

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

**Thursday, February 2, 2023  
6:00 p.m.**

**City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

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***ATTENDANCE:***

Mayor Rob Dahle  
Paul Fotheringham  
Dan Gibbons  
Matt Durham  
Ty Brewer  
Drew Quinn

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

**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.***

Mayor Dahle opened the public comment period.

*Trudy Jorgensen-Price* shared updates about the Library and thanked all who attended the Suffragette Stories Night. It was a wonderful evening and important stories were shared. On February 20, 2023, the Library will be closed for Presidents Day. Ms. Jorgensen-Price invited residents to come out on February 8, 2023, for a Question, Persuade, and Refer (“QPR”) class, which deals with suicide prevention. According to the Salt Lake County Health Department, suicide is one of the more pressing issues in the City in terms of health concerns. The class will take place at 7:00 p.m. and include the Happy Healthy Holladay Coalition and the Salt Lake County Health Department. Ms. Jorgensen-Price reported that the Library is also working with the Tree Committee. On February 11 and March 11, 2023, there will be Tree Talks at noon. It was a lunch and learn, where those interested will bring their lunches and ask questions. In February, the Tree Committee will discuss tree selection, planting, and how to care for trees.

Ms. Jorgensen-Price reported that the beginning of March will be the Seed Library grand opening where residents can pick up seeds to plant. On March 4, 2023, there will be a Seed Starting 101 Class to go along with that. Every Tuesday and Wednesday in February, March, and through mid-April, there will be American Association of Retired Persons (“AARP”) tax helpers. Taxes can be done for free as long as they are not overly complicated. Those interested can phone the Library and make an appointment. Ms. Jorgensen-Price also noted that the Library system is doing a formalwear swap. Formal wear for proms and dances can be expensive, so people can bring in their formalwear during

February and receive \$5 off of Library fines and a VIP pass to select formalwear from whatever is received. All of the formalwear will be sent to the Taylorsville Library where the VIP pass can be used in March 2023. Those who are unable to donate can select leftover pieces after the VIP use takes place.

*Ron Hilton* gave his address as 2394 Murray Holladay Road. He shared information about Hulton Park. The Planning Commission approved two large homes on large lots with less green space. What is proposed are three small homes on small lots with more green space. Mr. Hilton reported that he purchased the property in 2018 because it is located in a medium-density district on the General Plan map. Based on that designation, there was an allowance for increased density. He applied for a rezone hoping to build five small homes on the property. This was met with a lot of neighborhood opposition and the rezone application was denied. After that, he moved forward with a standard subdivision application for two large lots called Hulton Court. His dream of downsizing and living in one of several small homes in the heart of Holladay was effectively ended.

Before recording the plat, an opportunity arose to acquire the adjacent property to the north. Mr. Hilton reported that Hulton Court was amended and extended. It was also renamed Hulton Park. The City repeatedly stated that the development needs to rely on unclaimed density rather than rezoning. The unclaimed density for the two combined properties is seven homes. A neighborhood meeting was held, as required, where information was shared. He reviewed various layout options at that time. Mr. Hilton discussed the appeal. Some of the Planning Commission felt he should not be allowed to amend Hulton Court from two to three homes despite the additional land area that had been obtained. On the advice of the City Attorney, the majority of the Commissioners felt that the legal arguments for allowing three homes on the south should be decided by the City Council on appeal. Mr. Hilton had since provided a packet with information to the City Council for consideration.

Mr. Hilton felt that his property rights had been unlawfully infringed upon. This was a question of legal entitlement. The refusal of the City to hear the appeal was also illegal in his opinion. It was outlined in the packet of information that was submitted. Mr. Hilton explained that he did not have the time or resources to contest the decision. He was given one year, as is customary, to record the plats. 10 months had passed as he tried in vain to speak to the City Council. As a result, he had no choice but move forward. Mr. Hilton stated that he loves Holladay, his neighbors, and his community. He would do the best he can with the development given the constraints.

Mayor Dahle wondered what Mr. Hilton was looking for. For instance, if it was to inform the Council of what had occurred or if there was a specific ask. Mr. Hilton explained that the ask was the appeal. It sounded like that had been refused. He hoped that the Council would reconsider it in a timely fashion so it was possible to move forward. There were only a few months left to record the plat.

There were no further comments. The public comment period was closed.

