

**MINUTES OF THEITY OF HOLLADAY  
CITY COUNCIL MEETING**

**Thursday, July 14, 2022  
6:00 p.m.  
City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

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**ATTENDANCE:**

Mayor Rob Dahle  
Paul Fotheringham  
Drew Quinn  
Matt Durham  
Dan Gibbons  
Ty Brewer – *via Zoom*

**City Staff:**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Jonathan Teerlink, Community Dev. Director  
Jared Bunch, Public Services Director  
Todd Godfrey, City Attorney

**I. Welcome** – Mayor Dahle.

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

**II. Pledge of Allegiance.**

Mayor Dahle led the Pledge of Allegiance.

**III. Public Comments.**

*Jameson Palmer - 8853 Alpen Way in Cottonwood Heights.* He reported that the group present was there to request that lights be installed in the Skate Park. Mr. Palmer noted that the park closes at 11:00 p.m. and felt the lights should remain on until 10:30 p.m. or 11:00 p.m. He brought five young men – Zion, Brooks, Ed & ??? who use the skate park and would like to help get lights installed.

*Jack Parker - 1343 Royal Troon De.* He stated that he is part of Skatepark Respect, Inc., a 501(c)(3). Mr. Parker adopted the Holladay Skate Park and cleans it regularly. He has a group of 15 ambassadors that adopt a skate park and he teaches them how to clean and take care of the Skate Park and to take ownership. Mr. Parker reported that he serves on the Board of the Utah Skatepark Advocacy Group. The mission and vision of the group are to raise funds to build skate parks and make sure they are set up appropriately. It is important to consider adding lights to the skate park as it will allow more people to use it. Many people in the community are willing to raise money for the lights. He asked what needs to be done to have the lights installed.

Mayor Dahle informed Mr. Parker that the City Council has already discussed adding lights to the Skate Park. It was a policy discussion more than a funding discussion. However, the City was always supportive of donations because fundraising allows the community to get involved. Mayor Dahle suggested that a meeting take place with Mr. Parker. In the future, the item could be added to a Work Meeting Agenda and there could be a more formal discussion with the Council. He was thrilled that there was a commitment from the public and take care of and improve the Skate Park. He was also happy to see the young men in attendance advocate for the park.

*Trudy Jorgensen-Price - Holladay Library.* She reported that Summer Reading went until the end of July and the fine waiver went until the end of August. Some Harry Potter-themed events had taken place already and there was one more scheduled to take place on July 21, 2022, where participants will make wizarding wands. Ms. Jorgensen-Price reported that the latest Diagon Alley-themed event featured reptiles with over 170 in attendance. There will be a puppet show on August 12, 2022. Additionally, there will be a Seed Saving program on July 30, 2022, and a Composting Class on August 20, 2022. Game Night will continue every second Monday from 5:00 p.m. to 8:00 p.m. Mayor Dahle asked if the Library had returned to full pre-COVID attendance numbers. Ms. Jorgensen-Price reported that it was getting there and a lot of people attended the latest event.

**IV. *Public Hearing on Proposed Rezone for Property Located at 4525 South 2300 East from R-M (Residential Multi-Family) to PO (Professional Office).***

*Jonathan Teerlink, Community Development Director,* shared the Staff Report and reported that there is an existing office building that is owned and operated by Grey Fedora Properties near City Hall. The office building is on 0.84 acres in the R-M (Residential Multi-Family) Zone. Mr. Teerlink reported that the R-M Zone was intended to be a mixed-use zone that allowed multi-family residential and professional office uses. Since the property owner wanted to accommodate new tenants, such as medical and dental, the request was to rezone the property to the PO (Professional Office) Zone.

Council Member Fotheringham noted that the Professional Office (“PO”) Zone would allow certain medical uses, which meant there would be additional daytime trips but the shift in use was unlikely to be substantial.

*Scott Romney - applicant’s representative.* He wanted to see the rezone approved because it matches the General Plan designation and will increase opportunities for the property owner. Mr. Romney did not believe the rezone would result in additional traffic. Mayor Dahle reported that public hearings are typically held and the item is voted on at a future City Council Meeting. However, since there were some non-controversial items on the agenda and there was not another City Council Meeting scheduled until August 11, 2022, there were a few items that would be voted on that night.

