

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

Thursday, November 18, 2021

6:00 p.m.

City Council Chambers

ATTENDANCE:

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

City Staff:

Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney
LaNiece Davenport, Community & Economic
Development Director

I. *Welcome* – Mayor Dahle.

Mayor Dahle called the meeting to order at approximately 6:00 p.m.

II. *Pledge of Allegiance.*

The Mayor led the Pledge of Allegiance.

III. *Public Comments.*

There were no public comments.

Council Member Durham moved to take an item out of order on the City Council Meeting Agenda to first hear from Cameron Diehl. Council Member Petersen seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Council Member Petersen-Aye; Mayor Dahle-Aye. The motion passed unanimously.

IV. *Public Hearing on Proposed Amendments to Chapter 9 – Fire Code and Appendix D.*

Mayor Dahle noted that Unified Fire Authority (“UFA”) Division Chief, Bradley Larson, was present at the previous City Council Meeting to discuss the amendments.

Mayor Dahle opened the public hearing. There were no public comments. The public hearing was closed.

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

Mayor Dahle stated that the amendments were included in the packet. There had been further discussions with City Manager, Gina Chamness about the Unified Police Department (“UPD”) Detective/Court Bailiff suggestion. Mayor Dahle noted that he had long-term concerns about the budget, which were partially due to the pressure to increase UPD wages. He also stated that there had been an initial CPI done for UFA and that was at 5.4%. There were a lot of employment pressures related to market wages that needed to be considered and it was important that the Council exhausts

all options before deciding to bring on a Detective/Court Bailiff to fill that role. He believed the position would be in the \$70,000 to \$80,000 range.

Ms. Chamness reported that \$40,000 was currently allocated for the Justice Court Bailiff position and there would be a \$93,000 increase as the full cost of the Justice Court and UPD Detective/Court Bailiff would be \$133,000. Mayor Dahle suggested that the City Council remove the Detective/Court Bailiff piece from the budget adjustment and have further discussions on the matter during the December 2, 2021, City Council Meeting. Ms. Chamness noted that she emailed a list of possible alternatives to the Council earlier in the day. She was currently looking into one final alternative, which was for Cottonwood Heights to create a Bailiff position within its Police Department. There would be more details about that early the following week. Council Member Petersen asked about cost estimates. Ms. Chamness stated that the email she sent out earlier included a comparison spreadsheet for review.

Council Member Gibbons believed the decision should not be strictly financial. The discussion needed to be coupled with conversations about additional support for UPD. His preference was to approve joint Detective/Court Bailiff services from the UPD. It would provide the Bailiff services but also provide an extra person on the team to support public safety in the City of Holladay. Council Member Fotheringham felt it would make more sense to have a UPD Detective/Court Bailiff rather than a Cottonwood Heights Police Department Bailiff. Mayor Dahle asked about the cost for a Cottonwood Heights Police Department Bailiff. Ms. Chamness explained that Cottonwood Heights still needs to work through the numbers on their end.

Council Member Quinn pointed out that the cost difference between the UPD and stated that a part-time Bailiff was not an apples-to-apples comparison, as the UPD option would also provide support for the Holladay precinct. Council Member Petersen noted that it was important to consider the long-term impacts on the budget if the UPD option was selected. Mayor Dahle reported that there would be difficult decisions to make during the budget discussions in April and May 2022. He asked that the Council spend the next two weeks looking at the numbers associated with the Bailiff position and then make a final decision during the December 2, 2021, City Council Meeting. The Council needed to fully understand the long-term ramifications of whatever decision was made.

Council Member Petersen inquired about the UPD overtime hours. She explained that if the City was already paying overtime because the workload was too intense, the extra cost of the Detective/Court Bailiff position may make sense.

Council Member Petersen moved to adopt Ordinance 2021-28 with the following amendment : removing the portion related to the Bailiff Services, as that decision will be made on December 2, 2021. Council Member Fotheringham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Council Member Petersen-Aye; Mayor Dahle-Aye. Ordinance 2021-28 was adopted unanimously.

VI. *Consideration of Resolution 2021-36 Approving an Agreement with Rocky Mountain Power for the Collection of a Stormwater Fee.*

Mayor Dahle explained that the Agreement was included in the packet for review. There were certain questions he had for City Attorney, Todd Godfrey, and Ms. Chamness as it relates to Paragraphs 4A

and 4B. Ms. Chamness stated that when the Public Services Commission approved the Tariff in October 2021, it set the stage for the Agreement, which would authorize Rocky Mountain Power to collect a Stormwater Fee on behalf of the City. That would be done for a certain cost, which would depend on the number of billings issued. Ms. Chamness explained that the City of Holladay would likely be in the 15,000 to 20,000 category and this would result in a cost of approximately \$72,000 per year. The fee was budgeted in the Stormwater Fund.