#### ***IV. Continued Public Hearing on Proposed Purchase of Property For the Installation of Storm Drainage Improvements.***

Mayor Dahle opened the continued public hearing on the proposed purchase of property for the installation of storm drain improvements. He explained that this is associated with Item 6 on the City Council Agenda, which is Resolution 2023-01. Mayor Dahle reported that it is the culmination of a few years of investigation regarding a piece of property on Holladay Boulevard that was flooded.

The property was developed many years before the City's incorporation in 1999. When the City of Holladay was incorporated, the City took on certain entitlements and liabilities. After the flooding, consultants were engaged and the City began to investigate options to mitigate the issue. The proposals were evaluated, most of which were three to four times the cost of the actual purchase of the property. Mayor Dahle noted that the Council wrestled with the decision due to the cost. The budget amendment shown in the packet was \$980,000.

The property needed to be purchased at appraised market value. It was noted that an appraisal was conducted on the property. Ultimately, the structure would need to be razed and long-term storm drain improvements in the area would need to be pursued. A resident in District 3, Ryan Steele, emailed the Council with concerns. Valid points were raised in the email, which Council Member Fotheringham responded to. Mayor Dahle reported that another email was received asking why the City was paying that amount for the property. Mayor Dahle explained that there needs to be a fair market appraisal, which was done.

Council Member Durham added that this is an issue that has been thoroughly discussed and considered. He was surprised by the cost of some of the other options. Although this is a lot of money, it is the most cost-effective way to deal with an unfortunate problem. Council Member Fotheringham noted that most of the decision-making has to be done during Closed Session because it deals with property acquisition and potential litigation due to the flooding. The intention was never to keep the details from the residents. Now that the issue is public, the Council can answer outstanding questions.

Council Member Fotheringham reported that multiple alternatives were discussed. The proposed option was the best and the least expensive long-term solution. The short-term options did not seem like responsible choices to make. As a result, the proposed course of action was taken. One of the questions from Mr. Steele pertained to what facilities and functions are anticipated to be placed on the property. Council Member Fotheringham explained that nothing will be placed there that would not be there normally. This particular property was chosen because that was where the problem was. The price was determined through negotiation. There was a difference in the budget versus the purchase price because there are closing costs and legal costs involved. This was a lot of money for a small area in the City. He explained that it is an obligation that was assumed when the City of Holladay was incorporated.

Council Member Brewer believed the negotiated price was less than the appraisal. He found it difficult to spend money on the property and noted that other Council Members were patient with him during the discussion process. After looking at the different options, he was convinced that this was the least expensive option. The City is responsible for the water that runs down the road that cannot be contained. It was the unfortunate cost of being a City in this case.

Council Member Gibbons noted that is an uncomfortable process for the City Council because the Council Members had to deliberate on the matter during multiple Closed Sessions. When it became evident that a large sum of money had to be expended, there was concern that it would appear that there was some sort of underhanded deal being made. That was not the case. Council Member Gibbons reported that there had essentially been three alternatives. One was to expend two to three times the amount the City was paying for the property to fix the problem but leave the home in place. The other option was to purchase the property for one-third of what would otherwise have been spent.

The third option was a short-term solution that would leave the City liable. He agreed that the option selected was the best financially and from a safety perspective.

*Mark Thomas* gave his address as 1776 Holladay Boulevard. He reported that his property is directly east of the property in question. He recently spoke to City Engineer, Jared Bunch, who described the legal issues associated with the property. The flood two years ago was referenced, which was very difficult. With this proposal, he assumed that all parties were satisfied. However, he suggested that a different approach be taken by the City moving forward. Mr. Thomas reported that the issues initially began when Salt Lake Canal built the canal. It was blocked off so that the water could not naturally flow down as it had before. The canal company had not traditionally had a great relationship with the people in that area of the City. It seemed that moving forward, it would be worth considering the canal company as a possible solution for future issues. Mr. Thomas did not believe this issue will resolve itself due to climate change. He was concerned about his home and nearby properties as weather conditions continue to shift. It seemed that the interests of the City and the residents were aligned.