**Mayor Dahle opened the public hearing at 6:23p m.**

Mayor Dahle noted that an email comment was received from *Nancy Hollingsworth* who lives across the street. She was not in opposition but expressed concerns about traffic in the area.

There were no further comments. **Mayor Dahle closed the public hearing at 6:24 pm.**

**V. *Consideration of Ordinance 2022-17 Amending the Zoning Map for Property Located at 4525 South 2300 East from R-M (Residential Multi-Family) to PO (Professional Office).***

Council Member Gibbons moved to ADOPT Ordinance 2022-17 – Amending the Zoning Map for property located at 4525 South 2300 East from R-M (Residential Multi-Family) to PO (Professional Office). Council Member Quinn seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye;

Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Ordinance 2022-17 was adopted by a unanimous vote.

**VI. *Public Hearing on Proposed Rezone for Property Located at 5203 South Highland Drive from R-1-21 to R-1-10.***

Mr. Teerlink presented the Staff Report and stated that the proposal was to rezone approximately 0.60 acres of property from the existing R-1-21 Zone to the R-1-10 Zone. He noted that the R-1-21 Zone allows for one home per one-half-acre while the R-1-10 Zone allows for 10,000 square-foot lots. The rezone was requested for the purpose of subdividing. The applicant's proposal was compliant with the redevelopment goals listed in the General Plan, which is a maximum of five units per acre and proposed lot sizes that are larger than those of the surrounding areas.

The Planning Commission recommended approval of the rezone request. Mr. Teerlink reported that the Planning Commission discussions centered around compatibility. There are eight homes on Walker Woods Lane and all of the properties are in the R-1-21 Zone. The properties on the private lane are non-conforming, which means they were not one-half-acre, with the exception of the subject property. In order to subdivide the subject property into two, a rezone to R-1-10 was requested. This would leave two lots that are much larger than 10,000 square feet in size. The applicant held a neighborhood meeting with Walker Woods Lane residents. At that time, the residents voiced support for the rezone because it would clean up the property. Mr. Teerlink added that the applicant's request was not out of character with the abutting area.

Mayor Dahle asked if there were public comments at the Planning Commission level. It was noted that there were comments at the neighborhood meeting.

Council Member Gibbons noted that the rezone would not be out of character for the area. He did not have concerns about the application. Mayor Dahle pointed out that the rezone would not change the accesses or add another access onto Highland Drive.

*Darren Mansell – applicant's representative.* The property owners purchased the dilapidated home with the intention of splitting the lot into two. There had been meetings with the neighbors who were supportive.

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

**VII. *Consideration of Ordinance 2022-18 – Amending the Zoning Map for Property Located at 5203 South Highland Drive from R-1-21 to R-1-10.***

Council Member Gibbons moved to ADOPT Ordinance 2022-18 – Amending the Zoning Map for property located at 5203 South Highland Drive from R-1-21 to R-1-10. Council Member Fotheringham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Ordinance 2022-18 was adopted by a unanimous vote.

**VIII. *Public Hearing on Proposed Rezone for Property Located at 5560 South Wasatch Boulevard by Removing the FCOZ (Foothills and Canyons Overlay Zone) Overlay Zone Regulations.***

The applicant was not present, so the public hearing was to remain open. Mr. Teerlink presented the Staff Report and shared information about the Foothills and Canyons Overlay Zone (“FCOZ”). He reported that the FCOZ was created in 1997 and the overlay applies to the foothills and canyons of the Salt Lake County Canyon Areas including Emigration, Parleys, Millcreek, Big Cottonwood, Little Cottonwood, Rose, Heughs, and Butterfield Canyons. FCOZ refers to Ordinances that deal with how, where, and when activities and development can occur in local canyons and the flanking foothills while being cognizant of private property rights. As for the subject property, the FCOZ was an addition to the underlying zone, which is the R-1-21 Zone.

