

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 4, 2016  
Mt. Olympus Room  
4580 South 2300 East  
Holladay, UT 84117**

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**BRIEFING SESSION - 5:30 p.m.**

***ATTENDANCE:***

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

**City Staff:**  
Gina Chamness, City Manager  
Todd Godfrey, City Attorney  
Stephanie Carlson, City Recorder

Mayor Dahle called the Briefing Session to order at 5:30 p.m. The Council reviewed the agenda. Mayor Dahle brought up Council Members Pace's concerns with the P zone amendment, noting that it would affect all P zones which is a concern. He asked that this item be postponed until the next meeting for further discussion.

The Council discussed the proposed grant. It is a matching grant for a multi-use sport court. The multi-use sport court features pickle ball courts that transition to volleyball courts. It was noted that a conceptual drawing will be included with the grant but it is only conceptual and can be changed.

Manager Chamness & Shay Smith, City Engineer updated the Council on the Spring Lane project. The completion of the project is about two weeks out. The west half of Spring Lane finished and the east half is only sidewalk so it should go quickly.

**MINUTES OF THE  
HOLLADAY CITY COUNCIL MEETING**

**Thursday, August 4, 2016  
City Council Chambers  
4580 South 2300 East  
Holladay, UT 84117**

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**Council Meeting 6:00 pm**

***ATTENDANCE:***

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

**City Staff:**  
Gina Chamness, City Manager  
Todd Godfrey, City Attorney  
Stephanie Carlson, City Recorder

**I. *Welcome*** – Mayor Dahle

Mayor Dahle conducted and called the meeting to order at 6:00 pm.

**II. *Pledge of Allegiance***

The Pledge of Allegiance was led by Shay Smith.

**III. *Public Comments.***

There were no public comments.

**IV. *Consideration of Ordinance 2016-19 Amending Chapter 13.46- Standards for Accessory Buildings in the P (public) Zone***

Council Member Gunn moved to continue Ordinance 2016-19 to Aug. 18 for further discussion. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the motion carried.

**V. *Consideration of Ordinance 2016-20 Amending the Zoning Map for Property Located at 5751 & 5761 S Highland Dr from R-1-15 (single family) to R-2-8 (twin home zoning)***

Mayor Dahle commented that he is wrestling with this rezone. A few weeks ago we approve an R-2-10 zone for the parcel to the south and now this request for R-2-8 that is 20% smaller. It also comes with a denial from the Planning Commission. He asked if the zone remains as R-1-15 will it be developed.

Council Member Petersen has concerns with jumping so many zones.

Mayor Dahle commented that he had spoken with Council Member Pace and he is supportive of the R-2-8 zone.

Council Member Stewart expressed concerns that this will set precedence. The residents in the area are concerned about the area becoming multi-family and the traffic. He too asked if the project would go through if it was rezoned to R-2-10.

*Lamar Gatherum – applicant.* He replied that he would still go ahead with the project but the design would change.

*Sarah Gatherum.* She is concerned with the R-2-10 zone because it is single family sandwiched between two twin homes. The single family home would be on the north facing east-west and would be accessed off of Hedgewood while the twin homes would be north-south facing with access off of Highland. If both lots are R-2-8 all homes would be accessed off of Highland. They are also looking a providing a way to go out onto Highland without backing out.

Council Member Stewart asked about the neighbors' concerns.

Ms. Gatherum replied that they were concerned with the homes accessing on/off of Hedgewood.

Council Member Petersen expressed concern with having four homes entering off of Highland and with jumping so many zones. It sets precedence.

Council Member Stewart moved to adopt Ordinance 2016-20. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Ordinance 2016-20 was approved by a unanimous vote.

**VI. *Consideration of Resolution 2016-19 Authoring the Mayor to Execute the Seventh Amendment to an Agreement for Animal Control Services with Salt Lake County***

Council Member Petersen moved to approve Resolution 2016-19. Council Member Gunn seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2016-19 was approved by a unanimous vote.