Based on what was shared, he felt that the decision made was both generous and responsible. That being said, there are still some issues. The property owners have a 20' x 20' parking space that is located approximately 200 feet north of the subject property. He asked what would happen with that existing space. The historical value of the property also needed to be considered. Mr. Thomas shared information about the subject property as well as the surrounding area. He wanted to better understand what would be done with the property and if the historical significance would be examined. Mr. Thomas proposed that there be collaboration to determine how the property could be improved and how that improvement could make the City of Holladay a better and safer place.

There were no further comments. The public comment period was closed.

**V. *Consideration of Ordinance 2023-01 - Amending the Budget for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023 (Approving Changes to the Budget for the Current Fiscal Year).***

Mayor Dahle reported that the above item relates to a budget amendment for the fiscal year beginning July 1, 2022, and ending June 30, 2023.

Council Member Fotheringham moved to APPROVE Ordinance 2023-01 – Amending the Budget for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023. Council Member Durham seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Fotheringham-Aye; Mayor Dahle-Aye. The motion passed unanimously.

**VI. *Consideration of Resolution 2023-01 - Approving a Purchase and Sale Agreement with Kathy Oyler for the Purchase of Property to be Utilized as a Storm Drainage Improvement Property.***

Mayor Dahle reported that the above item was discussed during the previous public hearing.

Council Member Fotheringham moved to APPROVE Resolution 2023-01 – Approving a Purchase and Sales Agreement with Kathy Oyler for the purchase of property to be utilized as a storm drainage improvement property. Council Member Quinn seconded the motion. Vote on motion: Council

Member Brewer-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Fotheringham-Aye; Mayor Dahle-Aye. The motion passed unanimously.

**VII. *Consideration of Resolution 2023-05 - Approving the Agreement with the Utah Department of Transportation Relating to a Federal Aid Agreement for Highway Planning and Construction (Proposed Project to Realign Murray Holladay Road at 4705 South to a T-Intersection and Add a New Full Traffic Stop HAWK Pedestrian Crossing).***

Mayor Dahle reported that Items 7 and 8 relate to the installation of a High-Intensity Activated Crosswalk (“HAWK”) light down near the Wasatch Waldorf Charter School. It will move from south to north across Murray Holladay Road. Mr. Bunch had been working with the Wasatch Front Regional Council (“WFRC”) to negotiate moving the project from a federal to a local project. That shift would result in both time and money saved for the City. The negotiations were ongoing. As a result, both items would be postponed until the negotiations are completed. No motion was needed to postpone the discussion.

**VIII. *Consideration of Resolution 2023-06 - Approving a Cost-Sharing Agreement with Millcreek City Relating to the Installation of a High-Intensity Activated Crosswalk (“HAWK”) Beacon (the Installation of a High-Intensity Activated Crosswalk Beacon (HAWK Signal) Located at Approximately 1500 East and Murray Holladay Road).***

Mayor Dahle reported that the above item was postponed to a future City Council Meeting since negotiations related to the project were ongoing between the City of Holladay and the WFRC.

**IX. *Consideration of Resolution 2023-07 - Adopting Amendments to the City of Holladay General Plan Relating to Moderate Income Housing Opportunities (This Resolution will Approve an Amendment to the City’s Moderate Income/Affordable Housing Plan Recently Adopted Pursuant to Resolution 2023-03 to Make Certain Technical Corrections).***

Mayor Dahle reported that the above item related to amendments to the City of Holladay General Plan. This had to do with moderate-income housing opportunities. The amendments would align language and changes already made in the Code to the State requirements.

Council Member Durham moved to APPROVE Resolution 2023-07 – Adopting Amendments to the City of Holladay General Plan relating to moderate-income housing opportunities. Council Member Brewer seconded the motion. Vote on motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Quinn-Aye; Council Member Gibbons-Aye; Council Member Fotheringham-Aye; Mayor Dahle-Aye. The motion passed unanimously.

**X. *City Manager Report - Gina Chamness***

City Manager, Gina Chamness asked for feedback from the City Council about Ranked-Choice Voting. A few years ago, the Legislature made Ranked-Choice Voting an option for municipalities. When the City Council considered that option two years ago, it was ultimately determined that there was not enough time to educate residents on the voting method. Since then, a number of other cities had experimented with Ranked-Choice Voting. For the upcoming municipal election in November 2023, the City Council once again had the option to consider Ranked-Choice Voting. If that was something the Council was interested in hearing more about, Staff could make a presentation. If there was no desire to utilize it, she asked that it be made clear.