When the property was deeded to the applicants it was done under the assumption that there was plenty of ground for two one-half-acre properties; however, they were now dealing with the FCOZ regulations that were adopted after the property was deeded. Since the property had been deeded prior to adoption of the FCOZ, the applicant requested that the FCOZ be removed from the property.

Council Member Fotheringham noted that the FCOZ was put in place by the County before the City’s incorporation. It was confirmed that it is now under the control of the City. Mr. Teerlink explained that the overlay is on several properties along Wasatch Boulevard. Mr. Teerlink clarified that the property was deeded to the applicant prior to adoption of the FCOZ. Mayor Dahle suggested that the matter be discussed in more detail during the Work Meeting. It was anticipated that the item would be voted on during the August 11, 2022, City Council Meeting.

**Mayor Dahle opened the public hearing at 6:39 pm.** There were no comments. The public hearing remained open.

**IX. *Public Hearing on Proposed Street Vacation at the Junction of Jennie Lane and Naniloa Drive.***

*Jared Bunch, Public Services Director,* presented the Staff Report and stated that the City of Holladay currently has a surplus right-of-way along the outside of the curve where Naniloa Drive turns into Jennie Lane. The right-of-way is sloped on the Upper Canal bank and does not serve a purpose for the City. The adjacent property owners were interested in the property. Mr. Bunch reported that the property was dedicated as right-of-way as part of the Brimhall Subdivision Map with the intention that Naniloa would continue north across the Upper Canal and Spring Creek. The developer, however, changed plans and Naniloa Drive was never extended. Mr. Bunch noted that the dedication that was done on the plat map was never vacated.

Two property owners approached the City with a willingness to acquire the property and take on the maintenance responsibilities. With the assistance of Council Member Quinn, the City entered into discussions with the interested property owners. The owners suggested property lines that included the vacation of the right-of-way and lot line adjustments. The Planning Commission reviewed the application and unanimously recommended approval.

Council Member Gibbons wondered if the City would have any future need for the property. For instance, stormwater uses or utility uses. Mr. Bunch explained that the property in question has a very steep slope and there was no interest in using it for utilities or storm drainage. City Attorney, Todd Godfrey was comfortable with the application. He asked that language be added to the motion that would grant additional authority to Staff. That language would allow Staff to take any

necessary administrative steps and ensure that the right-of-way passes to the property owners, as shown on the amended final plat.

Mayor Dahle asked how many property owners were involved. Mr. Bunch explained that there were two. It was a reasonable split, given the way the lots had been drawn. The property owners brought the proposed lot lines to the City. Council Member Fotheringham wanted to know if there would be a sale involved for the right-of-way. Mr. Godfrey explained that certain rights-of-way could be sold upon vacation but a plat dedicated right-of-way was not eligible.

Council Member Quinn reported that two years ago, one of the property owners contacted her about the right-of-way. Several trees needed to be dealt with and there was cleaning to be done. The initial response from the City was that the right-of-way was like a park strip and needs to be maintained. The City had cleaned up the area a couple of times but a permanent solution was needed. She was pleased that there would be a resolution and that the property owners were willing to take on the right-of-way. This would be a positive outcome for all involved.

**Mayor Dahle opened the public hearing at 6:51 pm.**

*Alisa Quist - 2811 East Jennie Lane and property owner.* She reported that she and Mr. Rutledge were willing to take on the responsibility but noted that there was a 15-ft canal easement to consider. The Water Master for the Upper Canal Irrigation Company was there often and she had gotten to know him and he made sure that the canal area was taken care of. Between the property owners and Upper Canal Irrigation Company, she felt confident that the right-of-way would be properly maintained. Mayor Dahle noted that the canal company has the responsibility of maintenance regardless of who owns the property.

There were no comments. **Mayor Dahle closed the public hearing.**

**X. *Consideration of Ordinance 2022-19 – Vacating a Portion of a Public Right-of-Way at the Junction of Jennie Lane and Naniloa Drive.***

Council Member Quinn moved to ADOPT Ordinance 2022-19 – Vacating a portion of a public right-of-way at the junction of Jennie Lane and Naniloa Dr and giving Holladay City Staff additional authority to take any necessary steps to ensure the final amended plat is recorded and allowing a section to be added to the Ordinance to protect the ownership of the canal from the vacation. Council Member Durham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Ordinance 2022-19 was adopted by a unanimous vote.