Council Member Durham moved to approve Resolution 2021-36. Council Member Quinn seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Council Member Petersen-Aye; Mayor Dahle-Aye. Resolution 2021-36 was approved unanimously.

VII. City Manager Report – Gina Chamness.

Ms. Chamness shared updates with the City Council. She reported that earlier in the year, two Letters of Intent were sent to the Wasatch Front Regional Council (“WFRC”) for potential projects. Both projects were accepted, and the City could move forward to submit full grant applications. With the backing of Council Member Gibbons, the intention was to submit one request for funding to study a potential trail connecting Knudson Park to Highland Drive along I-215. The City had the support of Cottonwood Heights on the application. She would keep the Council updated.

The Utah League of Cities and Towns (“ULCT”) asked the City to consider signing on for an opioid settlement. Ms. Chamness explained that the settlement would include 27 to 29 counties but there were complexities to consider. For instance, the settlement was not yet complete. She noted that there may be a deadline for the City to sign on. If there was a deadline set before the end of the year, there may need to be an additional City Council Meeting. Ms. Chamness also reported that Community and Economic Development Director, LaNiece Davenport had been recruited to another agency and was asked to handle transportation planning. Ms. Davenport would be leaving within the next four weeks.

VIII. District Issues and Board Reports.

Council Member Fotheringham thanked the UPD for addressing Code Enforcement issues. He also congratulated Ms. Davenport on her new position.

Council Member Durham thanked UPD for working on a complicated law enforcement issue in his district. He also expressed gratitude to Public Services Director, Jared Bunch, for his work.

Council Member Quinn reported that a constituent called her recently with concerns about a Building Permit that was approved across the street from him. The home in question has renters in the basement and there is an Accessory Dwelling Unit (“ADU”) that had not been registered. City Planner, Jonathan Teerlink, and Ms. Davenport promised to take the ADU into account during the Building Permit process. There had also been discussions about looking for ADUs in all applications that come into the Planning Department. Council Member Quinn thanked Staff and noted that Ms. Davenport will be missed.

Council Member Gibbons thanked Mayor Dahle and Ms. Chamness for looking into neighborhood concerns in Canyon Cove. He explained that gravel berms were created in the Cottonwood Heights section of the Gravel Pit. Mayor Dahle and Ms. Chamness reached out to Cottonwood Heights and

were actively working to achieve a resolution. Council Member Gibbons was interested in the study mentioned earlier by Ms. Chamness. Unlike the canal trail issues that were discussed in previous meetings, the potential trail to connect Knudson Park to Highland Drive along I-215 would not be located in backyards. It would be similar to the trail system at the mouth of Parleys Canyon, where pedestrian trails were built in the freeway right-of-way. The trail could link Highland Drive to the Big Cottonwood Canyon Trail in Cottonwood Heights. Council Member Gibbons expressed his gratitude for Ms. Davenport and wished her the best in the future.

Mayor Dahle reminded the Council that the Interfaith Service was scheduled to take place on November 21, 2021, at 7:00 p.m. He explained there would be a live stream available for those who were unable to attend in person. Those attending in person would be required to wear a mask. He felt that the Interfaith Service would be a wonderful way to start the holiday season. Mayor Dahle also reminded Council Members that the Tree Lighting Ceremony was scheduled to take place on November 29, 2021.

IX. *Recess City Council to a Work Meeting.*

Council Member Petersen moved to Recess the City Council Meeting and Reconvene in a Work Meeting. Council Member Fotheringham seconded the motion. The motion passed with the unanimous consent of the Council.

a. *Utah League of Cities and Towns (“ULCT”) Priorities – Cameron Diehl – Executive Director.*

Mayor Dahle introduced Cameron Diehl, ULCT Executive Director, and thanked him for his participation in the City Council Meeting. Mr. Diehl reported that he has a family history in the City of Holladay. He has been with the ULCT on and off since 2006 and had the opportunity to present to the Holladay City Council many times over the years. Mr. Diehl reported that nearly half of the cities in Salt Lake County will soon have new mayors. Additionally, the level of turnover seen in the last four years was historic. He noted that the turnover rate was taking place at the same time as massive population growth. High population growth rates contributed to difficulties for elected officials.