Council Member Gibbons believed it was worth having a presentation. There are pros and cons to consider but he was interested in hearing from the cities that utilized Ranked-Choice Voting. For example, he understood that Sandy City experienced some challenges. In addition, he was interested in knowing if Ranked-Choice Voting would open up the opportunity for other candidates. It might be possible for younger candidates from different backgrounds to run. It was determined that it was worth looking into further. Mayor Dahle asked about the timeline for implementation. City Recorder, Stephanie Carlson, reported that the City needs to make a decision by April 28, 2023.

Council Member Fotheringham was of the understanding that the last time Ranked-Choice Voting was discussed, there were issues related to the timeframe. There was not enough time to have adequate public input on the matter. He agreed with Council Member Gibbons and believed a presentation was important to have. While he was not opposed to the possibility of Ranked-Choice Voting, it was important to have an appropriate process in place so enough public input would be received. Council Member Brewer was an advocate for Ranked-Choice Voting as a concept but was not sure that it made sense in the municipal elections based on the number of candidates. He was not certain that it would be beneficial for Holladay. That being said, he was open to hearing more about the process during a presentation.

Mayor Dahle suggested that the item be added to the City Council Meeting agenda for discussion on February 16, 2023. It was important to receive feedback from cities that have utilized Ranked-Choice Voting and hear from residents. If there was a desire to move ahead, that decision should be made sooner rather than later to share information with residents. Ms. Carlson reported that only Salt Lake City and Millcreek are currently participating in Ranked-Choice Voting. Mayor Dahle asked that the matter be discussed in detail at a future City Council Meeting.

Ms. Chamness shared a rough schedule for the Ranked-Choice Voting process. A presentation could be made on February 16, 2023. If the Council decided to move forward and further consider Ranked-Choice Voting, there would be a public hearing on March 16, 2023. That would allow time for information to be shared in the newsletter. In addition, there was an option with the existing Y2 Analytics contract to do a more focused survey. Ranked-Choice Voting could be considered there. Mayor Dahle asked that the Council determine whether Ranked-Choice Voting should be pursued further at the February 16, 2023, City Council Meeting. If there was no interest in moving forward, that was fine, but if there was, the next steps could start to take place ahead of a vote in April.

Ms. Chamness shared additional updates with the Council. Pathway Associates had alerted the City about an opportunity to apply for a direct appropriation where the Legislature could fund an additional component of the historic exhibit experience. Senator Stephanie Pitcher was sponsoring the request for a direct appropriation. Ms. Chamness would present to the Business, Economic Development, and Labor Appropriations Subcommittee on February 3, 2023. The request was for \$750,000 to help complete the project. Those funds would be used with the \$600,000 that was received at a County level. She was not confident that the City would receive the full amount requested. The City would hear in the next week or so whether the subcommittee would forward that request. By the end of the session, the City would know the actual amount received. She would share updates when possible.

Ms. Chamness reported that the City is anticipating a visit in early March 2023 from Congressman John Curtis. The hope was to earn his support for the Highland Drive Project. It was expected that there would be a short presentation at a City Council level as well as an on-site presentation.

*a. Update on Legislative Issues*

Ms. Chamness reported that there were a lot of Legislative issues to cover. City Attorney, Todd Godfrey, would share information later related to land use issues. Ms. Chamness noted that there was an unfavorable bill related to justice courts. However, right before the City Council Meeting, she was informed that there was a substitute bill that addressed all of the outstanding concerns. She asked for Council Member feedback on a fireworks bill. In State Code, there is a provision that allows fireworks during certain times of the year. This includes July 4 and 24, New Year's, and Chinese New Year. There was a bill that proposed adding Diwali to the list of permitted holidays where fireworks could be used and sold. It would be for five days. That holiday shifts in time. Some years, it is in October and in other years it is in early November.

Ms. Chamness reported that over the last several years, the Fire Marshal has recommended not permitting fireworks east of 1300 East. That historically terminated at the end of October. The proposed Fireworks Bill would allow additional fireworks days for Diwali. There was a lot of momentum to add this holiday to the list of firework-permitted holidays. Ms. Chamness wondered if that was something the Council was in support of or if there was a desire to ask the City's Lobbyist to oppose that addition.