**XI. *Consideration of Resolution 2022-18 – Approving an Interlocal Agreement with Salt Lake County for Aerial Photography.***

Mr. Teerlink reported that Salt Lake County hires a contract service to take aerial photographs. The aerial image databases are useful for GIS services and mapping. Two files were requested to be purchased consisting of a straight overhead shot and an oblique shot at an angle of 65 degrees. He stated that the new type of imagery can show building heights, topography, and tree coverage. The request was to approve an Interlocal Agreement to purchase the imagery for GIS mapping.

Council Member Durham moved to APPROVE Resolution 2022-18 – Approving an Interlocal Agreement with Salt Lake County for Aerial Photography. Council Member Fotheringham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Resolution 2022-18 was approved by a unanimous vote.

**XII. *Consideration of Resolution 2022-19 – Granting Advice and Consent of the City Council for the Appointment of Members to the Planning Commission.***

Council Members spoke to Mr. Cunningham earlier in the evening.

Council Member Fotheringham moved to APPROVE Resolution 2022-19 – Granting Advice and Consent of the City Council for the Appointment of Paul Cunningham to the Planning Commission. Council Member Quinn seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Resolution 2022-19 was approved by a unanimous vote.

**XIII. *Consideration of Resolution 2022-20 – Granting Advice and Consent of the City Council for the Reappointment of Sandy Meadows to the Historical Commission.***

Council Member Gibbons reported that Ms. Meadows was formerly the Chair of the Historical Commission and would continue on in the Vice-Chair position.

Council Member Gibbons moved to APPROVE Resolution 2022-20 – Granting the Advice and Consent of the City Council for the Reappointment of Sandy Meadows to the Historical Commission. Council Member Durham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. Resolution 2022-20 was approved by a unanimous vote.

**XIV. *City Manager Report – Gina Chamness.***

Ms. Chamness reported that there were maintenance challenges within City Hall including the AC unit, sewer and stormwater issues. Staff would continue to work toward a solution on the issues. She reported that there are supply chain issues that will impact the timeframe for the compressor. It was expected to be installed within the next five to eight weeks.

Ms. Chamness reported that the Y2 Analytics Survey was to be released in September 2022. A draft version would be reviewed at an upcoming meeting. Mayor Dahle explained that the last survey was done in 2017. It would be interesting to compare the latest results to the survey results at that time and to better understand how the City was doing in the eyes of the residents. Ms. Chamness stated that there would be three data points in terms of longitudinal questions. For instance, how the City was doing and how the City compared to five years earlier.

**XV. *Council Reports and District Issues***

Council Member Fotheringham reported that there had been some progress with the Arts Council public art applications. 126 applicants submitted portfolios for evaluation and those applicants had been whittled down to 29 and further narrowed down to four. The final four artists had diverse offerings. The Arts Council would fund each of the four artists with \$1,700 for a proposal that was more specific to the project. At the end of the process, the Arts Council would recommend

one of the artists to the City Council for approval. Council Member Fotheringham was confident that there would be a very interesting proposal. It had been difficult work to narrow down the applications and he was excited to see what each of the finalists would propose for the City. Council Member Fotheringham reminded the Council Members that the Summer Concert Series would take place every Saturday for the rest of the summer.

Council Member Durham shared updates related to the Tree Committee. He reported that the Committee created a new application for the Tree Voucher Program. Additionally, a list of trees that were appropriate for City planting had been posted on the website. A lot of work had gone into the list of appropriate tree species. Council Member Durham also thanked Mr. Bunch and Ms. Chamness for being so responsive to text messages during the rainstorm.

Council Member Quinn explained that soon after she was elected, she received a request to repave Morgan Drive from a resident who lives on the street. She received an email earlier in the day from that same resident thanking her for the Truth in Taxation process that would finally allow the street to be fixed. Council Member Quinn thanked everyone on the Citizen Advisory Committee, City Staff, and Council Members for their part in that work. It had made a resident very happy.