Mr. Diehl noted that when Ms. Chamness invited him to speak, the intention was to provide information about what to expect during the 2022 Legislative Session. He reported that population growth was a significant issue and impacted what would need to be done to address housing affordability, homelessness, and infrastructure costs. With regard to housing, several years ago, the ULCT proposed Legislation, which was Senate Bill (“SB”) 34. SB-34 required all cities above a certain size to focus on moderate-income housing plans and was designed with flexibility in mind, as a one-size-fits-all approach would not work. The intention was to learn lessons from the implementation of SB-34 and build on that knowledge.

Earlier in the week, the ULCT Legislative Policy Committee gave preliminary approval to SB-34+. The idea behind SB-34+ was to build upon what had already been done. Mr. Diehl explained that the reporting mechanism that was created with SB-34 was non-functional. It was important to ensure that moving forward the report was focused on the implementation side to determine which strategies were working. This would improve the effectiveness. Another key component of SB-34+ was to state that if a city went above and beyond the three required Menu Items, there should be recognition at the State level. That recognition could allow a city to be prioritized for State funding.

The ULCT was also looking at the connection between economic development and housing. As part of the Governor's strategy to modernize Utah's economic development strategy, the intention was to look at tightening the way State and local governments handle incentives. On the State level, the State was creating Economic Development Zones, where cities could pre-qualify as an Economic Development Zone and be eligible for State economic development incentives. Mr. Diehl noted that there were many Menu Items included in SB-34 that were beyond the capacity of some of the smaller cities. As a result, the ULCT requested ongoing appropriation dollars from the Governor's Office of Planning and Budget, to help communities implement the Menu Items in a way that would result in the production of moderate-income housing. Mr. Diehl stated that market forces drove housing. There were many factors beyond the control of a city as they related to housing prices. The ULCT was adamant that cities should not be penalized for factors that were outside of their control.

Council Member Fotheringham stated that the City of Holladay is mostly built-out and referenced transportation issues within the City. Due to the unique challenges that face the City, the City Council struggled to complete the Menu Items required for SB-34. Council Member Fotheringham appreciated that the ULCT was advocating for cities like Holladay. However, he wondered if the City would receive credit for adding to the housing stock if the houses were not moderate-income from the start. Mr. Diehl believed that many issues could be solved through a better reporting mechanism. The ULCT heard from City Planners across the State that due to the way the report was structured, it was difficult to explain what was being done and what the obstacles were. He hoped that piece could be improved with SB-34+.

Mayor Dahle wondered if Mr. Diehl had a sense of what the 2022 Legislation Session would entail. Mr. Diehl noted that the recent Salt Lake County Council of Governments Meeting included two Legislators who were the Co-Chairs of the State Commission on Housing Affordability. Those Legislators presented on the housing crisis as well as possible solutions. Over the last six months, ULCT had been working with the State Commission on Housing Affordability as well as the Utah Property Rights Coalition, to discuss a variety of potential policy approaches. SB-34+ was an attempt to get out in front of other policies that would be less collaborative and more confrontational. SB-34+ was presented to the State Commission on Housing Affordability. However, Mr. Diehl was not certain what else would be considered during the 2022 Legislative Session.

Mr. Diehl explained that there had been discussions related to State-wide uniformity for certain development standards and possible penalties for cities that did not meet certain housing targets. There had also been conversations about retail incentive space as well as homelessness. The Legislative Session was less than two months away, but a lot would happen before then. Mr. Diehl noted that the ULCT requested that the Governor's Office consider a State-wide engagement effort related to population growth. ULCT conducted a survey a few years ago with Y2 Analytics and learned that 63% of Utah residents in the urban area felt that Utah was growing too quickly.

Mr. Diehl reported that another significant issue had to do with economic development. Last year, the Legislature created the Unified Economic Opportunity Commission, which was created in an effort to make sure the Executive Branch, Legislative Branch, local government, and other community stakeholders were on the same page for an economic development strategy for the State. Mr. Diehl explained that over the last 15 years, Utah was open to all economic development. However, more recently, there was a sense that Utah needed to be more targeted in terms of economic

development. The Commission was created to look at a State economic development strategy. On the State side, there would be fewer State economic development incentives. On the local side, there had been back and forth about what targeted economic development incentives would look like. There was not currently a consensus between the Commission and the ULCT.

