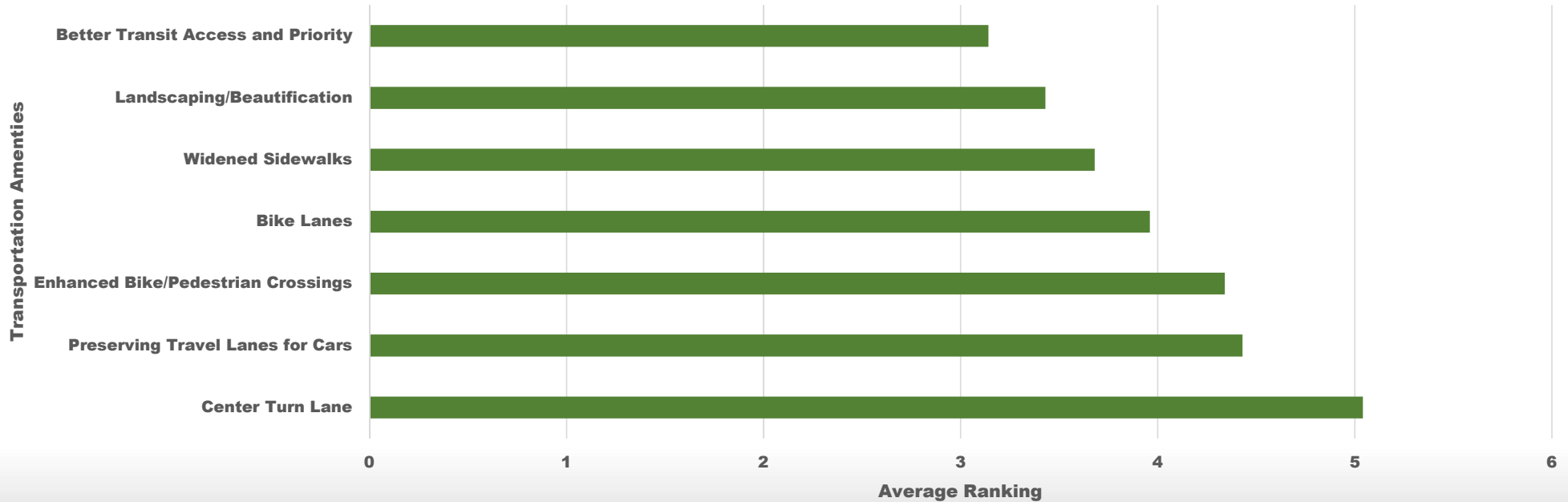
**If the transportation amenities mentioned
in question five were implemented,
how would you use Highland Drive?**





Survey - Rank

Rank the following transportation amenities in order of your preference (1 = most preferred, 7 = least preferred).





Age vs. Ranking

AGE	HIGHEST RANKING	LOWEST RANKING
18-24	Center Turn Lane	Preserving Travel Lanes for Cars
25-34	Bike Lanes	Preserving Travel Lanes for Cars
35-44	Preserving Travel Lanes for Cars	Preserving Travel Lanes for Cars
45-54	Preserving Travel Lanes for Cars	Better Transit Access & Priority
55-64	Preserving Travel Lanes for Cars / Center Turn Lane	Better Transit Access & Priority / Landscaping & Beautification
65+	Preserving Travel Lanes for Cars	Landscaping & Beautification

