

**MINUTES OF THE
HOLLADAY CITY COUNCIL MEETING**

Thursday, February 1, 2024

6:00 p.m.

**Mt. Olympus Room
4580 South 2300 East
Holladay, Utah**

BRIEFING SESSION - 5:30 p.m.

ATTENDANCE:

Mayor Rob Dahle
Paul Fotheringham
Emily Gray
Matt Durham
Ty Brewer
Drew Quinn

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

Mayor Dahle called the Briefing Session to order at 5:33 p.m.

Chief Hoyal reported that Det, Cardenas has left the Unified Police and therefore he is no longer the Resource Officer at Olympus High. Officer Alex Gonzalez was introduced as the new School Resource Officer. H was previously at Hillcrest High. He is a graduate of Olympus High and has been with UPD for six years.

The agenda items were reviewed and discussed. The Council discussed the continued rezone on Murray Holladay Rd. Council Member Fotheringham is not convinced there is an issue with the PO zone and is concerned about the process.

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I. *Welcome* – Mayor Dahle.

Mayor Rob Dahle called the City Council Meeting to order at approximately 6:03 p.m.

II. *Pledge of Allegiance.*

Mayor Dahle led the Pledge of Allegiance.

III. *Public Comments.*

Trudy Jorgensen-Price shared updates about the Library. She reported that the new app is much better at finding events and she encouraged residents to use that in the future. From February 6 to April 10, on Tuesdays and Wednesdays, there will be American Association of Retired Persons (“AARP”) tax volunteers to assist with taxes. However, there will be an exception on March 5 because that is the Presidential Primary and the Library will be a polling location. Residents are invited to participate in the Book Club. Maker Monday is on February 5, when it is possible to make a Valentine’s Day heart. All month long, the photography of Mark Mickelsen will be displayed in the large meeting room. At 4:00 p.m. on February 9, it is possible to meet the artist. On February 10, there will be a Tree Talk on fruit tree pruning. There has been an excellent response to the craft programs for adults and Crafter Space now requires registration.

On February 14, there will be a special Valentine’s Day storytime event at 7:00 p.m. The family film on February 17 will be Indiana Jones and the Dial of Destiny. The library will be closed on February 19 for Presidents’ Day.

Council Member Fotheringham moved that the City Council take the Meeting Agenda out of order and discuss Item 7A before returning to Item 4. Council Member Brewer seconded the motion. The motion passed with the unanimous consent of the Council.

IV. Continued Public Hearing on Proposed Rezone for 2051 and 2061 East Murray Holladay Road from Residential Multi-Family (RM) Zone to the Professional Office (PO) Zone (0.49 Acres of Property that is Currently Used as Office and Residential. The Applicant would like to Retain and Expand Potential Office and Residential Uses.)

Mayor Dahle reported that the public hearing was opened at the last City Council Meeting. There were several email comments and in-person comments received at that time. It seemed that a lot of the concerns relate to the 40-foot height associated with the Professional Office (“PO”) Zone. The Council asked staff to determine where the height limit came from.

It was noted that the commercial zones, C-1 and C-2, are 35 feet and the residential zone abutting this particular application is 32 feet. Mayor Dahle explained that there were discussions about the 40-foot height associated with the PO Zone and the rationale for that. An updated staff report was then submitted by staff. City Planner, Carrie Marsh, presented the updated staff report and explained that direction was received from the Council to look at the history of the PO Zone. A lot of infill development is addressed by context, where what is surrounding a particular area or property is considered. For this application, the context of Murray Holladay Road was considered as well as the fact that the properties are next to a residential zone. A common contextual infill example is bringing the massing of the building toward the front of the main road for a pedestrian-friendly environment. That was seen in the Holladay Village Zone, where the buildings are much closer.

Ms. Marsh reported that the PO Zone has a broader application. While the Holladay Village Zone is concentrated in one area, the PO Zone includes properties on Highland Drive and Murray Holladay Road. There is a larger context for the PO Zone, which is why the PO Zone is broader. The PO Zone intends to bring building massing forward, which increases the distance between the residential areas. It creates a buffer between the higher building massing and the residential use.

In the staff report, a 50% lot area is mentioned. Ms. Marsh explained that this allows more building massing in the front portion of the lot with reduced or stepped-back building massing in the rear 50% of the lot. That is a concept that could be contextual and applied across the PO Zone. This approach could address some of the height concerns that were previously expressed. Ms. Marsh reported that the updated report looked at what the reduced height next to a residential zone could be. It could match the residential height or it could match what is in the existing Residential Multi-Family (“RM”) Zone. However, in the PO Zone, the 30-foot setback increase was created as a buffer.