Under State law, cities currently have a considerable amount of flexibility in terms of how they utilize their tax dollars to incentivize economic development. Mr. Diehl noted that for the City of Holladay, which is 98% built out, the primary economic development would be redevelopment. ULCT felt it was important not to curtail economic development incentives in a way that would negatively impact the ability of cities, such as Holladay, to redevelop. Mr. Diehl noted that cities often have a lot of programs to help support small businesses and it was important to not negatively impact those types of programs. There had been a lot of back and forth between the Commission and the ULCT. A few weeks earlier, the ULCT Board endorsed a Bill that would curtail the ability for cities to incentivize big-box retailers or car dealerships. This would make it more difficult to enter into city versus city competition but would not impact redevelopment or infrastructure investment. Mr. Diehl noted that there would be additional details related to that Bill shared in the next few weeks.

Another issue related to growth was homelessness. Mr. Diehl noted that no city in the State is immune to homelessness, but it was felt more in certain communities. For instance, the cities that house homeless resource centers, such as Ogden, St. George, Midvale, South Salt Lake, and Salt Lake City. He explained that there would be an effort to procure additional State funding to assist those cities and mitigate the impacts of the homeless resource centers. A lot of conversation was taking place about the relationship between cities like Holladay and Sandy with Midvale and South Salt Lake. Additionally, there had been conversations about the role of the State of Utah to supplement some of the financial needs caused by housing the shelters.

Mr. Diehl reported that over the last few years, there had been an increased focus on public safety and community trust in the Police Department. ULCT had a task force evaluate every Bill to determine whether it would increase community trust in public safety and Police Officers. He was proud of the efforts of the task force because, during the last Legislative Session, the Legislature enacted 20 consensus Bills related to Police work. There had been several discussions to work through challenging issues and create consensus Legislation.

During the summer, there had been further discussion related to public safety. Some of the issues discussed pertained to the recruitment and retention of Public Safety Officers, use of force, use of body cameras, and the ongoing balance between transparency and due process for officers involved in critical incidents. All of those discussions were evaluated through the lens of community trust. It was important that the community trust the way those situations are handled but it was also important to be fair to Police Officers involved in critical incidents. There would likely be Legislation related to public safety in the future.

Council Member Durham noted that the relationship between the Legislature and local government appeared to be somewhat strained. He wondered if that trend would continue or if progress had been made. Mr. Diehl explained that the relationship was strained but he felt that progress was being made. When he started with the ULCT, approximately 40% of the State House of Representatives started in local government. Currently, 10% of the State House of Representatives started in local government. That meant that many individuals in the Legislature did not have background knowledge of local

government operations. Additionally, several special interest groups aggressively push agendas that sought to undermine local government. Mr. Diehl stated that those issues were not unique to Utah. However, he believed there was hope because the Governor was a former Mayor, and the current Senate President was a former Council Member of Layton. Though the overall numbers were lower, there were still Legislators with local government experience that wanted to be responsive to local governments.

Mayor Dahle expressed appreciation for everything the ULCT does for the City of Holladay. He thanked Mr. Diehl and his team for their hard work. Mr. Diehl noted that the strength of the ULCT is its membership. He applauded the willingness of the City Council to serve the community of Holladay. ULCT would continue to do its best to ensure that the City has the authority they need.

b. Highland Drive Corridor Study Update – Horrocks Engineering.

Mayor Dahle reported that Katie Kourianos and Alexis Verson from Horrocks Engineering would share an update on the Highland Drive Corridor Study. Ms. Kourianos explained that the goal of the presentation was to inform the Council of public feedback and the traffic analysis. In addition, there would be a conversation about the best path forward. During the last presentation, five cross-sections were presented for Highland Drive and the City Council narrowed them down to two cross-sections. Those two cross-sections were then shared with the public to obtain feedback. Additional data collection and traffic modeling were conducted as a result of that feedback.

Ms. Kourianos reported that there were approximately 430 responses to the survey. 42% of those responses preferred Alternative 1: Complete Street and 52% preferred Alternative 2: Five Lane Cross Section with Multi-Use Pathway. The different forms of outreach were overviewed, and it was reported that there was a direct mailing campaign, the study area was canvassed, there were email updates, and outreach was done through City and third-party social media channels. Ms. Kourianos noted that the survey asked the following questions:

- How do you currently use Highland Drive between Van Winkle Expressway and Arbor Lane? and
- If some of the transportation amenities mentioned in question five were implemented, how would you use Highland Drive?

