

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

**Thursday, May 26, 2016
City Council Chambers
4580 South 2300 East
Holladay, UT 84117**

Council Meeting 6:00 p.m.

ATTENDANCE:

Mayor Rob Dahle

Lynn Pace

Patricia Pignanelli - *excused*

Steven Gunn

Sabrina Petersen - *(joined the meeting at 6:43 p.m.)*

Mark Stewart

City Staff:

Randy Fitts, City Manager

Todd Godfrey, City Attorney

Stephanie Carlson, City Recorder

I. *Welcome* – Mayor Dahle.

Mayor Dahle conducted and called the meeting to order at 6:04 p.m.

II. *Pledge of Allegiance.*

The Pledge of Allegiance was led by Council Member Lynn Pace.

III. *Public Comments.*

There were no public comments.

IV. *Recognition for the Bonneville Robotics Club*

Mayor Dahle recognized Lucia Bisbee, a Bonneville Junior High School Science Teacher, for her dedication and service. He commended Ms. Bisbee, along with Alaina Nielson, Annie O' Bryan and Alexander Bach of the Bonneville Robotics Club, who placed second out of 200 teams at the state robotics competition.

Ms. Bisbee stated this was the first year of this type of program and presented the details of their entry into the competition.

V. *Continued Public Hearing on General Plan.*

Mayor Dahle stated that the public hearing on the General Plan has remained open for an extended period of time.

Mayor Dahle opened the public hearing.

Mr. Godfrey suggested that the hearing could be closed with the idea of publishing, posting, and opening a new public hearing on July 7, 2016. Mayor Dahle clarified that the General Plan posted on the website does not accurately represent the plan that will be posted in the near future.

There were no further public comments. **Mayor Dahle closed the public hearing at 6:22 pm.**

Mr. Godfrey reported that the revised General Plan will be posted on the website and re-noticed for another public hearing on July 7, 2016 with the intention of a vote being taken on July 21, 2016.

Council Member Pace moved to close the public hearing on the Planning Commission Draft of the General Plan and a new hearing be scheduled with the Council revised draft. Council Member Gunn seconded the motion. The Council voted in the affirmative and the motion carried.

VI. *Public Hearing on Proposed Amendments to the 2015-2016 Budget.*

Randy Fitts, City Manager, reported that the proposed budget amendment includes pulling restricted funds out of the Capital Fund, which is the amount received for impact fees. He explained that impact fees are restricted in that they can only be used to pay the bonds. Additional funds will be placed in the General Fund, which will decrease the amount of the contribution from the General Fund to pay the bonds. The Millrock EDA will also receive additional funding and will be depleting a small amount of the Holladay Village Center RDA.

Mr. Fitts confirmed that there is additional revenue coming in from building rentals. Property taxes may fall short, but sales taxes are expected to exceed the budget. Mr. Fitts confirmed that the additional expense matches the increase in fund balance. More was being put into the fund balance and additional funds are being received from the debt service from impact fees.

Mayor Dahle opened the public hearing at 6:32:30pm. There were no public comments. Mayor Dahle closed the public hearing at 6:33 pm.

VII. *Public Hearing on Proposed 2016-17 Budgets.*

Mr. Fitts reported that there were two changes made to the budget. The report shows that the City's expenses exceed the revenue. Amendments will be necessary throughout the coming year.

Mayor Dahle opened the public hearing at 6:33:40. There were no public comments. **Mayor Dahle closed the public hearing at 6:34 pm.**

VIII. *Consideration of Ordinance 2016-09 Adopting Amendments to Title 2.*

Council Member Pace moved to adopt Ordinance 2016-09. Council Member Stewart seconded the motion.

Council Member Pace explained that this was a housekeeping item intended to reflect the current form of government.

Manager Fitts thanked Mr. Godfrey, Mr. Allred and Ms. Carlson for all their help. He noted that it took a long time but the finished product was accurate.

The City Council roll call vote was as follows: Council Members Pace, Gunn, Stewart and Mayor Dahle voted in favor of the motion. Ordinance 2016-09 was adopted with a unanimous vote.

