

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

**Thursday, September 15, 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  
Dan Gibbons  
Ty Brewer - *excused*  
Matt Durham - *excused*

**City Staff:**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder -*excused*  
Jonathan Teerlink, Community Dev. Director  
Todd Godfrey, City Attorney

**I. *Welcome*** – Mayor Dahle.

Mayor Rob Dahle called the meeting to order at approximately 6:00 p.m. Council Members Brewer and Durham were excused.

**II. *Pledge of Allegiance.***

The Pledge of Allegiance was led by Mayor Dahle.

**III. *Public Comments.***

Mayor Dahle reported that health issues arose with a few individuals who were to have received awards. As a result, the decision was made to postpone the item.

*Gayleen Beenion* . Her grandparents lived on Lincoln Lane and she always loved to visit the City of Holladay. She reported that a working group has been established to address short-term rentals. Because there were bills addressing short-term rentals, a woman named Julie Davies, who has a great deal of experience with short-term rentals, is participating in the working group. The goal is for the station to have a broad umbrella statement and policy that requires all cities and municipalities to have their Code address safety and fire hazards for short-term rentals. Individual cities would have the power to regulate short-term rentals. The areas covered were identified. It was noted that over the summer Neighborhood Chats were held. When she was in the Hughes Canyon area, many voiced concern about the gravel pit and dust. She also helped Elaine Miller address questions with the Department of Environmental Quality (“DEQ”). Because they are at the end of the operation, it may be difficult to make significant changes.

Mayor Dahle commented that Council Member Gibbons and City Manager, Gina Chamness have been very involved in discussions with the residents and the City has come to the same conclusion that they are doing what they can within the law until the mine winds down over the next four to six years. Mayor Dahle wished her luck with the campaign.

**IV. Consideration of Ordinance 2022-20 Amending the Zoning Map for Property Located at 4141 South Highland Drive from Residential Multi-Family (“RM”) to Professional Office (“PO”) Zone.**

Council Member Fotheringham moved to adopt Ordinance 2022-20, amending the zoning map for property located at 4141 South Highland Drive from RM to PO. Council Member Quinn seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Ordinance 2022-20 was adopted by a unanimous vote.

**V. Consideration of Ordinance 2022-21 Amending the Zoning Map for Property Located at 1660 East Murray Holladay Road from Residential Multi-Family (“RM”) to Professional Office (“PO”) Zone.**

Council Member Quinn moved to approve Ordinance 2022-21, amending the zoning map for property located at 1660 East Murray Holladay Road from RM to PO. Council Member Gibbons seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Ordinance 2022-21 was adopted by a unanimous vote.

**VI. Consideration of Resolution 2022-24 Adopting Amendments to the City of Holladay General Plan Relating to Moderate-Income Housing Opportunities.**

Mayor Dahle reported that the proposed changes were reviewed at the last meeting with the primary issue being the seven options. Community Development Director, Jonathan Teerlink, reported that the option that required studying potential infill opportunities in the existing neighborhoods was replaced with the option of insuring that they pursue grant funding from the State.

Mayor Dahle referenced the bottom of the graph addressing reducing, waiving, or eliminating Construction Impact Fees related to new Moderate-Income Housing (“MIH”). He questioned whether they should denote the Park Impact Fee rather than all four. The strategy specifically states that they are referring to Park Impact Fees only.

City Attorney, Todd Godfrey, commented that in the chart all citations to the State Code or the County’s Land Use Development and Management Act (“LUDMA”) should refer to the municipal act. There is a corollary site for each in 10-9A-403, which should be added.

Council Member Gibbons moved to approve Resolution 2022-24, adopting amendments to the City of Holladay General Plan relating to Moderate-Income Housing opportunities with the following amendments:

1. Under the Goals, Strategies, and Challenges Section, the graphic at the bottom should read, “Reduce, waive, or eliminate Park Impact Fees related to the new MIH.
2. The correlating municipal ordinance references should be made to the State Code.

Council Member Fotheringham seconded the motion. Vote on motion: Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Mayor Dahle-Aye. Resolution 2022-24 was approved by a unanimous vote.

Council Member Fotheringham pointed out that the changes were being made to become compliant with new State legislation. One of his constituents, Mr. Steele, had concerns about impact fees. However, in his correspondence with Mr. Steele, Council Member Fotheringham reminded him that the City has been mandated with a list of choices with which to comply. What is proposed was one of the better choices. The Council agreed that broadly eliminating impact fees was not appropriate but because the City is fully developed, making an exception to Park Impact Fees will not have a significant impact but is something the City can offer. The overall goal is to come into compliance in the least painful way possible.

**VII. *City Manager Report.***

Ms. Chamness reported that the previous afternoon a microburst caused flooding along two intersections on 3900 South and 2700 East and 3900 South and 2300 East. She thanked the City's Park Staff and the Unified Police Department ("UPD") for their quick response and for ensuring that all remained safe.

**VIII. *Council Reports and District Issues.***

**a. *Calendar.***

***Council Meetings – October 6 and 20, November 3 and 17, December 1 and 8.***

***September 17 – Chalk Our Walk – 9:00 a.m. to 1:00 p.m.***

***September 17 – CERT Training***

***September 19 – Speaker Series – 7:00 p.m.***

***September 28-October 6 – Plein Air***

***October 1 – CERT Training***

***October 27 – Spook Lot***

Council Member Fotheringham reported on the Blue Moon Festival, which was a great success and conclude a wonderful summer of concerts. He commended Sheryl and the Arts Council volunteers for their efforts. He also reminded the Council about the upcoming Chalk the Walk event and encouraged all to attend. Council Member Quinn planned to participate as a judge.

Mayor Dahle reported that the following Monday night will be the Speaker Series, which will focus on historical tax credits.

**IX. *Adjourn.***

Council Member Gibbons moved to adjourn. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 6:20 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, September 15, 2022.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **October 6, 2022**