Most respondents drive to businesses on the corridor or commute through the corridor. As far as future use, if some of the transportation improvements were implemented, respondents stated that they would walk and bike more on the corridor. The survey also asked respondents to rank transportation amenities in terms of preference. There were seven categories that were ranked on a scale of 1 to 7. Those rankings were transitioned into scores to create the highest average. Ms. Kourianos reported that a center turn lane had the highest score, followed by preserving travel lanes for cars and enhanced bicycle/pedestrian crossing.

The data was broken down to compare the rankings to the respondent age groups. Respondents between the ages of 18 and 35 ranked preserving travel lanes for cars in last place. Alternatively, respondents between the ages of 35 to 65+ ranked preserving travel lanes for cars in first place. The data was also broken down to compare the use to the rankings. Those that live, work, or visit businesses in the corridor ranked preserving travel lanes the highest, and those who biked or accessed transit ranked preserving travel lanes in last place. There were also some open-ended questions

included in the survey and some of those trends were shared. Ms. Kourianos reported that the need for a more inviting environment for bicyclists and pedestrians was a common theme.

Ms. Kourianos explained that in addition to the public feedback, there was data analysis and traffic engineering that needed to be considered. That was what Horrocks Engineering had been working on over the last several weeks. Ms. Verson noted that during the last presentation, there had been a productive conversation about what the alternatives would mean for the community. Horrocks Engineering was able to do some modeling using the WFRC Travel Demand Model. Ms. Verson explained that there was an in-house data collection team at Horrocks Engineering, and they were able to put up cameras at some intersections and count vehicles, trucks, and pedestrians for a 24-hour cycle. The AM and PM peaks were captured at Murray Holladay Road and some additional spot counts were done on some of the smaller intersections.

Based on the preliminary analysis, it was determined that three lanes could maintain acceptable traffic flows. Ms. Verson noted that there would be some impacts, as it would add a few seconds of delay at the intersections, but Highland Drive would still operate at an acceptable level of service. Ms. Verson wondered if whether the Council was willing to accept the impacts of vehicle travel to elevate some of the other transportation modes. Alternatively, she wondered whether the Council was more comfortable with the five-lane cross-section, which would include the multi-use paved pathway to accommodate bicycles and pedestrians.

Mayor Dahle asked if the traffic analysis anticipated the completion of Holladay Hills. Ms. Verson reported that it anticipated the new residential units. However, she did not believe the model incorporated the new employment numbers in that area. Council Member Gibbons asked if the Holladay Crossroads Zone would impact the model. Ms. Verson believed it would impact the model somewhat, but she felt good about the projected numbers. Council Member Gibbons liked Alternative 1 because it would provide a buffer zone with trees. He appreciated all of the work that had gone into the survey and the modeling.

Mayor Dahle wondered if there would be issues turning off of Highland Drive onto another street. Ms. Verson noted that the model did not anticipate a significant delay for right-hand turns. However, there would be delays for left-hand turns. Mayor Dahle asked about the timeline. Ms. Verson reported that it would be approximately 10 years until reconstruction of Highland Drive would become possible. Council Member Fotheringham pointed out that the results from the different age demographics were interesting. He wondered if the 18 to 35 answers would remain the same over the next 10 years or if those values would shift. Mayor Dahle believed that walkability and active transportation access would continue to become more important. He preferred Alternative 1 and felt that it made the most sense for the City Holladay in the future. Council Member Durham agreed and noted that the center lane made a noticeable difference. Ms. Chamness asked if there was a consensus to move forward with a design for Alternative 1, which Council Members confirmed.

c. Update on 2300 East Safety Issues – Chief Hoyal.

UPD Chief Justin Hoyal shared an update related to the 2300 East safety issues. He explained that a traffic accident occurred in the north crosswalk at 3940 South and 2300 East. There were two Olympus High School students hit in the crosswalk during mid-day. Other areas of concern were further south, where the LDS Church is across from Olympus High School, and the south crosswalk at 4080 South 2300 East. Chief Hoyal reported that it is very dark in the morning at the north

crosswalk, but in the morning, there are normally only 15 to 20 students that cross at the crosswalk. UPD spent approximately one week at the crosswalk observing the area and found that parents were dropping off their children just short of the crosswalk. That created a danger by blocking traffic and visibility. Chief Hoyal stated that the north crosswalk is used more during lunchtime and between classes. Some of the recommendations for the north crosswalk included the following:

- Adding a pedestrian crosswalk sign to both sides of the flashing High-Intensity Activated crosswalk (“HAWK”) sign, instead of just being in the direction of traffic;
- Exploring the option of a pedestrian safety island inside the two-way left-turn lane in order to better help to identify the crosswalk;
- Exploring the option of adding an overhead light to the existing power pole just north of the crosswalk to add more light to the crosswalk in the mornings; and
- Exploring the option of different colored high-visible paint in crosswalks.