Council Member Pace moved to suspend the rules and take the items on the agenda out of order, as needed. Council Member Gunn seconded the motion. The Council voted in the affirmative and the motion carried unanimously.

Council Member Petersen joined the meeting at 6:43 p.m.

IX. *Consideration of Resolution 2016-13 Appointing Diane Burandt as the City Finance Director.*

The above item was a housekeeping matter and will make Ms. Burandt an at-will employee.

Council Member Pace moved to approve Resolution 2016-13 with the modified terms of the Resolution pursuant to Title II. Council Member Gunn seconded the motion. The City Council roll call vote was as follows: Council Members Petersen Pace, Gunn, Stewart and Mayor Dahle voted in favor. Resolution 2016-13 was approved with a unanimous vote.

X. *Consideration of Ordinance 2016-10 Amending the Zoning Map of the City for Property Located at 1984 E 4500 S from R-1-10 to R -2-10.*

Mayor Dahle reported that the above application is from Phillips Homes to zone the subject property from R-1-10 single-family to R-2-10 twin home.

Council Member Pace moved to postpone this item. Motion died for lack of second

Council Member Pace was supportive of the proposed zone change with the explanation given at the previous work meeting which was that the intent is to develop single-family units. Since the Development Agreement has not yet been prepared, it was recommended that the above matter not be adopted until there is a document with language that both the developer and Council have reviewed and approved.

John Phillips, applicant - stated that the area in question is a rear parcel and was subdivided in the mid 1950's. When it became part of the City, it was always under one ownership. The property owners are proposing four single-family homes but prefer to keep their options open. Council Member Pace believed there was support for the request but wanted to have the Development Agreement in hand prior to approval.

Mr. Godfrey commented that the most secure way was to have a Development Agreement. Another option was to approve the rezone subject to the placement of a restrictive covenant on the property specifying that the property would only be used for single-family development. Alternate options were discussed.

Council Member Pace moved to adopt Ordinance 2016-10 with a delayed effective date and instructions stating that Mayor Dahle is not to sign until a Development Agreement has been negotiated, executed, and recorded against the property, which would guarantee that the property being rezoned would only be developed with a single-family home. Council Member Petersen seconded the motion. The City Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Stewart, and Mayor Dahle voted in favor. Ordinance by 2016-10 was adopted by a unanimous vote.

XI. *Consideration of Ordinance 2016-11 Amending the Zoning Map of the City for Property Located 1458 E Murray Holladay Rd from R-1-10 to P (public) Zone.*

Council Member Petersen moved to adopt Ordinance 2016-11. Council Member Pace seconded the motion. The City Council roll call vote was as follows: Council Members Petersen Pace, Gunn, Stewart, and Mayor Dahle voted in favor. Ordinance 2016-11 was adopted with a unanimous vote.

XII. *Consideration of Ordinance 2016-12 Amending the Zoning Map of the City for Property Located at 1992 E Hedgewood Ct from R-1-15 to R-2-8.*

Council Member Petersen moved to adopt Ordinance 2016-12 with the zone change being from R-1-15 to R-2-10. Council Member Pace seconded the motion.

In response to a question raised regarding a renotice, Mr. Godfrey stated that a less restrictive zone was included in the notice. Mayor Dahle expressed concern with the same zoning across the street as well as properties from this parcel moving north on Highland Drive. He was concerned that this could spur additional applications and set a precedent for this particular zone.

The City Council roll call vote was as follows: Council Members Petersen Pace, Gunn, and Mayor Dahle voted in favor of the motion. Council Member Stewart was opposed. Ordinance 2016-12 was adopted by a 4-to-1 vote.

XIII. *Consideration of Ordinance 2016-13 Amending Chapter 13.71 – Holladay Village Zone.*

Council Member Petersen moved to adopt Ordinance 2016-13. Council Member Pace seconded the motion.

Council Member Gunn moved to amend the motion to adopt Ordinance 2016-13 Sections 2 through 5 with an exception to Section 1, which may be decided on at a later date. Council Member Stewart seconded the motion.