Council Member Fotheringham wondered if the bill pertained to personal fireworks. This was confirmed. It would be possible to draft language to permit Diwali fireworks after the end of October in case the holiday falls in November. Council Member Fotheringham noted that some years there is no precipitation until December or January. He was concerned that fireworks in October or November may create safety issues.

Mayor Dahle asked if there had been any pushback about the five-day window proposed. Generally, Holladay residents do not like fireworks. It might be possible to recognize the holiday without allowing the fireworks for five full days. Mr. Godfrey believed there had been some discussion about that. Based on what he had heard so far, the celebration of this particular holiday is restricted to hours during the day. The daylight hours when it was possible to set off fireworks are limited. It was thought that there would not be much activity late at night. The fire personnel who looked at the language did not think it was overly harmful. There was some momentum around the bill. Mayor Dahle asked that there be some advocacy to shorten the window. Council Member Durham wondered what the window was like for other holidays. Ms. Chamness explained that it is normally three days for the other holidays. This was proposed to be five.

Council Member Quinn asked if it would be possible to stipulate that the fireworks can only be used during certain hours. Mr. Godfrey believed that was possible. However, some concerns were expressed about that already because there was no other stipulation for the other holidays. Council Member Brewer was concerned about weather conditions that time of year. Ms. Chamness thanked the Council for their feedback.

Mr. Godfrey shared information related to land use issues. 2005, 2006, and 2007 were difficult land use years within the Legislature. Due to that tension, the two sides worked out issues before the Legislative Session through the Land Use Task Force. The Land Use Task Force is a group of representatives with city interests. There was participation from the Utah League of Cities and Towns ("ULCT") as well as others from the development and real estate industry. Generally, that task force

discusses proposals to amend the land use laws each year. That had been taking place since 2006. He reported that the task force discussions leading into this year have started to bifurcate.

The State Legislature formed a committee called the Commission on Housing Affordability that has taken on a lot of the land use oversight from a Legislative perspective. Over the last two years, there have been focused discussions on land use bills that relate to housing affordability. For property owners, developers, and realtors, the push has been to reduce restrictions on the entitlement process to increase housing inventory. This will create more opportunities for homebuyers and have an impact on overall affordability.

As a result of discussions that took place over the summer, it was likely that there would be at least two fairly significant land use bills. Mr. Godfrey explained that there would be some clarification in what is commonly referred to as moratorium actions from cities. Two sections of the law allow a city to put applications on hold. One is a moratorium section called a Temporary Land Use Regulation. Another section is referred to as a Pending Ordinance. Some municipalities have used those as a way to hold off applications for a full year. There has been a push to address that with an amendment that would prevent stacking.

Mr. Godfrey reported that there would be a change to the Development Agreement statutes. If someone is entitled to use property under base zoning and that is the way their entitlement was sought, it is not possible to apply Development Agreement requirements after the fact to impose additional restrictions on the property use. He did not believe that was a controversial change. However, he believed there would be some potential disagreements in other areas. Mr. Godfrey explained that there was a push to require a uniform street cross-section throughout the State. As opposed to having the maximum width for a local street be 36 feet in one community and 25 feet in another, there was a push to create something that is standardized. During negotiations on that, it seemed that cities had drawn a line for street widths. The development community had a different proposal, which was smaller. He believed this particular issue would be debated. It was confirmed that it is for new development only.

Information was shared about Internal Accessory Dwelling Units (“IADU”). Mr. Godfrey explained that there were discussions about changing the ordinances. A few years ago, Representative Ray Ward proposed a bill that would have permitted mother-in-law apartments in any home. Some cities that had an issue with it pushed back and it became contentious. The new legislation would clarify some of the restrictions and potentially expand the use. The Legislation would likely clarify parking requirements as well. Mr. Godfrey did not believe this would have a notable impact on the City of Holladay. The Legislation authorizes cities to protect 25% of residential zoning areas to state that mother-in-law apartments are not permitted in those areas. The City of Holladay chose not to draw that line. There was a push to revisit that 75/25 split. Due to the way the City approached the issue, he did not believe there would be any major impact for the time being.

There was a desire to have a standardized subdivision approval process across the State. Mr. Godfrey explained that subdivisions would essentially be approved in two steps by way of a Preliminary Plat and Final Plat. City Councils would not approve subdivisions. Unless it comes to the City Council as an Appeal Authority or for some unusual reason, the City Council would not make subdivision decisions. That would be done at a Planning Commission level. The Final Plat would be approved at a staff level.