Council Member Gibbons reported that on July 18, 2022, at 7:00 p.m. the second Historical Commission Speaker Series would take place. Allen Roberts, an Architect who specializes in historic documentation and preservation would speak. Council Member Gibbons also noted that he had spoken to constituents about an RV storage operation that was in a residential zone on 2300 East 6400 South. There used to be a sign on the street advertising the use, but that had since been taken down. He did not know if the use had been grandfathered in but asked for details.

Mr. Teerlink explained that there was concern from the City about the RV storage operation as well and a Notice of Violation had been issued. Mr. Teerlink stated that the previous property owner had a non-conforming letter given to him by former Mayor Dennis Larkin in 2003 for an RV outdoor storage use. However, that letter outlined a list of conditions that were applied to that approval. The current property owner had been found in violation and was given 10 days to comply but there was no compliance. Mr. Teerlink reported that the property owner was brought in for a Business License Revocation or Suspension Hearing. During that meeting, the Appeals Officer granted a 90-day plea. Over the next 90 days, there should be a significant change to the property.

Council Member Gibbons discussed the construction of the hotel on the corner of Highland Drive and I-215. Some constituents expressed concerns about early construction start times that began at 6:00 a.m. The attorney for a resident on the street sent an email earlier that morning and the attorney for the developer responded and offered to speak to the client. He hoped this matter would be resolved. He believed that 6:00 a.m. was too early to begin construction.

Council Member Brewer discussed the 4<sup>th</sup> of July fireworks display. He felt it was a wonderful community event. However, he felt that it might be worthwhile to consider having a different speaker share a short, inspirational message about Independence Day each year. There are a lot of impressive people that live in the City of Holladay and it would be worthwhile to make the celebration more locally focused. Council Member Brewer reported that he and Mayor Dahle continued to have interactions with the Hiltons. He believed the Council position had been communicated well as far as interest in the park. Council Member Brewer also noted that he had

received many letters about a potential car wash that would go in on Highland Drive. The lot would need to be rezoned for that use to take place there but it was something that there had been public outreach about.

Council Member Brewer recently spoke to Patricia Pignanelli about the Holladay City Foundation. He believed the foundation could potentially handle community donations for community amenities. Ms. Chamness noted that she and Assistant City Manager, Holly Smith, had an introductory meeting with a Consultant who may be able to assist with a plan to kickstart the Holladay City Foundation.

Mayor Dahle reported that he tried to use the iWorQ Systems app, but was having difficulty logging in. It was a worthwhile tool and he asked that the Council use it whenever possible. Ms. Chamness noted that she experienced similar issues logging in using a cell phone.

Mayor Dahle stated that there would be a follow-up discussion about the 4<sup>th</sup> of July celebration on July 26, 2022. He asked that any Council Members with comments and suggestions share them before that time. The intention was to outline a program for next year while the festivities were still fresh in everyone's minds. Mayor Dahle reported that the 4<sup>th</sup> of July event had been well done. He also noted that the Summer Concert Series was the largest opening ever, with approximately 800 people attending the first concert. He reported that Mint Tapas and Sushi had their grand opening on July 8, 2022. It would likely be very popular in the area. Mayor Dahle praised the renovation of the interior.

**XVI. *Recess City Council in a Work Meeting.***

Council Member Fotheringham moved to recess the City Council Meeting and reconvene in a Work Meeting. Council Member Quinn seconded the motion. The motion passed unanimously and the Council convened in a work meeting at 7:23 pm.

**a. *Signal Optimization Update – Avenue Consultants.***

*Shawn Larson from Avenue Consultants* introduced himself and shared a presentation. Those involved in the Signal Optimization Project included Holladay City Staff, the Utah Department of Transportation (“UDOT”), Salt Lake County, Pine Top Engineering, LLC, and Avenue Consultants. Mr. Larson shared a map of the City of Holladay and explained that there were eight signalized corridors included as part of the project. There were 25 signals owned by the City of Holladay and operated by Salt Lake County. Of those 25 signals, 22 were within the eight signalized corridors. 12 traffic signals are owned and operated by UDOT. Six months ago, Pine Top Engineering, LLC and Avenue Consultants were selected to retime and reoptimize the signal operations. The goals of the project were as follows:

- Reduce vehicle delay and travel time; and
- Reduce vehicle emissions along the corridors.