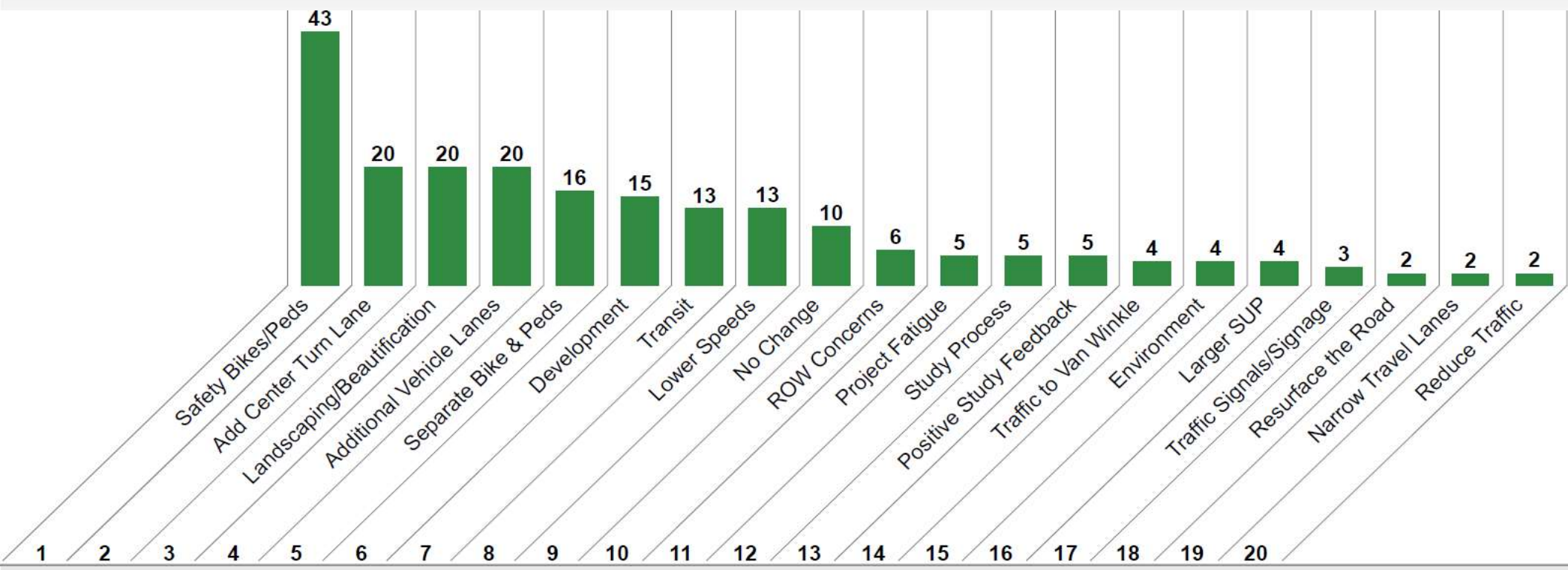


Use vs. Ranking

USE	HIGHEST RANKING	LOWEST RANKING
WORK	Center Turn Lane	Landscaping & Beautification
LIVE	Preserving Travel Lanes for Cars	Better Transit Access & Priority / Preserving Travel Lanes for Cars
BUSINESS	Preserving Travel Lanes for Cars	Landscaping & Beautification
BIKE	Bike Lanes	Preserving Travel Lanes for Cars
WALK	Preserving Travel Lanes for Cars	Preserving Travel Lanes for Cars
TRANSIT	Bike Lanes	Preserving Travel Lanes for Cars
COMMUTE	Preserving Travel Lanes for Cars	Better Transit Access & Priority
NO USE	Bike Lanes	Preserving Travel Lanes for Cars