Mr. Godfrey reported that there was a strong feeling from the development community that they did not receive timely or fair responses when plans were submitted for subdivision improvements and Building Permits. There was a sentiment that the process took too long and was stacked against the developers. It was likely that there would be Legislation to address that issue. Mayor Dahle noted that the delays the City has dealt with were the result of the sewer district, which the City does not have control over. Mr. Godfrey had heard some discussion about that but did not believe the cities would be penalized for delays from other entities.

There was some pending legislation on short-term rentals. Mr. Godfrey explained that the proposed bill would create an optional pilot program for cities. Those that opt into the program would need to allow short-term rentals within 80% of residentially zoned properties. It would allow cities to require registration with the Tax Commission. Cities would be able to collect the Transient Room Tax. He clarified that this would not significantly change any of the restricting enforcement language that currently exists in the statute. Mr. Godfrey did not believe it was likely that the City would opt into this voluntary program but a number of communities were interested in participating. His concerns pertained to a potential shift from a pilot program to a future law. It was important to express opinions about that to representatives. He did not know that the ULCT would take an active position on that particular bill because the members' interests vary.

Council Member Fotheringham wondered if there had been discussions about short-term rentals working against affordable housing goals. Mr. Godfrey did not believe that connection had been made in time. Council Member Quinn asked about the short-term rental bill from Representative Gay Lynn Bennion. Mr. Godfrey was not aware of it. Council Member Quinn explained that right before the Legislative Session started, she was forwarded an email with some bullet points. Mr. Godfrey offered to look into it. Council Member Quinn noted that there did not seem to be a desire to allow cities to regulate where short-term rentals are located. That was lacking in the email she reviewed as well. She sent a return email to Representative Bennion stating that regulation should not be taken away from municipalities. No response was received.

Mr. Godfrey believed the main land use bill would likely be numbered next week. More details would be discussed at the next ULCT Legislative Policy Committee Meeting. It was possible, but unlikely, that there would be land use bills the City would consider acceptable. There were likely elements that would not be favorable. He reported that a Public Safety Retirement Bill was pending as well. The price tag for cities with that bill would be extraordinary. The bill was intended to assist with hiring and retention. However, there were a lot of concerns about it. Mayor Dahle had spoken to Police Chief, Justin Hoyal, about the bill. The problem that needed to be solved with public safety was hiring. The bill was unlikely to solve that problem. People are not necessarily taking jobs because of retirement benefits but because of wages. It did not make sense to add extra expenses to a program that does not solve the base problem.

There may be a bill related to the statutory authorization for the creation of a small governmental entity to build infrastructure associated with development to allow a district to access the public bond market. There were troubling parts of that Legislation from a municipal standpoint. However, a concrete proposal had not been released. Mr. Godfrey noted that after the last Legislative Session, there was a push to create a housing inventory. After speaking to different cities there were 90,000 entitled building lots that no one was acting on. When that point was made to the development

community, the developers stated that it was not possible to build the infrastructure. The potential bill was crafted to create a more financially attractive mechanism to build what would essentially become public infrastructure. There were problems with the proposal but the discussions were ongoing. Mr. Godfrey reported that the ULCT website included a section to track bills. Ms. Chamness added that the City has had a tracker that Staff prepared as well.

***b. Financial Report.***

Ms. Chamness reported that she would combine the December and January Financial Update and share the Financial Report with the City Council at the February 16, 2023, City Council Meeting.

***XI. Council Reports & District Issues.***

Council Member Brewer reported that a constituent reached out to him to discuss the area above Harmons. The road in the area is in disrepair. He also noted that the year-to-date snowfall is substantial and only halfway through the season. It was something to pay attention to. He hoped there would be a gradual warming season to avoid flooding.

Council Member Durham spoke to a constituent about the Arts Council who expressed appreciation for the work being done. He reported that the constituent felt that the Arts Council contributes to the cohesiveness of the community.

Council Member Fotheringham reported that the following week will be the Tiny Art Show. Over 400 pieces had been entered. He attended the event previously and it was worthwhile. It was to be held the following week during regular business hours at City Hall.