**VII. *Consideration of Resolution 2016-23 Approving Submission of an Application to the Utah Governor's Office of Economic Development, Office of Outdoor Recreation for the Utah Outdoor Recreation Grant***

Council Member Gunn moved to approve Resolution 2016-23. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Petersen, Pignanelli, Gunn, Stewart and Mayor Dahle in favor. Resolution 2016-23 was approved by a unanimous vote.

**VIII. *Consent Agenda***

**a. *Approval of Minutes – June 6, July 7 & 14, 2016***

Council Member Petersen moved to approve the consent agenda with the changes noted in the pre-meeting. Council Member Pignanelli seconded the motion. The Council voted in the affirmative and the minutes were approved.

**IX. *Council Reports***

Council Member Pignanelli reported on the Board of Realtors meeting she attended. Holladay has the fifth highest housing market in the state. It is a seller's market and not a lot of inventory.

**X. *Other Business***

**XI. *Adjourn City Council Meeting and Reconvene in a Work Meeting***

Council Member Petersen moved to adjourn the City Council Meeting reconvene in a work meeting in the Mt. Olympus Room. Council Member Gunn seconded the motion. The Council voted in the affirmative and the meeting adjourned at 6:26 p.m.

**WORK MEETING**  
**August 4, 2016**

***ATTENDANCE***

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

**City Staff**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Todd Godfrey, City Attorney  
Paul Allred, Community Development Director

Mayor Dahle convened the Council in a Work Meeting at 6:35 p.m.

**a. Discussion on City Hall**

Manager Chamness reported that the shade sails are up and look good. She is still waiting on the cost for the pergola and a decision on the trees.

Council Member Gunn brought up an issue from a citizen regarding the ADA compliance of the playground and the need for a harder surface or walkway between the equipment. Council Member Petersen noted that playground is ADA compliant and the bark and some of the equipment is ADA approved. The Council expressed concern about a walkway and the changes in elevation that could cause trip hazards and a multi-surface playground could cause more issues than help. There needs to be a uniform surface. It was mentioned that with the design of Knudsen Park there are opportunities and grants available to make an ADA accessible playground and walking path.

**b. Discussion on Deer Issues**

Council Member Stewart noted that the city has received our Certificate of Registration. The next question is do we want to move forward with drafting a plan and if so the Council will need to decide who pays – residents or the city. It is \$200/deer to remove and \$1000 per trap and we would need four to five traps. The city is currently approved to remove 50 deer over three years. Council Member Stewart then explained the differences between lethal vs. non-lethal methods. Lethal is less expensive and is done in the fall so you are not killing migrating deer. IT would be done by an experienced, hired bow hunter and the meat would then be donated. Non-lethal there is a 50% survival rate after capture and you can only do in winter.

The Council discussed moving forward with a plan and scheduling an open house where we would present the options and costs. Council Member Stewart has reviewed other cities plans and will use those in drafting Holladay's.

**c. Discussion on Residential Density in the Holladay Village**

Council Member Gunn asked to discuss this item. With the expansion of the Village and the two proposed plans for condo developments and the Harmon's, he would like to extend the moratorium on residential development until after the construction of the projects in order to see their effect.

Mr. Godfrey noted that you can only do a six-month moratorium max.

Council Member Petersen would like to see in that time a traffic study done and to look at infrastructure, density and intensity needs and parking and parking requirements. The Council was supportive of extending the moratorium in order to adequately study those issues.

**d. Calendar**

Ms. Carlson reviewed the calendar. The next meeting is Aug. 18. In September the Council will meet on the 8, 15 & 22. The Utah League convention is Sept. 14-16. Also, the Blue Moon Festival is this Saturday, Aug. 6 from 3-10pm.

**e. Other Business**

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

**XV. Adjourn**

There being no further business, Council Member Gunn moved to adjourn. Council Member Petersen seconding the motion. The Council voted in the affirmative. The meeting adjourned at 7:50 p.m.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council meeting held Thursday, August 4, 2016*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: September 8, 2016