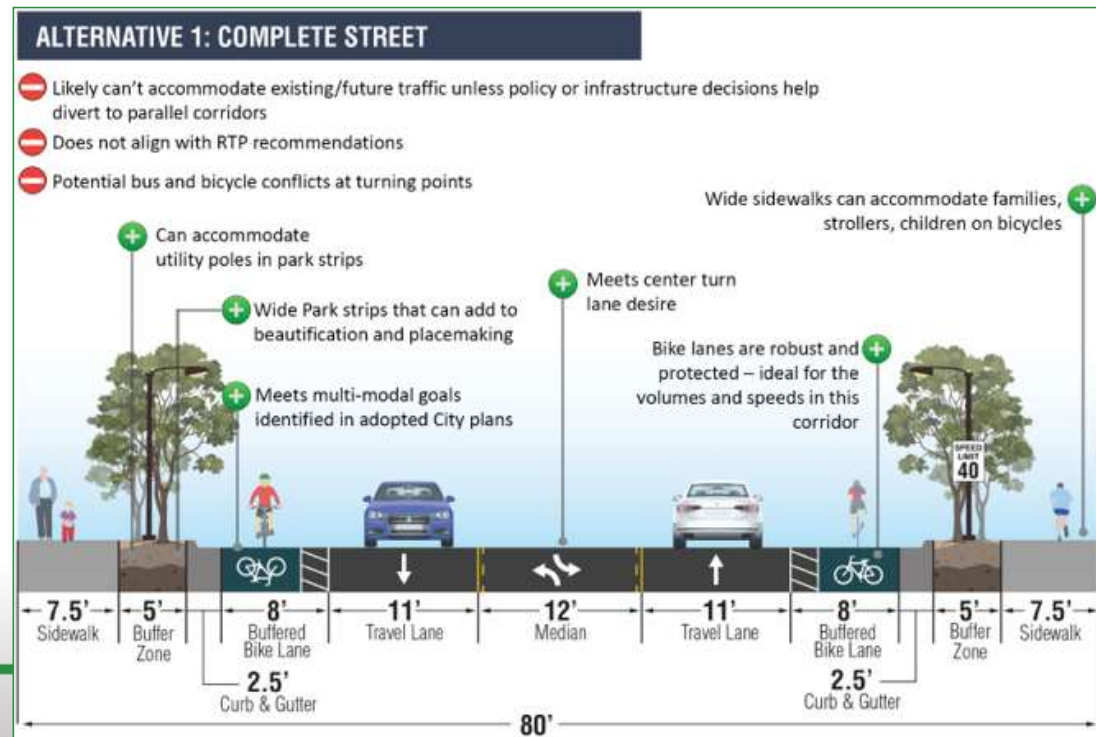
Open-Ended Question Feedback Trends





Modeling Roadway Cross Sections

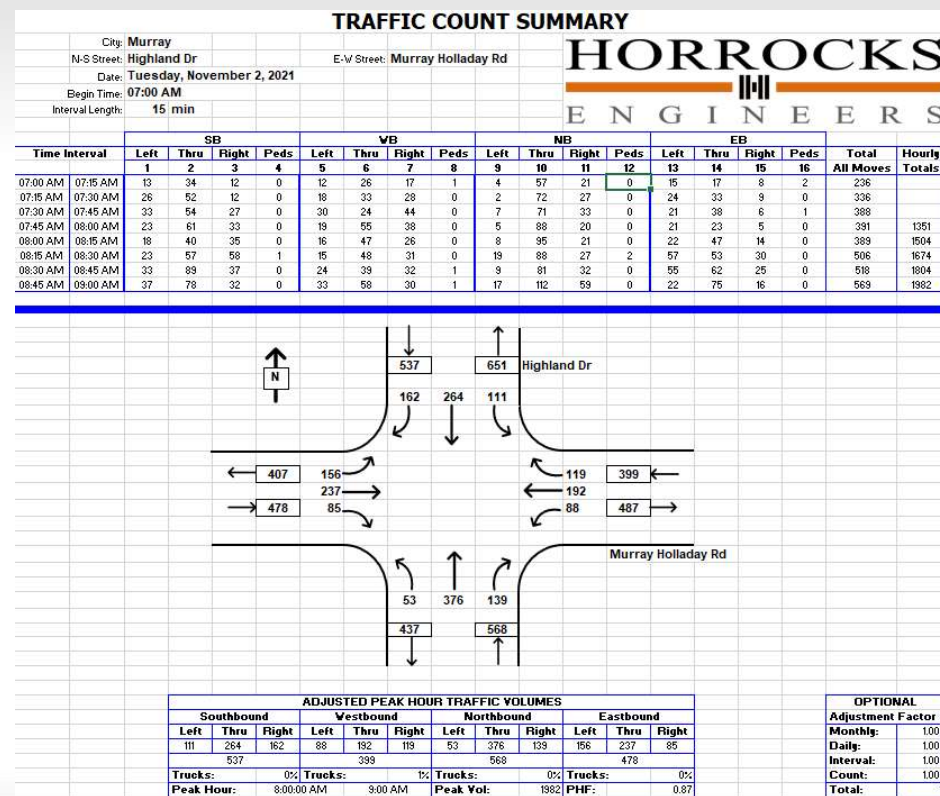
GOAL: understand the effects of a 3-lane cross section on traffic flow to and through the area.





Process

- In-house data collection team & equipment
- Camera counts (AM and PM peak for two days) at Murray Holladay Rd
- Manual counts at other intersections to normalize
- Modeling team uses WFRC TDM to model current and 2050 conditions





Considerations

- **Based on preliminary analysis, 3 lanes can maintain acceptable traffic flows**
- **It does add delay**
 - As much as 10-15 seconds (2-3x current delay) at intersections
 - That would feel impactful
- **Important to define the goals:**
 - Moving cars and reducing delay? (with better pedestrian facilities) or,
 - Moving people differently, understanding there are impacts?

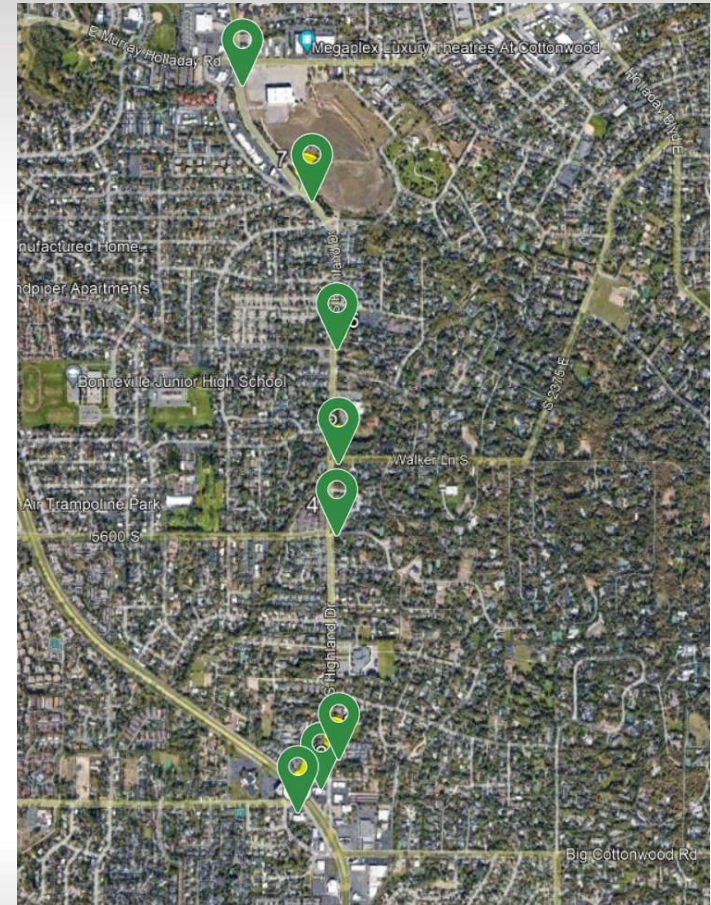


Supplemental Slides



Count Locations

- **Murray Holladay Road**
- **Meadowmoor Road**
- **Spring Lane**
- **Walker Lane**
- **5600 South**
- **Vine & Van Winkle**
- **Vine & Highland Drive**





Level of Service (LOS)

Intersection		Roadway	
- Highly stable, free-flow condition with little or no congestion - Delay: <10 seconds/vehicle		LOS A	 - Free flowing - Uninterrupted vehicle
- Stable, free-flow condition with little congestion - Delay: 10 to 20 seconds/vehicle		LOS B	 - Stable flow - Other vehicles are more noticeable
- Free-flow condition with moderate congestion - Delay: 20 to 35 seconds/vehicle		LOS C	 - Stable flow - Vehicle operations affected by other vehicles
- Approaching unstable condition with increasing congestion - Delay: 35 to 55 seconds/vehicle		LOS D	 - High density free flow - Operation of vehicle is affected by other vehicles
- Unstable, congested condition - Delay: 55 to 80 seconds/vehicle		LOS E	 - High density traffic flow, nearing capacity - Operating conditions are extremely poor
- Stop and go - Delay: >80 seconds/vehicle		LOS F	 - Forced or breakdown flow - Amount of traffic exceeds capacity



LOS Findings

- **Highland Drive currently operates at a LOS A**
- **The standard for urban areas is LOS D**
- **We recommend LOS C or better due to community expectations**
- **Murray Holladay Road intersection currently operates at a level of service D**