Council Member Quinn reported that Morningside Elementary has had a lot of traffic issues. Approximately half of the students come from outside the neighborhood and there are a lot of parents dropping off and picking up their children. She thanked City Staff and the Unified Police Department (“UPD”) for their assistance. Three new stop signs were recently posted and there was also a dangerous area where there was a gradual corner and a fence with limited visibility. Those issues would be addressed in the spring. She thanked everyone who was working to make the area around Morningside Elementary School safer.

Council Member Gibbons reported that there had been another Speaker Series with the Historical Commission. Forrest Cuch is a Historian and a member of the Ute Tribe that speaks about Native American History in Utah. The Speaker Series had been very successful so far. There was a large turnout with at least 50 attendees. Council Member Gibbons also informed the Council that the Wasatch Front Waste and Recycling District is focusing on the deliberations and what to do about the scrap program. He explained that the scrap program is a traditional program where containers are dropped on streets during the year. It was tabled for budget and staffing issues during COVID-19. Council Member Gibbons was elected as the Chairman of the Board of Trustees last week. His main priority was to determine what could be done with the scrap program. Input was welcomed.

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

Council Member Durham moved to recess the City Council Meeting and reconvene in a Work Meeting. Council Member Brewer seconded the motion. The motion passed unanimously.

*a. Follow-up Discussion on Y2 Survey – Kyrene Gibbs.*

Kyrene Gibbs from Y2 Analytics was present to share information related to the survey. Mayor Dahle noted that the information was reviewed and wanted to determine whether there was data that needed to be acted on. It was important to understand that ahead of the budgeting season. Generally, it seemed that residents were satisfied with the City Council, the overall quality of life in the City of Holladay as well as the police, fire, water, and garbage services. Residents want the City to focus on roads, storm drains, curbs and gutters, City activities, and sustainability issues. His biggest concern was that residents are less confident in the direction the City is going. He asked for additional context.

Ms. Gibbs believed the main takeaways mentioned by Mayor Dahle were accurate. There was an interest in additional communication from the City. Residents were eager for more information. Among new residents, there was even more of an appetite for communication. Improving and expanding City events was something there was a desire for. Ms. Gibbs reported that there was a desire to focus on sustainability, especially among newer residents. In terms of growth and development in the City, there was an appetite for increased walkability and safety on neighborhood roads. There was also recognition of the missing middle housing options. Residents from District 3 were more likely to state that mixed-use development, courtyard-style homes, or townhomes with individual yards would fit well in their area. This was important to consider.

Ms. Gibbs spoke to the data regarding the overall quality of life and sense of direction for the City. The research Y2 Analytics has done over the last several months in cities along the Wasatch Front, throughout Salt Lake and Utah County, revealed similar trends. In general, there was a lack of enthusiasm and optimism taking place. There was also a lot of economic uncertainty and concerns about growth and traffic.

Council Member Durham referenced the tension between density concerns and affordability. He wondered if there was any insight from the data about that. Ms. Gibbs noted that there was a disconnect in public opinion. Density will reduce housing costs and provide more opportunities but residents had an emotional reaction to the idea of growth. Throughout the State, attitudes about growth were not driven by logical concerns. The attitudes were more driven by emotional reactions to the changing nature of communities. There was a lot of frustration that resulted from those changes.

Council Member Fotheringham was concerned about the lower levels of approval as it relates to the general direction of the City. He wondered if there was anything specific in the data that was actionable. Ms. Gibbs explained that Y2 Analytics looked at the open-ended responses to determine if there was something actionable in the public opinion data. It seemed that the frustration around growth was the primary driver. There was potential for the City to increase walkability in the neighborhoods and pursue sustainability initiatives. However, she did not know that those measures would result in residents feeling more positive about the overall direction of the City.

Council Member Fotheringham asked if there was any additional data related to walkability. Previous discussions about trails resulted in pushback. Ms. Gibbs reported that residents in District 1 were most likely to agree that their neighborhood is walkable. Residents in Districts 3 and 5 were most likely to disagree that their neighborhood is not walkable. In terms of solutions, questions were raised about sidewalks. Residents were not eager to make changes there. The City explored potential trail additions in the past and received pushback from residents. As a result, she was not certain that there was a clear answer about walkability that would not be controversial.