Chief Hoyal reported that he had spoken to the Principal at Olympus High School. She stated that the school would make sure that the pedestrian safety island was clear of snow in the winter if that recommendation were to be adopted. Chief Hoyal overviewed some of the concerns related to the LDS Church parking lot area. He noted that this was the most significant area of concern because there is no crosswalk there and students run out into the street. Additionally, students cross the street at all hours of the day. He had spoken to the Principal and expressed his concerns, and she was supportive of the recommendations. Olympus High School has begun to make announcements reminding students to use the crosswalk at the north or south end of the school. Some of the recommendations for the LDS Church parking lot area included the following:

- Continuing Olympus High School announcements and monitoring the situation to see if the circumstances improve;
- Working with administration and UPD to hand out prizes and awards to students who use the crosswalk before school and at lunch;
- Asking Olympus High School to send out announcements to parents to encourage students to use the crosswalk;
- Working with the school and change announcements to state that if students do not use the crosswalks, the church parking lot could be taken away; and
- If circumstances do not improve, the school will work with the LDS Church to close student access to the parking lot.

Chief Hoyal reported that the Principal sent an electronic message to parents informing them about the safety concerns and was in the process of sending out a newsletter as well. UPD appreciated the support offered by the Olympus High School administration. Chief Hoyal overviewed some of the concerns related to the south crosswalk, which included students not hitting the flashing light button and students crossing in small groups or individually, which held up the crosswalk. The recommendations for the south crosswalk included the following:

- Adjusting the northbound sign to face traffic properly; and
- Exploring the option of different colored high-visible paint in crosswalks.

There was discussion about the flashing light button. Chief Hoyal explained that one-quarter of the students did not hit the button at all. Ms. Chamness added that elementary schools have crossing guards who push the button but for junior high school and high schools, the assumption was that the students could and would push the buttons themselves. Chief Hoyal clarified that there is a crossing guard in front of Olympus Junior High School.

Mayor Dahle asked about the distance between the LDS Church parking lot and the south crosswalk. Chief Hoyal explained that the LDS Church parking lot is in the middle of the north and the south crosswalks. Mayor Dahle and Council Member Fotheringham wondered if it would be possible to look into moving the south crosswalk a bit north to minimize the distance from the LDS Church parking lot. Chief Hoyal believed it would be best to encourage students to use either the north crosswalk or south crosswalk. Otherwise, the LDS Church parking lot would be closed. Council Member Petersen noted that these issues were tied to the parking pass system at the school. Chief Hoyal noted that he could speak to the Principal about the parking passes.

Mayor Dahle suggested that the City communicate to Olympus High School that the issue had been explored. There were certain things the City was able to do, but enforcement issues would be the responsibility of the school. Ms. Chamness noted that the recommended changes were minimal from a budget perspective. However, there had been previous direction from the Council not to add streetlights. She wondered if the recommendation to add an overhead light was acceptable to Council Members. The Council confirmed this. Mayor Dahle asked that Chief Hoyal follow up with the Principal. Chief Hoyal stated that he would set up a meeting with her for further discussions.

d. Housing Plan Update – LaNiece Davenport.

• Education Plan on Affordable Housing.

Ms. Davenport reported that the discussions would focus on how to spend the Redevelopment Agency (“RDA”) housing set-aside funds and there would also be a presentation on affordable housing. She reported that when RDA areas were created, there were certain housing elements associated with each of those areas. For instance, when it came to one of the RDA project areas in the City of Holladay, 100 units of moderate-income housing needed to be created by 2030.

Ms. Davenport discussed Area Median Income (“AMI”) and explained that it is a number that came from the County and is based on household size. The AMI for a family of three in Salt Lake County is \$80,000 and an 80% AMI is \$64,000. Ms. Davenport stated that affordable housing means that a family should not spend more than 30% of their income on housing expenses, including utilities. For 80% AMI, a family of three in Salt Lake County should not spend more than \$1,600 on rent and utilities per month. Ms. Davenport had looked into rental properties in the City of Holladay for \$1,600 and four properties that were approximately 900 square feet in size. Housing and land prices were high in the City, and it was difficult to meet housing requirements for the project areas.