Mayor Dahle asked about the 50% lot area mentioned and if that is measured over the entire width of the lot. Ms. Marsh clarified that it will look at the property as a whole. Council Member Emily Gray asked if the form-based type of zoning was considered when the PO Zone was originally created. Ms. Marsh explained that what was created with the PO Zone was a type of form-based code. It takes on some of the same principles, but it is not explicitly called form-based code.

Council Member Paul Fotheringham believed small changes were being considered. For instance, stepping down in height as the residence is approached. However, he pointed out that there is a question of whether the setback should be 20 feet instead of 30 feet because of the reduction in height. Several adjustments can be made to the zones, but these are discussions that need to take place over time with considerable deliberation. That being said, he does not want those kinds of discussions to impact the current application. History can be used to educate future decisions.

Mayor Dahle did not want to consider changes to the zone simply to address an individual application that members of the public are upset about. If staff feels there is some justification to look at the zone again and determine whether form-based code would result in a better transition between commercial and residential, then the zone language can be discussed. In that instance, the current application could move ahead with a Development Agreement. Council Member Fotheringham pointed out that there were no specifics determined for grading, height, and setbacks. Mayor Dahle asked what the setback would be under a PO Zone application. Ms. Marsh explained that in the PO Zone next to a residential zone, it is a 30-foot setback. For this particular application, the corner setback is 20-feet. Mayor Dahle further discussed a Development Agreement and noted that the only change would be a 5-foot reduction in height, from 40 feet to 35 feet, at the 50% line over the width of the property. Guidance-wise, the Council would refer back to the Planning Commission and staff to look at the language more broadly. That was how he envisioned this process moving forward.

Brad Helsten applicant, thanked the neighbors because everyone has been cooperative so far. He thought of the properties as four quadrants: the south quadrants on 2051 and 2061 East Murray Holladay Road and the north quadrants that abut the neighboring properties. On the south quadrants, he believed whatever the PO Zone allows should be permitted. For the north quadrants, it could be limited to 32 feet for office and 35 feet for residential. Concerning the setbacks, there is some flexibility. Mayor Dahle was not open to changes to the setbacks. He pointed out that the setbacks were put in place for a reason, which was to create a buffer between abutting residential. Mayor Dahle was fine with limiting the height to 35 feet because that is what is entitled in the RM Zone.

City Attorney, Todd Godfrey, explained that the building, as proposed, will straddle the lot lines of 2051 and 2061 East Murray Holladay Road. As a result, there will need to be a lot of consolidation before something is built. At that point, the depth of the new consolidated lot would be measured. Council Member Fotheringham pointed out that these details are necessary to think about when it comes to potential future changes to the zone language. However, making those types of changes now will complicate a currently active zone application. The difference between the RM Zone and PO Zone is essentially an additional five feet in height towards Murray Holladay Road in exchange for an additional 10 feet of setback as a buffer on the backside. Those concessions are already in the PO Zone. The City Council is now talking about further concessions, but that is a discussion he feels can occur as a general matter of policy rather than about a specific rezone application.

Mayor Dahle informed those present that what is before the City Council is a rezone application. The Council can either vote to approve the rezone from the RM Zone to the PO Zone or deny the application. Alternatively, the Council can approve the rezone application with a Development Agreement, which will place some minor restrictions on the application. The matter could be referred to the Planning Commission and Staff for broader discussions. Continuation is another option.

Mayor Dahle reported that the public hearing is still open. There were eight email comments at the last meeting. Another email comment was received for this meeting from Amanda Richards at 2061 Delmont Drive. Ms. Richards expressed opposition to the rezone application.

David Dean -owns a duplex contiguous to the subject property on the east at 2071-2073 Murray Holladay Road. They have occupied one side of the duplex for 31 years as the primary residence. Their daughter rents the other side of the duplex. Mr. Dean explained that he is at the City Council Meeting to represent two of the other three contiguous property owners.