LOS Findings

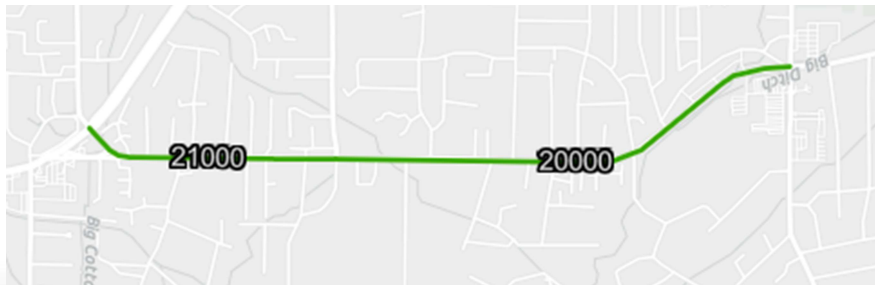
Traffic Analysis - 2021 + 25% PM Peak Hour

Intersection	Existing 4-Lane Highland Dr		3-Lane Highland Dr	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
Highland Dr. & SR-152 (Van Winkle)	29	C	31	C
Highland Dr. & 5600 S	11	B	26	C
Highland Dr. & Walker Ln.	6	A	11	B
Highland Dr. & Spring Ln.	7	A	21	C
Highland Dr. & Meadowmoor	11	B	20	C
Highland Dr. & Murray Holladay Rd.	49	D	49	D

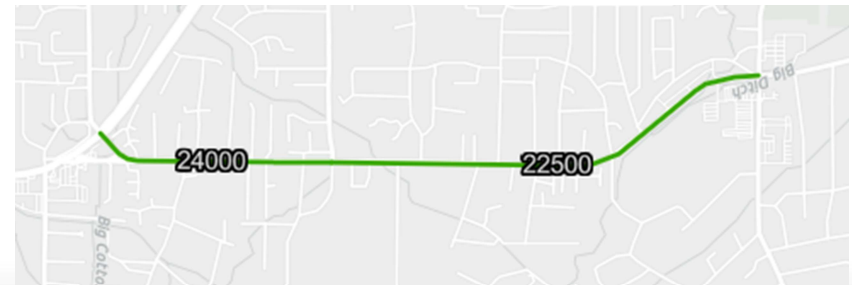


Analysis Considerations

- The model indicates ~10% growth in traffic volumes
- Traffic counts were likely lower due to construction
- The model may be under assuming future volumes
- Increased model traffic by 25% to account for these abnormalities



2017



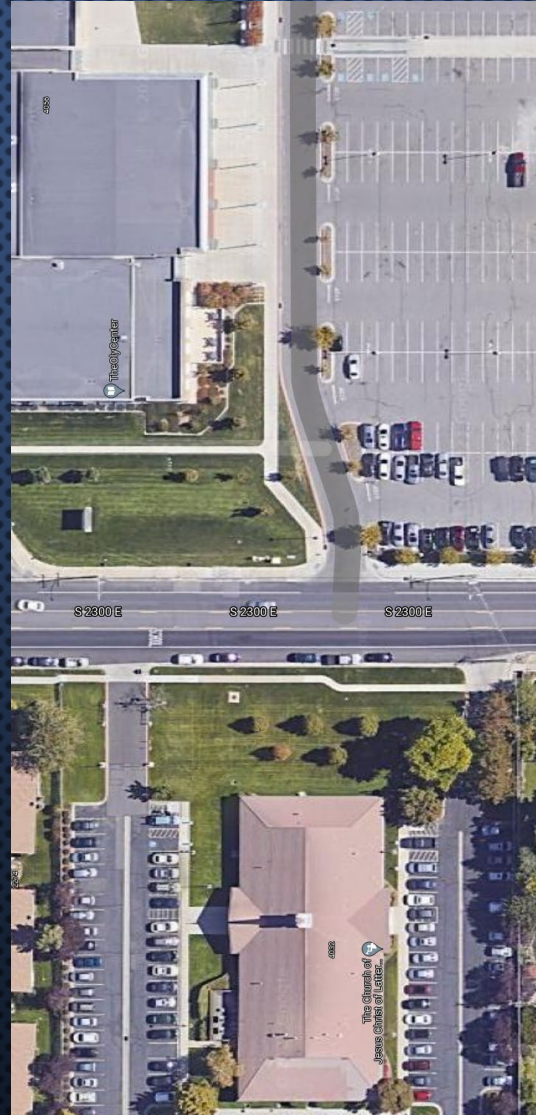
2050

CROSSWALKS ON 2300 EAST (OLYMPUS HIGH SCHOOL)