Council Member Pace stated that the issue that should have been discussed with the Planning Commission was whether there should be proximity regulations between dining clubs. The 300-foot distance was used as a placeholder. They recommended against that with no further guidance of an appropriate distance. The proposed motion would make the City of Holladay more lenient than Salt Lake City and he did not believe that was the desired direction. He commented that 300 feet may not be the appropriate distance but he was not comfortable having no established distance.

The City Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Stewart, and Mayor Dahle voted in favor of the motion. Ordinance 2016-13 was adopted with a unanimous vote.

XIV. *Consideration of Resolution 2016-14 Approving an Agreement with MaryAnn Alston, dba Wasatch Farmers' Market to Establish a Holladay Farmer's Market.*

Council Member Pace moved to approve Resolution 2016-14 subject to the following:

- A 30-day termination clause with a provision that would not be unreasonably exercised.
- Adjust language from "undertake" to "consider".

- Add a provision allowing for the relocation of the entire event to the park space behind City Hall at the Council's discretion.

Council Member Petersen seconded the motion. The City Council roll call vote was as follows: Council Members Petersen, Pace, Gunn, Stewart, and Mayor Dahle voted in favor for the motion. Resolution 2016-14 was adopted with a unanimous vote.

XV. *Consent Agenda.*

a. *Approval of Minutes – April 21, 2016.*

Council Member Pace moved to approve the consent agenda. Council Member Petersen seconded the motion. The Council unanimously voted in the affirmative.

XVI. *City Manager's Report.*

Manager Fitts reported on the following:

- He reported that he spoke with both Pat Jordan and Mike Zuhl about their contracts for next year. Ms. Jordan was amenable to reducing her contract and Mr. Zuhl understands the need to terminate his contract.
- Cotton Bottom. The insurance company will no longer insure the building until a new roof is installed. The City is obligated to fix the roof. The Council needs to decide what the long-term plan is and how much they want to put into it.
- Manager Fitts reviewed a list of issues that will be turned over to the New City Manager. The list includes: Highland Drive, the two intersections on 6200 South, 2345 and Stratton Park, the Canyon Cove Island Project, Tanner Ditch, City Hall Park, Knudson, Park, storm drain projects, and more.

XVII. *Council Reports.*

Council Member Gunn thanked Mr. Allred for helping with a meeting with a group of residents.

Council Member Stewart informed the Council that he will now be working on the Deer Project. He has spoken to the Mule Deer Foundation who will help capture the deer. He has also contacted Bountiful and Herriman to get their plans. The City should soon be receiving a Certificate of Readiness from the Utah Division of Wildlife Resources. It will then be up to the Council to determine how to proceed.

Council Member Pace reported on the Foundation Dinner. He stated that it was a very nice evening but he recommended that the reception be held in a different room than where the dinner is served so that participants can mingle. It was difficult to converse over the music.

Council Member Petersen commented that one of the mothers of a Junior High recipient thanked her for the award and the wonderful evening.

Mayor Dahle reported that he has spoken to staff about amending the language to allow monument signs in the P Zone. The matter will be coming to the Council in the near future.

XVIII. *Other Business.*

XIX. *Adjourn City Council Meeting and Recess to an RDA Meeting.*

Council Member Petersen moved to adjourn the City Council Meeting and recess to the RDA meeting. Council Member Pace seconded the motion. The Council voted in the affirmative and the meeting adjourned at 8:02 p.m.

WORK MEETING
May 26, 2016

ATTENDANCE

Mayor Rob Dahle
Lynn Pace
Patricia Pignanelli - *Excused*
Mark Stewart
Sabrina Petersen
Steven Gunn

City Staff
Randy Fitts, City Manager
Stephanie Carlson, City Recorder
Todd Godfrey, City Attorney
Paul Allred, Community Development Director

Mayor Dahle called the Work Meeting to order at 8:19 p.m.

a. Discussion on City Hall Park.

Manager Fitts reported that the brick and stone work will cost \$30,000 to \$35,000 more than anticipated. He would like to bring everything in at the end and see how much money is left over before proceeding. With regard to pavilion designs, the desire was to begin work. Once the design work is complete, the job will be put out to bid. The walking path perimeter will be completed with the exception of the area where the pavilion is and the bottleneck near the playground.