Mayor Dahle noted that ahead of the budgeting season and the Retreat on March 2, 2023, it was important to have a solid understanding of resident perceptions. Generally, residents were satisfied with the basic services provided to the City. It seemed that residents wanted to see investment continue to include roads and storm drain work. There were opportunities to reconsider how the City communicates with residents, expand or improve activities within the City, and invest more in sustainability initiatives. Those were the opportunities the City Council could focus on. Mayor Dahle noted that there was a lot of concern about growth. On a national level, there was division in politics. This made people feel unsettled about the future. That came through in the survey data. Ms. Gibbs explained that economic and political uncertainty could impact the results. Residents of the State of Utah feel like there is a more contentious climate in general. There was more pessimism overall compared to five years ago when similar questions were posed.

Mayor Dahle suggested that the City communicate the work done in the City as well as the work that is being done. This would ensure that residents know what is happening. Council Member Fotheringham was surprised by how few residents are receiving information via social media. Most residents receive information from the newsletter. Council Member Quinn wondered how to better encourage residents to sign up for City emails or check out the new City website. Ms. Gibbs was not certain as she only focuses on the data. In terms of current communications, residents are relying on *The Holladay Journal* and emails from the City. Those were also the preferred sources of information. She recommended focusing on those areas.

Ms. Gibbs reported that the data was collected between September 10 and September 29, 2022. Mayor Dahle noted that the Y2 Analytics data could let the Council know what is being done well and where there are opportunities to improve. Ms. Gibbs reported that if the City chooses to capitalize on one particular social media channel, the one residents are most interested in is Instagram. All of the follow-up analysis was included in the packet.

***b. Review on 2022 Accomplishments – Gina Chamness.***

Ms. Chamness shared a list of 2022 Accomplishments with those present. She reported that the document included in the packet was three pages. The following highlights were shared:

- The transition between virtual meetings, in-person meetings, and hybrid meetings for the City Council, including swearing in the Mayor virtually in early 2022. The Justice Court transitioned between in-person and virtual hearings in the spring and summer of 2022.
- A variety of events were held, including the Ukraine Support Rally with Millcreek, the Ukraine Speakers Panel, Food Drive Battle, Animal Services Rabies Clinic Onsite (May 23, 2022), and the Helping Hands Awards (Senator Iwamoto, Senator Arent, and Emily While).

An article would be included in the February edition of *The Holladay Journal* and summarize the various accomplishments from the past year. A lot had been done in that time. Ms. Chamness noted that it was remarkable how much the City of Holladay was able to do with fairly limited City Staff.

***c. Discussion on Possible Gondola Resolution.***

Council Member Brewer noted that there was a fairly exhaustive public comment period for the Utah Department of Transportation (“UDOT”) Little Cottonwood Canyon Environmental Impact Statement (“EIS”). The resolution Cottonwood Heights passed made a lot of compelling arguments

against the gondola alternative. There were high costs and the justification was difficult. He was not certain that there would be a benefit if the City of Holladay passed a similar kind of resolution.

Mayor Dahle believed the issue was whether the WFRC Board can bifurcate the issue of the gondola in Phase 3 of the Regional Transportation Plan (“RTP”). Currently, the legal position was that it was not possible. The majority of the UDOT Little Cottonwood Canyon EIS comments were opposed to the gondola. Despite that, UDOT felt that the gondola should be included in Phase 3 of the RTP as a solution for Little Cottonwood Canyon traffic issues. Mayor Dahle reported that there would be more information about whether bifurcation was possible ahead of the February 16, 2023, City Council Meeting.

Mayor Dahle preferred to not include reference to the gondola in the RTP because the vast majority who commented did not support it. He clarified that this seemed to be more of a policy and legal issue rather than a public opinion issue. Council Member Fotheringham suggested that the City pass a resolution if there was another opportunity to share input. Taking a stand now would not necessarily be beneficial.

*d. Calendar:*

- *City Council Meetings - February 16, 2023, March 16, 2023, April 6, 13, and 20, 2023, May 4, 11, and 18, 2023, June 1, 8, and 15, 2023; and*
- *Council Retreat – March 2, 2023, at 4:00 p.m.*

The calendar items were reviewed and discussed.

**XIII. *Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition, and Disposition.***

There was no Closed Session.

**XIV. *Adjourn.***

Council Member Fotheringham 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 7:58 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, February 2, 2023.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **March 16, 2023**