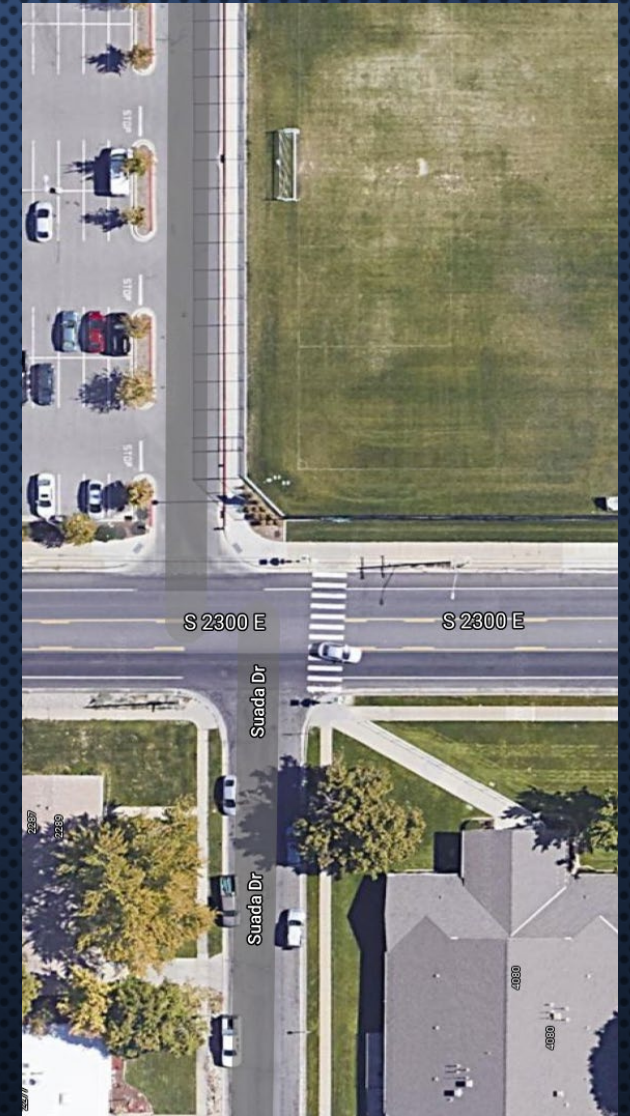
THREE AREAS OF CONCERN



North crosswalk
About 3940 S. 2300 E.



No crosswalk across from
LDS Church parking lot



South crosswalk (Seminary)
About 4080 S. 2300 E.

NORTH CROSSWALK (3940 S.) CONCERNS

- BEFORE SCHOOL STARTS THERE ARE NOT MANY STUDENTS WHO USE THIS CROSSWALK, APPROXIMATELY 15-20.
- BEFORE SCHOOL IN THE FALL/WINTER MONTHS IT IS DARK WHEN STUDENTS ARRIVE FOR SCHOOL.
- THE CROSSWALK GETS USED A LOT DURING LUNCH AND BETWEEN CLASSES AS STUDENTS CROSS TO THE FAST-FOOD RESTAURANTS.
- AFTERSCHOOL THERE ARE SMALL NUMBER OF STUDENTS WHO USE THE CROSSWALKS, SIMILAR TO THE MORNING.
- PARENTS DROPPING OFF STUDENTS NORTH OF THE CROSSWALK BLOCKING THE STUDENT'S VISIBILITY TO OTHER NORTHBOUND TRAFFIC. UPD OFFICERS HAVE SPENT TIME TALKING TO PARENTS AND EDUCATING THEM ON THE BEST PLACE TO DROP OFF FOR THEIR STUDENTS' SAFETY.

NORTH CROSSWALK (3940 S.) RECOMMENDATIONS

- ADD A PEDESTRIAN CROSSWALK SIGN TO BOTH SIDES OF THE FLASHING HAWK SIGN, NOT JUST THE DIRECTION OF TRAFFIC.

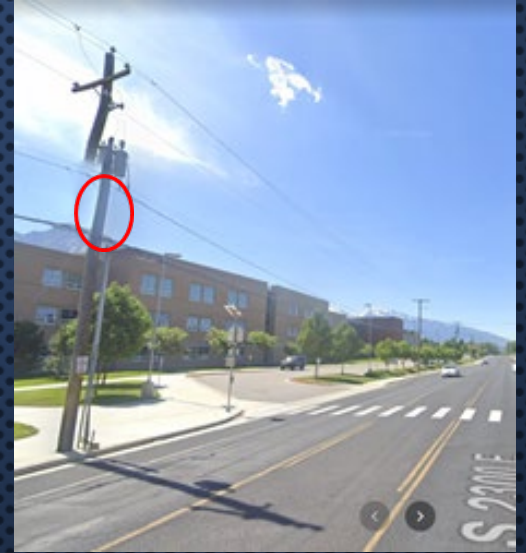


- EXPLORE THE OPTION OF A PEDESTRIAN SAFETY ISLAND INSIDE THE TWO-WAY LEFT TURN LANE TO HELP IDENTIFY THE CROSSWALK. SEE EXAMPLE BELOW:

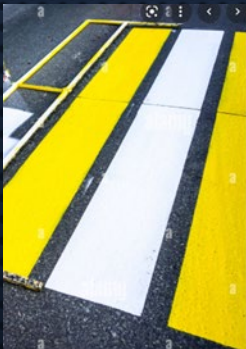


NORTH CROSSWALK (3940 S.) RECOMMENDATIONS--CONTINUED

- EXPLORE THE OPTION OF ADDING AN OVERHEAD LIGHT TO THE EXISTING POWER POLE JUST NORTH OF THE CROSSWALK TO LIGHT THE CROSSWALK MORNINGS.



- EXPLORE THE OPTIONS OF DIFFERENT COLOR HIGH VISIBLE PAINT IN CROSSWALKS.



LDS CHURCH PARKING LOT CONCERNS (4032 S. 2300 E.)

- STUDENTS CROSS FROM THE CHURCH TO THE SCHOOL ACROSS 2300 E. NOT AT A CROSSWALK.
- STUDENTS RUN IN BETWEEN CARS WHEN SCHOOL GETS OUT.
- STUDENTS CROSS AT ALL HOURS OF THE DAY.
- THIS IS THE BIGGEST CONCERN FOR STUDENTS' SAFETY IN THAT AREA.