There were three RDA project areas, which included Millrock, Holladay Village, and Holladay Hills. Each included a housing component that needed to be considered and there were different ways to spend each housing component. For example, the Millrock RDA housing set-aside could be used for housing rehabilitation, down payment assistance, land costs, blight, or existing programs. 20% of the increment that came in from the RDA area needs to be spent on housing. Ms. Davenport explained that there are also funds from the American Rescue Plan Act (“ARPA”). \$1.7 million was received

from ARPA and that money could be used toward housing. Ms. Chamness clarified that housing is one way ARPA funds could be used but there were other options as well.

Ms. Davenport shared a housing set-aside matrix with the Council. She hoped it would make it easier for the City Council to determine how to best leverage or spend the housing set-aside funds. Pros and cons related to the five different options were shared.

Council Member Durham wondered if new construction and CROWN housing assumed single-family occupancy. Ms. Davenport clarified that there would likely be multi-family units. Council Member Durham noted that the average home price of \$700,000 was for a single-family home and it was important to consider that in the discussions. Council Member Fotheringham pointed out that to allow those multi-family homes, there would likely need to be zone changes.

Ms. Chamness asked if any options did not resonate with the Council. Council Member Gibbons stated that a number of the presented options did not seem feasible for the City of Holladay because there is not a lot of vacant land. He wanted to know if it was possible for the City to partner with other municipalities that have more vacant land. Council Member Gibbons also asked about the penalties cities would face if the affordable housing goals were not met. Mr. Godfrey reported that one penalty had been discussed, which was for the State to withhold B&C Road Funds.

Mayor Dahle asked how it would be possible to achieve some of the affordable housing requirements associated with the RDAs. Mr. Godfrey explained that there were some possibilities such as using some of the housing set-aside funds for the rehabilitation of space to create an ADU. Ms. Davenport believed that an ADU grant opportunity would incentivize residents to register their ADUs. Mayor Dahle wondered if registered ADUs would count towards additional affordable units. Ms. Davenport stated that she would need to do further research on the Holladay Hills RDA specifically because there were clear limitations about how the funds could be spent. Ms. Chamness believed that housing rehabilitation was something the City could do. However, she did not believe that recognizing existing ADUs would count toward the affordable housing goal. The City would need to contribute to the rehabilitation of the unit and enhance life and safety.

Council Member Quinn suggested that the City focus on the ADUs as well as new multi-family units in the Holladay Crossroads area. She believed the City would benefit from both ADUs as well as new multi-family units. Ms. Davenport explained that Staff had preliminary conversations with the developer of the Holladay Crossroads area, and they were open to the idea. She felt it would be beneficial to provide incentives to initiate that kind of an agreement. For example, there could be contributions to construction costs, a monthly rental reimbursement, increased building heights, or fewer parking restrictions within the development. Mr. Godfrey noted that it was often difficult to get those kinds of projects done. He had read studies about other markets, like Florida, California, and New York, and when there were requirements that stated 10% of every 100 units needed to be affordable, developers were often reluctant to build there and went elsewhere.

Ms. Davenport further discussed the housing set-aside matrix. She noted that there were other items on the list to consider, such as down payment and rental assistance. Council Members liked the idea of the ADU Grant Program. Ms. Davenport commented that Salt Lake County was also very interested in that option. One of the provisions of House Bill (“HB”) 82 was the creation of a State-wide ADU Grant Program. As a result, there may be some sort of framework to build off of in the

future. Ms. Chamness pointed out that there would need to be further discussions related to the topic of affordable housing. Staff could start looking further into some of the options. It was determined that Staff would look into the ADU Grant Program, the possibility of the City contributing to a County-wide affordable housing fund as well as down payment assistance.

The second portion of the presentation related to public education and outreach opportunities. Ms. Davenport clarified that affordable housing was when the household did not spend more than 30% of their income on housing. Housing affordability, on the other hand, related to the bigger picture. It tied housing together with land use, transportation, and economic development. Ms. Chamness stressed the importance of making sure residents understood some of the challenges related to affordable housing and housing affordability. She noted that there had been discussions at the recent ULCT Legislative Policy Committee Meeting about this issue. Additionally, this was a priority for the Governor's Office and Envision Utah. There would likely be communication at a State level.

Ms. Davenport shared ideas related to public education and outreach, which were as follows: Speaker Series, Housing Facts Campaign, Partnerships or a Task Force.