Mr. Larson reported that the traffic signal timing was updated to meet the more recent State-wide standards for traffic signal operations. He overviewed information about how traffic signals work. Mr. Larson stated that the cycle length is the time needed to accommodate all of the different movements at a traffic signal. In order for traffic signals to work together, there needed to be a consistent cycle length for all the different movements between the traffic signals along each of the corridors.



A map was shared to illustrate the existing and proposed cycle lengths in the City of Holladay. Previously, the traffic signals in the City operate in a free condition. There was not a set cycle length and all of the traffic signals operate independently. Mr. Larson explained that there has been no coordinated system in place. With input from the different stakeholders, a number of different cycle lengths were examined to determine how to best progress vehicles along the different corridors. Data collection was done to identify problems with the signal system. Additionally, the signals were observed in operation and traffic counts were collected to identify traffic volumes.

Mr. Larson reported that a simulation model had been created. This made it possible to identify potential alternatives that could improve the performance of the signals. That final solution was reviewed by the project team and stakeholders. The new signal timing was then installed in the traffic signals throughout the City. Mr. Larson stated that there was a reduction in travel times throughout the City of 359 daily trips. He noted that there had also been a review of the signal equipment and a list of recommendations had been made with potential improvements.

Mayor Dahle wondered if certain areas were more concerning than others. Mr. Larson explained that Highland Drive was identified as a greater concern because of the number of signals there. There are often frequent stops due to the lack of coordinated signals. Mayor Dahle noted that there were often resident complaints about northbound 2300 East at 4500 South. Mr. Larson stated that there were some issues there. The new cycle length provided some benefit to the travel times but was slightly longer than what was ideal. Mayor Dahle wanted to understand if it would be possible to shift the cycle lengths to accommodate peak times during the day. For instance, when schools let out. Mr. Larson confirmed that smaller plans could be created to address specific events.

Council Member Brewer asked about the reliability of the detection devices at the different signals. Mr. Larson explained that there were different types of detection devices used. Newer detection types could help to improve efficiency. Older detection devices would break over time and could be less efficient. There was discussion regarding the intersection projects that were done over the last several years. Council Member Fotheringham asked about the current status of the signal optimization project. Mr. Larson clarified that implementation was complete and the documentation was being finalized. The recommendations document would be ready in a few weeks.

**b. *Discussion on Previous Public Hearings.***

Mayor Dahle reported that the Council would further discuss the proposed rezone for property located at 5560 South Wasatch Boulevard. The application was a request to remove the FCOZ. It was noted that City Staff and the Planning Commission did not support the request. Mr. Godfrey explained that from a legal standpoint, the application of an overlay is the same as a zone change. If someone owns a piece of property and there is a zone change, the property would be subject to the regulations of that zone. The County applied the overlay zone onto the property, which effectively changed the zoning. Under FCOZ, the applicant could have one lot on the parcel. If FCOZ was removed, there could be two lots on the parcel. Mr. Godfrey noted that the FCOZ did more than change the lot size requirements. It also created flexibility in design and placement. The only way the applicant could pick and choose the criteria that apply to the property would be through a variance. However, he explained that the property did not meet the criteria for a variance.

Council Member Gibbons pointed out that the FCOZ applies to all of the canyon areas in Salt Lake County. The purposes are environmental, aesthetic, and practical. He did not feel comfortable removing the overlay. It was noted that the application was denied by the Planning Commission.

Council Member Brewer stated that the FCOZ referenced a desire to balance property rights. This application was difficult because the applicant had certain abilities to develop previously and now he does not. He was not as opposed to the FCOZ removal as some of the other Council Members. Mayor Dahle reported that there were a few weeks before the next City Council Meeting. The Council Members could engage with City Staff during that time. Additionally, the public hearing was still open.