LDS Church Parking Lot Recommendations (4032 S. 2300 E.)

- MAKE ANNOUNCEMENTS AT THE SCHOOL REMINDING AND ENCOURAGING STUDENTS TO USE THE CROSSWALK AT EITHER THE NORTH OR SOUTH END OF THE SCHOOL. THESE ANNOUNCEMENTS STARTED ON 10/15. STUDENTS WERE THEN OUT FOR FALL BREAK.
- CONTINUE ANNOUNCEMENTS AND MONITOR THE SITUATION TO SEE IF CIRCUMSTANCES IMPROVE.
- WILL WORK WITH ADMINISTRATION AND UPD TO HAND OUT PRIZES/AWARDS TO STUDENTS WHO USE THE CROSSWALK. THIS WILL TAKE PLACE NOVEMBER 10-12 BEFORE SCHOOL AND DURING LUNCH.
- PRINCIPAL CHRISTENSEN IS SENDING OUT ANNOUNCEMENTS TO PARENTS TO ENCOURAGE STUDENTS TO USE THE CROSSWALK.
- WORK WITH THE SCHOOL AND CHANGE ANNOUNCEMENTS TO SAY THAT IF STUDENTS DO NOT USE THE CROSSWALKS THE CHURCH PARKING COULD BE TAKEN AWAY.
- IF CIRCUMSTANCES DO NOT IMPROVE THE SCHOOL WILL WORK WITH THE LDS CHURCH TO CLOSE ACCESS TO THE PARKING LOT.

SOUTH CROSSWALK CONCERNS (SEMINARY 4080 S. 2300 E.)

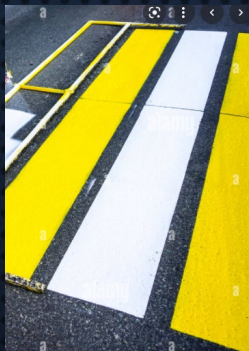
- STUDENTS NOT HITTING THE FLASHING LIGHT BUTTON.
- STUDENTS CROSSING IN SMALL GROUPS OR ONE AT A TIME FOR AN EXTENDED PERIOD OF TIME. MOTORISTS GET TIRED OF WAITING AND TRY AND SQUEEZE BETWEEN THE STUDENTS.

South crosswalk Concerns (Seminary 4080 S. 2300 E.)

- ADJUST NORTHBOUND SIGN TO FACE TRAFFIC...IT IS CROOKED.



- EXPLORE THE OPTIONS OF DIFFERENT COLOR HIGH VISIBLE PAINT IN CROSSWALKS.





HOLLADAY CITY COUNCIL STAFF REPORT

MEETING DATE: November 18, 2021

SUBJECT: Housing Plan Update
1. Spending Holladay City's Housing Set-Aside
2. Public Education and Outreach Opportunities

SUBMITTED BY: LaNiece Davenport, Community and Economic Development Director

SUMMARY: 1. Spending Holladay City's Housing Set-Aside – ACTION
2. Public Education and Outreach Opportunities – ACTION

BACKGROUND:

1. SPENDING HOLLADAY CITY'S HOUSING SET-ASIDE

Holladay City Council has opportunity and responsibility to provide workforce housing using housing set aside funds from RDA project areas. Staff will review the RDA funds and requirements and seek direction from the Council on how to spend those monies. Here is a summary of the RDA Projects:

ARPA \$\$

- \$1.7 million
- 0-100% on housing (Council decides %)
- Must be spent on: Homelessness Supportive Housing, Affordable Housing Development, Housing Assistance (rent, utilities, relocation), Housing Stability (counseling, domestic violence, eviction prevention)
- Annual Reporting
- \$ Committed by Dec 2024

Millrock RDA

- \$2 million (20% of increment)
- 100% on housing
- Must be spent on: Housing Rehabilitation, Down Payment Assistance, Land Costs, Blight, Existing Programs

Holladay Village RDA

- \$300,000 (20% of increment)
- 100% on housing
- Must be spent on: Housing Rehabilitation, Down Payment Assistance, Land Costs, Blight, Existing Programs

Holladay Hills RDA

- \$1.5 - \$2 million (20% of increment)

- 100% on housing
- Must be spent on: Housing Rehabilitation, New Construction, CROWN
- Must have 100 MIH units by Nov. 2030 and remain affordable for 20 years

2. PUBLIC EDUCATION AND OUTREACH OPPORTUNITIES

Holladay City Council has expressed interest in housing and housing affordability public education and outreach opportunities. Staff will review possible opportunities and seek direction from the Council on how to proceed. Here is a summary of the possible housing/housing affordability public education and outreach opportunities:

WHAT	When	Where	Who	How
<u>Speaker Series</u> Quarterly programming series where staff invite / interview knowledge experts and thought leaders on subjects like Missing Middle Housing, Legislative Goals, Homelessness	Quarterly	In-person at City Hall	- Knowledge Experts - Thought Leaders - Legislators - Housing Specialists	- CC/PC Mtgs - Public Mtgs - Videos/ Interviews - Holladay Journal - Open Houses - Neighborhood Mtgs - Social Media
<u>Housing Facts</u> City release a series of facts / data regarding housing and housing affordability	Monthly	In-person or Online	- GPI - DWS - WFRC	- Social Media - City Website - Holladay Journal
<u>Partnerships / Task Force</u> Partner with and possibly create affordable housing task force that includes neighbor cities, housing experts, community members, Chamber, residents, etc.	Monthly to Quarterly	In-person	- Residents - Millcreek, Cottonwood Heights, Murray - Housing Specialists	- Meetings - Task Force
<u>Other ??</u>				

RECOMMENDATION:

SPENDING HOLLADAY CITY'S HOUSING SET-ASIDE

- ACTION: City Council select 3-4 items from the housing set-aside options.