Manager Fitts commented that the shade sails could possibly be installed by July 4 but more likely it will be completed by July 15. He commented that the biggest problem will be to shut that playground down for one week in order to put in the posts. He planned to meet with representatives from the Garden Club on June 13. They still want to contribute to the park and would like to put funds toward bushes or trees.

b. Update on the General Plan.

Mayor Dahle commented on the General Plan and indicated that the public hearing was closed earlier. There was discussion about opening it back up on the 16th. Council Member Petersen stated that the committee is still working on revision and will not have a revised plan until after the June 16. He recommended they keep July 7 as the date for the public hearing and get the revised copy on the website as soon as possible.

Council Member Pace commented on Chapters 7 and 8. He indicated that the goal of Public Services is to ensure continued access and basic public services, develop a long-range plan to deliver municipal services for the City, and ensure that the City has enough flexibility to continuously evaluate and make adjustments to how they provide services. He explained that currently the service delivery model depends on factors that are not within the Council's control. If they change, the City could be in a precarious position.

Council Member Pace indicated that the sustainability portion did not identify goals and was not focused on what they are trying to accomplish. The Natural Resource section focused on protecting the compatibility of development, riparian corridors, tree canopy, and steep slopes. In terms of sustainability, goals and aspirations were addressed. Those include water conservation, air quality, transportation, alternative transportation parking, storm water management, renewable energy, and green waste and recycling. Green waste and composting issues were

discussed. Revised versions of the two sections would be reviewed at a follow up meeting scheduled for June 14 at 11:00 a.m.

c. Discussion on 2016-17 Tentative Budget.

Changes to the tentative budget were reviewed and discussed. An additional \$5,000 was proposed for communication equipment to live stream Council Meetings.

There was discussion about funds for Deer Removal. Once a plan is in place it will be presented to the public in September or October. The Mayor and some members of the Council were not committed to funding since there are still a number of unanswered questions. Council Member Steward commented that the City would have to provide cages for trapping the deer at a cost of \$900 each with at least five to 10 traps. The estimated cost is \$126 per deer to capture them. Mayor Dahle questioned whether it was realistic to have a program where the City agrees to work with the Department of Wildlife Resources to trap and remove 40 deer. Details of capture and removal were described as well as efforts that have occurred in other cities.

It was reported that the Unrestricted Capital balance is \$26,601. It was noted that \$295,000 was still budgeted for the City Hall Park. Mayor Dahle did not think that was enough since the building is 10 years' old and in order to keep the building in good condition, he recommended the Council begin reinvesting in certain areas every year. He suggested \$50,000 to \$75,000 per year for preventative maintenance.

d. Calendar.

The next Council Meeting was scheduled for June 16. There will be an open house for Manager Fitts on June 10 and a staff BBQ on June 14.

e. Other Business.

Council Member Gunn described plans for the 2345 Park with a berm, pathway, and feature. A bid was obtained from a contractor to put in the path at a cost of \$6,000. In regards to funding, Manager Fitts thought they could come up with \$10,000 this coming year and \$10,000 more the following year. The Tree Committee and the Holladay Foundation could possibly make contributions. It was reported that the property is owned by Salt Lake City who indicated that at some point they may put in a pumping station. The Council discussed property ownership issues. Council Member Pace commented that the site is not good for a park because it is on two of the busiest streets in the community. The possibility of using RDA housing funds was discussed as well as other funding and site acquisition options.

Planning Commission vacancies were discussed. Mr. Allred stated that Chris Jensen has only served 4 ½ years and would like to serve another 18 months for a total of six years. Ms. Carlson agreed to provide the Council with a current list of Planning Commission Members and their term expirations.

XX. *Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition & Disposition.*

XXI. *Adjourn.*

There being no further business, Council Member Petersen moved to adjourn. Council Member Pace seconded the motion. The Council voted in the affirmative. The meeting adjourned at 10:52 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Meeting held Thursday, May 26, 2016.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: July 7, 2016