The General Plan states that a Small Area Master Plan should be developed for the Holladay Half Mile area between the old Cottonwood Mall property and the Holladay Village. The City Council discussion proves that a Small Area Master Plan is something that makes sense, so issues of zoning and aesthetics can be determined. The Small Area Master Plan is supported by the contiguous property owners. It sounds like the process is too long and cumbersome, so in lieu of that, there is agreement with the zone change application, but only with the conditions stipulated in the Council Staff Memorandum. Specifically, the request is that the concept in the application section be adopted:

- The building shall address Murray Holladay Road within a maximum of 15 feet from the property line;
- The building shall be set off a secondary road to a minimum distance of 20 feet;
- Height is allowed at 40-feet within 50% of the lot's depth;
- Height beyond 50% of the lot's depth, within the established "building corridor" shall be 32 feet;
- Buffering setback remains at 30 feet.

Mr. Dean hoped that what was proposed in the concept in the application section be agreed to by the City Council. As for the suggested motion language in the Council Staff Memorandum, one condition was that the "City and Developer, by a date not more than 90 days from this date, approve a Development Agreement..." There is also language that asks the Council to direct City Staff to initiate a proposed amendment to the PO Zone to enact a height requirement for the zone that is consistent with the intent of the motion. Three of the four contiguous property owners are in agreement with the proposed zone change based on the conditions listed in the document.

Council Member Fotheringham noted that there was a discussion about how the lot sizes are not identical and have varying widths. As a result, drawing the mid-point will not be as straightforward as if the lots were square or rectangular. He wondered whether the contiguous property owners were supportive of a generous interpretation of where that 50% line would be. Mr. Dean was unable to answer that on behalf of other property owners. Speaking for himself, a reasonable interpretation made sense.

Kaye Reed - 2070 Delmont Drive. She read the Council Staff Memorandum earlier that day. She will not oppose the zone change as long as those conditions are agreed to moving forward. Ms. Reed spoke with Amanda Richards earlier that morning and she also agrees with the approach. There is a desire to work with Mr. Helsten and to make sure the community is considered.

Alan Gibson - 2080 East Delmont Drive. He shared concerns about traffic through the neighborhood and parking. Mr. Gibson asked what parking would look like with this development. Mayor Dahle stated that those kinds of details will be discussed during the Site Plan review process.

There were no further comments. The public hearing was closed at 6:55 pm..

V. *Consideration of Ordinance 2024-02 - Amending the Zone Map for Property Located at 2051 and 2061 East Murray Holladay Road from Residential Multi-Family (RM) Zone to the Professional Office (PO) Zone.*

Council Member Brewer noted that healthy pushback makes it possible to continually reevaluate whether the zones, as defined, are appropriate. The PO Zone is relatively new and not all of the PO

Zone applications that have come to the Council have abutted residential. This particular application has raised some issues because it abuts residential. It is important to discuss whether or not the heights are appropriate as the office use transitions to residential use.

Council Member Brewer discussed the C-1 and C-2 Zones. He also noted that it is important to discuss the Small Area Master Plan mentioned during the public hearing. As far as a potential motion for this application, he thought it was necessary to discuss the 32-foot versus 35-foot height difference. The existing entitlement is for 35 feet in height and 20 feet from the back residences. That is fairly close and fairly high comparatively. He is not sure that he is comfortable making a motion for a Development Agreement without enough certainty about the terms.

Council Member Brewer was interested in prioritizing the Small Area Master Plan. Additionally, he wanted to see the C-2 Zone reevaluated. He also believes it makes sense to look at the PO Zone further. Council Member Gray wanted to know if the 32-foot and 35-foot would be solidified to make sure those concerns were resolved. The residents and developer seemed to be working together to reach a compromise. She did not want to stand in the way of that but also did not want to rush the process.

Mr. Godfrey asked a clarifying question. He was not sure that he understood the concern over the 32-feet and 35-feet. He understood there was concern about how the lot depth would be measured, but did not understand what was being referenced in terms of the height. Council Member Brewer stated that it was his understanding that the applicant was hoping to have a parking structure with two levels and 35 feet is needed to do that. Council Member Fotheringham pointed out that the RM Zone entitlement allows for 35 feet. Mayor Dahle felt it was important for the Council to determine an appropriate height level for what is contemplated in the zone moving forward. He understands the concerns, but there is an entitled 35-foot height currently with a 30-foot setback. That is 10 feet greater than a C-2 setback, so going below the already allowed 35 feet is inappropriate. 35 feet is a fair compromise and is a good starting point when a broader look at the PO Zone takes place.