PUBLIC EDUCATION AND OUTREACH OPPORTUNITIES

- ACTION: City Council select one item (or a combination of items) from the housing education and outreach options.

ATTACHED:

"Housing Plan Update and Education" PowerPoint presentation

Housing Plan Update

1. Spending Holladay City's Housing Set-Aside

2. Public Education and Outreach Opportunities

November 18, 2021 City Council Meeting



Housing Set-Aside

Housing Set-Aside Opportunity

What is the opportunity?

- Provide workforce housing in Holladay City

Who has this opportunity?

- Holladay City with technical assistance from Salt Lake County

Why should we do this now?

- Development agreements require 100 units of moderate-income housing by Nov. 2030



Housing Set-Aside

Existing Re-Development Areas

ARPA \$\$

- \$1.7 million
 - 0-100% on housing
(*Council decides*)
- Must be spent on:
 - Homelessness Supportive Housing
 - Affordable Housing Development
 - Housing Assistance (rent, utilities, relocation)
 - Housing Stability (counseling, domestic violence, eviction prevention)
- Annual Reporting
- \$ Committed by Dec 2024

MILLROCK RDA

- \$2 million
 - 20% of increment
 - 100% on housing
- Must be spent on:
 - Housing Rehabilitation, Down Payment Assistance, Land Costs, Blight, Existing Programs

HOLLADAY VILLAGE RDA

- \$300,000
 - 20% of increment
 - 100% on housing
- Must be spent on:
 - Housing Rehabilitation, Down Payment Assistance, Land Costs, Blight, Existing Programs

HOLLADAY HILLS RDA

- \$1.5 - \$2 million
 - 20% of increment
 - 100% on housing
- Must be spent on:
 - Housing Rehabilitation, New Construction, CROWN
- Must have 100 MIH units by Nov. 2030 and remain affordable for 20 years

Housing Set-Aside

Existing Re-Development Area Project Requirements

	ARPA	Millrock	Holladay Village	Holladay Hills
Rehabilitation of Existing Units		✓	✓	✓ 80% AMI w/20-yr deed
New Construction of Units	✓	✓	✓	✓ 80% AMI w/20-yr deed
Purchase & Rehabilitation of Units	✓	✓	✓	✓ 80% AMI w/20-yr deed
Down Payment Assistance		✓	✓	
Rental Assistance	✓	?	?	
Homelessness Assistance	✓	?	?	
Existing Programs (OWHLF, SLCo, UHC, CDC)		✓	✓	
Partner with another City		✓	✓	
ADU Grant Program	✓	✓	✓	
Purchase to Own (CROWN) units		✓	✓	✓ 80% AMI w/20-yr deed
Land Costs (all/part) for units		✓	✓	
Housing costs where blight is found		✓	✓	

Housing Set-Aside

Options – Pros and Cons

Rehab Existing	New Construction	Purchase & Rehab	ADU Grant	CROWN
➤ Need willing seller(s) ➤ Likely need to work with Housing Authority ➤ Need deed restriction ➤ Improves property values ➤ Average home price is \$700k – run out of money quickly	➤ Need willing developer(s) ➤ Likely need to partner with MIH developer(s) ➤ Need deed restriction ➤ Average home price is \$700k – run out of money quickly	➤ Likely need to work with Housing Authority ➤ Need deed restriction ➤ Improves property values ➤ Average home price is \$700k – run out of money quickly	➤ Offer \$5-25k grant depending on ADU renovation ➤ Need staff to manage program ➤ How ensure 80% AMI criteria?	➤ Need to work with Utah Housing Corp. ➤ Need deed restriction ➤ Average home price is \$700k – run out of money quickly

Housing Set-Aside

Policy Direction

Council to Select 3-4 of the Following:

(Staff to further research and create an action plan based on this guidance.)

1. Rehabilitate Existing Units
2. Construction of New Units
3. Purchase and Rehabilitate Units
4. ADU Grant for Rehabilitation Costs
5. CROWN homes
6. Other?



Housing Plan Update

1. Spending Holladay City's Housing Set-Aside

2. Public Education and Outreach Opportunities



Housing and Housing Affordability

Public Education and Outreach

What is the opportunity?

- City-led outreach and education opportunity to Holladay City residents

Who has this opportunity?

- Holladay City Council with help from staff and outside entities

Where and When?

- At City Council and/or Planning Commission meetings
- Public Meetings
- Videos/Interviews
- Holladay Journal
- Open Houses
- Website/Social Media



Housing and Housing Affordability

Public Education and Outreach

WHAT	When	Where	Who	How
<u>Speaker Series</u> Quarterly programming series where staff invite / interview knowledge experts and thought leaders on subjects like Missing Middle Housing, Legislative Goals, Homelessness	Quarterly	In-person at City Hall	- Knowledge Experts - Thoughts Leaders - Legislators - Housing Specialists	- CC/PC Mtgs - Public Mtgs - Videos/ Interviews - Holladay Journal - Open Houses - Neighborhood Mtgs - Social Media
<u>Housing Facts</u> City release a series of facts / data regarding housing and housing affordability	Monthly	In-person or Online	- GPI - DWS - WFRC	- Social Media - City Website - Holladay Journal
<u>Partnerships / Task Force</u> Partner with and possibly create affordable housing task force that includes neighbor cities, housing experts, community members, Chamber, residents, etc.	Monthly – Quarterly	In-person	- Residents - Millcreek, Cottonwood Heights, Murray - Housing Specialists	- Meetings - Task Force
<u>Other?</u>				

Housing and Housing Affordability

Policy Direction

Council to Select from the Following:

(Staff to further research and create an action plan based on this guidance.)