Council Member Petersen liked the idea of the task force. She felt that would be successful in the community. Council Member Durham commented one of the most successful communication channels was *The Holladay Journal*. It was important to include information and data there. Mayor Dahle stated that it was important to articulate why affordable housing was so important. He agreed that it made sense to start with information in *The Holladay Journal*. Ms. Davenport believed the Council wanted to see information published in *The Holladay Journal* as well as the creation of the Affordability Housing Task Force. Council Members confirmed this.

e. Discussion on Holladay Business Association.

Ms. Davenport explained that the intention was to share information on the next steps as it related to economic opportunity and economic development in the City. Ms. Davenport noted that it was important to understand the changing dynamic of the Chamber of Commerce and overviewed various models, such as Local Chambers of Commerce, Regional Chambers of Commerce, State-wide Chambers of Commerce, and City-Led Business Councils/Associations. Millcreek and Cottonwood Heights had the latter. Ms. Davenport explained that a Business Association was something that the City was considering because the existing model was not working effectively. Some benefits associated with a Business Association were shared with Council.

Ms. Davenport outlined possible next steps if the City Council was interested in moving forward with a Business Association. The beginning of 2022 would focus on the approval of the Business Association as well as membership, structure, and staffing. The City would also need to create a meeting schedule, designate or hire a member of City Staff to handle Business Association needs, and survey local businesses to better understand their overall needs and goals.

Holladay Chamber of Commerce President, Jason Woodland, introduced himself to the Council. He explained that his objective in 2020 was to create a succession plan for the Chamber of Commerce, but the COVID-19 pandemic delayed that plan. As a result, he spent time thinking about what the future of a smaller Chamber of Commerce could look like. The value proposition for a Chamber of Commerce included ribbon cuttings, serving as the local liaison between the business community and

the City Council, and networking events and award ceremonies. Communicating the value proposition to members could be challenging at times. Mr. Woodland had started talking to Chamber of Commerce Presidents in other cities to determine if a smaller Chamber of Commerce, such as the one in the City of Holladay, made sense.

Mr. Woodland made note of what had been done in Millcreek and Cottonwood Heights, where anyone with a Business License in the City automatically becomes a member of the Business Council or Business Association. He believed there were benefits to not having an all-volunteer Board. Mr. Woodland explained that the money that the City gave to the Chamber of Commerce would be absorbed back into the City and there could potentially be a slight increase to the Business License fees to cover the cost of someone at the City-level absorbing the functions of the Chamber. Mr. Woodland felt this was the right decision for the City of Holladay, but it was important that businesses continued to receive the support they needed in the City.

Mayor Dahle noted that Ms. Davenport was initially going to focus on the Business Association and her departure may impact the proposed timeframe. However, the Council would revisit the discussion and set new timeline goals in the future. He appreciated that Mr. Woodland was willing to work with the City as the transition occurs. Council Member Fotheringham asked about current Chamber of Commerce membership. Mr. Woodland noted that there are currently 15 to 20 members and the highest number had been between 110 and 115. He was available to support the transition in any way he could. He intended to share information about the potential shift to a Business Association with the existing Chamber of Commerce members on December 6, 2021.

f. Discussion on Fire Code Amendments.

There were no further discussions.

g. Calendar.

- ***Council Meetings –December 2.***
- ***November 21 – Interfaith Thanksgiving Service.***
- ***November 29 – Tree Lighting.***
- ***December 9 – Council Social.***

The calendar items were reviewed and discussed.

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

Council Member Fotheringham moved that the City Council go into Closed Session Pursuant to Utah Code 52-4-204 and 205 to Discuss Personnel Issues, Potential Litigation, and Property Acquisition and Disposition. Council Member Petersen seconded the motion. Vote on Motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Gibbons-Aye; Council Member Quinn-Aye; Council Member Petersen-Aye; Mayor Dahle-Aye. The motion passed with the unanimous consent of the Council.

The Council convened in a closed session at 9:11 p.m. Those in attendance in the Closed Session included Council Members Durham, Fotheringham, Quinn, Gibbons and Mayor Dahle. Others present included Gina Chamness, Todd Godfrey, Stephanie Carlson, LaNiece Davenport and Jared Bunch.

The minutes of the Closed Session were taken and are on file as a Protected Record.

Council Member Fotheringham moved to adjourn the Closed Session. Council Member Gibbons seconded the motion. The Council roll call vote was as follows: Council Members Durham, Fotheringham, Quinn, Gibbons and Mayor Dahle in favor. The motion to go out of closed session at 9:15 p.m. passed with a unanimous vote.

XI. Adjourn.

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

The City Council Meeting adjourned at approximately 9:16 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, November 18, 2021.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **January 6, 2022**