Council Member Durham asked about the public process that was used to implement the FCOZ. Mr. Godfrey explained that public hearings and noticing requirements were followed. The FCOZ application was done in small sections to properly notice impacted residents. Mr. Teerlink reported that there are certain advantages associated with the FCOZ, such as no setbacks. Certain elements could be looked at favorably from the view of a property owner

Council Member Gibbons agreed with the earlier comment made by Council Member Brewer. He believed that the change in property rights was a key issue but noted that the argument would have been more persuasive if it had been raised when the City Holladay incorporated rather than 25 years after the FCOZ was put in place. A lot had changed since then.

**c. *Street Improvement Policy Discussion.***

Ms. Chamness noted that Council Member Durham requested that Staff look into speed issues on 2000 East. As part of that review, some large speed numbers were discovered. There may have been some technical challenges that contributed to the numbers but it was clear that speeding in the area needed to be addressed. One of the proposals was to paint large speed limits on the pavement. Chief Hoyal reported that speeds were measured on 2000 East between Lincoln Lane and 3900 South. Officers had since been out to focus on enforcement and there had been some success with that. Ms. Chamness pointed out that there would likely be some strong resident reactions to the concept of painted speed numbers.

Council Member Durham pointed out that it might be worthwhile to hear from residents. Ms. Chamness stated that a focus group could be put together if there was Council support for the idea. Mr. Bunch reported that the painted numbers could reduce speeds from one to two miles per hour and it worked on 50% of vehicles. This was a low-cost solution and there would be minor benefits. Mayor Dahle thought it might be better to have electronic flashing signs rather than painted numbers. Mr. Bunch stated that there was an estimated three to five MPH reduction associated with the electronic flashing signs. The signs cost \$10,000 and could last up to 10 years. It was determined that the Council would prefer to focus on electronic flashing signs rather than the painted speed numbers.

**d. *Discussion on Possible Town Hall Meetings.***

Mayor Dahle brought up the option for Council members to hold town meetings for their districts as an opportunity to hear from their residents. It was noted that in the past, town meetings were held when there was one major issue for the district that would bring people out. The cost of mailers and timing of noticing was discussed

**e. Discussion on Street Banner Policy.**

Ms. Chamness noted that during the budget discussions, the Council approved a redirection of the banner program. A flyer was prepared and included in the packet. The calendar year had been broken down into two-week segments with half of those segments reserved for City use and the other half available for qualifying groups. Those groups would bring their banners to the City and pay \$10 per banner to have them hung. There were stipulations about how long the banners would be up and there were directions related to size and appropriateness.

Council Member Fotheringham was pleased that the City was no longer printing the banners and that it would simplify the process for the City. Ms. Chamness explained that the Ordinance specified the eligible groups, which included 501(c)(3) community organizations, City and County government, and governmentally owned educational institutions. Council Member Fotheringham asked who determined whether a banner was appropriate and asked if there was an appeal process. Ms. Chamness noted that the banners would be reviewed by City Staff and there was not a provision in the Ordinance for an appeal process.

**f. Calendar**

*August 11 and August 18 – City Council Meetings*

*August 27 – Blue Moon*

The calendar items were reviewed and discussed.

**XVII. 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 Council go into Closed Session pursuant to Utah Code Section 52-4-204 and 205 to discuss personnel issues, potential litigation, and property acquisition and disposition. Council Member Gibbons seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Brewer-Aye; Mayor Dahle-Aye. The motion passed unanimously.

The Council convened in a closed session at 8:20 p.m. Those in attendance in the Closed Session included Council Members Durham, Fotheringham, Quinn, Gibbons, Brewer and Mayor Dahle. Others present included Gina Chamness, Todd Godfrey, Stephanie Carlson, Jon Teerlink 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 Quinn seconded the motion. The Council roll call vote was as follows: Council Members Durham, Fotheringham, Quinn, Gibbon, Brewer and Mayor Dahle in favor. The motion to go out of closed session at 9:28 p.m. passed with a unanimous vote.

**XVIII. Adjourn.**

Council Member Fotheringham moved to ADJOURN the City Council Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 9:30 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, July 14, 2022.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **August 11, 2022**