	WHAT	When	Where	Who	How
1	<u>Speaker Series</u> Quarterly programming series where staff invite / interview knowledge experts and thought leaders on subjects like Missing Middle Housing, Legislative Goals, Homelessness	Quarterly	In-person at City Hall	- Knowledge Experts - Thoughts Leaders - Legislators - Housing Specialists	- CC/PC Mtgs - Public Mtgs - Videos/ Interviews - Holladay Journal - Open Houses - Neighborhood Mtgs - Social Media
2	<u>Housing Facts</u> City release a series of facts / data regarding housing and housing affordability	Monthly	In-person or Online	- GPI - DWS - WFRC	- Social Media - City Website - Holladay Journal
3	<u>Partnerships / Task Force</u> Partner with and possibly create affordable housing task force that includes neighbor cities, housing experts, community members, Chamber, residents, etc.	Monthly – Quarterly	In-person	- Residents - Millcreek, Cottonwood Heights, Murray - Housing Specialists	- Meetings - Task Force
4	<u>Other?</u>				

Housing Plan Update

Thank You





HOLLADAY CITY COUNCIL STAFF REPORT

MEETING DATE: November 18, 2021
SUBJECT: Holladay City Business Association
SUBMITTED BY: LaNiece Davenport, Community and Economic Development Director
SUMMARY: Staff introduce idea of a Holladay Business Association to the City Council
BACKGROUND:

The way businesses are best contacted and supported by local governments and/or Chambers of Commerce is changing. Holladay City staff has been working with the Holladay Chamber of Commerce to determine a new way forward based on this changing business and economic environment. Holladay City staff will introduce a new model, a business association, for the Holladay City Council to consider. The President of the Holladay Chamber of Commerce, Jason Woodland, will also share his reasoning and support of this new model.

Some key reasons for a new model, a Holladay Business Association include:

- Allows for Council-led decision making, prioritization, and checks & balance
- Positive connection between businesses and local government
- Keeps activities and money in the City
- Formalized the structure
- Prevents rogue ideas or decision making
- Not member/dues based – open to all businesses
- Still allows for “sponsored” activities
- Provides City access to businesses and business access to the City
- Does not put ownership/responsibility on one entity
- Allows more persons with ideas and skillsets to harness and move initiatives forward
- Helps ensure City understands needs of business community
- Allows for convening and networking

Some possible next steps include:

- Nov-Dec 2021 1) Introduce idea to City Council
- Jan-Jun 2022 1) City Council approve Business Association as new Committee; 2) City ‘takes baton’ (creates Board, sets meetings, etc.); 3) City designates/hires staff person; 4) City conducts a business survey (goals and needs of businesses); 5) City shares survey results with Council and develops Mission Statement
- Apr-Jun 2023 1) City considers creation of subcommittees (fundraising, annual events, etc.)
- Jul-Sep 2023 1) City assesses cost and possible dues structure

RECOMMENDATION: INFORMATION only, no action needed.

ATTACHED: “Holladay City and the Chamber of Commerce” PowerPoint presentation

Holladay City and the Chamber of Commerce

November 18, 2021 City Council Meeting



The Changing Face of Chambers

OLD MODEL

Local Chambers of Commerce

- Holladay Chamber

Regional Chambers of Commerce

- South Valley Chamber

Statewide Chambers of Commerce

- Salt Lake Chamber



City-led Business Councils / Associations

- Millcreek Business Council
- Cottonwood Heights Business Association

NEW MODEL (PROPOSAL)

Holladay City Create a Business Association



Why a Holladay Business Association?

- Allows for Council-led decision making, prioritization, and checks & balance
- Positive connection between businesses and local government
- Keeps activities and money in the City
- Formalized the structure
- Prevents rogue ideas or decision making
- Not member/dues based – open to all businesses
- Still allows for “sponsored” activities



- Provides City access to businesses and business access to the City
- Does not put ownership/responsibility on one entity
- Allows more persons with ideas and skillsets to harness and move initiatives forward
- Helps ensure City understands needs of business community
- Allows for convening and networking



Draft Next Steps and Other Considerations

TIMELINE

- Nov-Dec 2021 1) Introduce idea to City Council
- Jan-Jun 2022 1) City Council approve Business Association as new Committee (membership, structure, staffing)
 2) City 'takes baton' (creates Board, sets meetings, etc.)
 3) City designates/hires staff person
 4) City conducts a business survey (goals and needs of businesses)
 5) City shares survey results with Council and develops Mission Statement
- Apr-Jun 2023 1) City considers creation of subcommittees (fundraising, annual events, etc.)
- Jul-Sep 2023 1) City assesses cost and possible dues structure

BUDGET

- Revenues Beginning balance \$7500; no dues from businesses for first year
- Expenses Will need a part-time program administrator; events and marketing; ?

P/T ADMIN WORKLOAD

- Depends Council direction and business survey; work could range from staffing Association meetings, to ribbon cuttings, annual events, marketing, and creation of sub-committees.



Holladay City and the Chamber of Commerce

Thank You