Council Member Gray asked why the Staff Report mentioned 32 feet as opposed to 35 feet. Ms. Marsh reported that it was done to align with the residential heights. As for the 30-foot setback, that limits where a building can be located within 50%. Council Member Durham wanted to know if the Development Agreement will establish any precedent with respect to what the Staff, Planning Commission, or City Council may do with changes to the zoning. It was stated that it would not, as the Development Agreement will be unique to the applicant parcels. Council Member Fotheringham reiterated questions about how the 50% lot line will be drawn.

Mr. Godfrey referenced concerns from Ms. Marsh about developing the 50% measurement in a way that considers the setback fairly. He recommended that the City Council continue the item so that can be explored with the applicant. Mayor Dahle believed the intention is to work towards a Development Agreement that will result in a fair compromise between the developer and the residents.

Council Member Brewer moved to CONTINUE Ordinance 2024-02 – Amending the Zone Map for Property Located at 2051 and 2061 East Murray Holladay Road from the Residential Multi-Family (RM) Zone to the Professional Office (PO) Zone, to the March 7, 2024, City Council Meeting, in order to determine the details of the Development Agreement. Council Member Fotheringham

seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye; Mayor Dahle-Aye. The motion passed with the unanimous consent of the Council.

VI. *Consideration of Amended Ordinance 2024-01 - Repealing Chapter 10 of Title 13 of the City Code Relating to Subdivision Regulations and Enacting in Its Place Chapter 10A of Title 13 Setting Forth Revised Subdivision Regulations and Revising Other Related Chapters of the Land Use Code.*

Mr. Godfrey stated that what was previously approved repealed and reestablished the appropriate subdivision chapter, but it did not account for all of the other text amendments that were part of the Meeting Materials Packet and were reviewed by the Planning Commission and City Council. Those items were fully disclosed but were not in the enacting ordinance. This amendment will address that.

Council Member Fotheringham moved to ADOPT Amended Ordinance 2024-01 – Repealing Chapter 10 of Title 13 of the City Code Relating to Subdivision Regulations and Enacting in Its Place Chapter 10A of Title 13 Setting Forth Revised Subdivision Regulations and Revising Other Related Chapters of the Land Use Code. Council Member Durham seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye; Mayor Dahle-Aye. Ordinance 2024-01 was adopted by a unanimous vote.

VII. *Reports and Presentations:*

a. *UPD Incentive Awards.*

Chief Justin Hoyal, and Lieutenant Tyler Ackerman presented the Unified Police Department (“UPD”) Incentive Awards. Chief Hoyal explained that he is proud of the officers and the exceptional work that is done. He started by presenting awards to three officers who cover the graveyard shifts on Saturday, Sunday, and Monday nights. These officers go out of their way to keep the City safe at night. However, there is one particular incident that he wants to recognize the officers for.

On December 18, 2023, three officers responded to a home in Holladay with a 23-year-old autistic male who had a knife and was threatening his parents and himself. The officers who responded controlled the situation and spoke to the victim. Due to past involvement with law enforcement, the victim can be uncooperative towards officers, but the three officers were able to speak to the victim, calm him down, and conduct an investigation without further incident. The victim was transported to a hospital for a psychiatric evaluation and one of the officers rode with him in the ambulance. The father of the victim called the Holladay Precinct to personally thank the officers. Had it not been for their professionalism, compassion, and ability to talk to his son, the situation could have had a very different outcome. He was grateful that the situation ended peacefully and his son was able to get help. The officers are commended for going above and beyond to assist a member of the community. Chief Hoyal presented Officers Bithell, Norcross, and Stills with the UPD Incentive Award.

The next UPD Incentive Award was presented to Sergeant Bench. Chief Hoyal noted that it is not often that officers recognize their supervisor for outstanding leadership abilities, but that is what happened when two officers chose to recognize Sergeant Bench. An employee that Sergeant Bench supervises sent a kind email about what a fantastic leader he is. The email stated that he is one of the best, because he shares his knowledge, answers questions, and speaks about career goals with the officers. He professionally presents himself, but it is still possible for officers to laugh and have fun

with him. Sergeant Bench cultivates a fantastic work environment and is an asset to UPD. Another officer submitted an email about Sergeant Bench and stated that he is professional, available, and listens first. His responses are measured, he is an example of a team player, and officers feel at ease in his presence.

Mayor Dahle thanked everyone at UPD for the work done to protect the community. He also thanked Chief Hoyal for his leadership.

b. *UPD Quarterly Report.*

Chief Hoyal shared the UPD Quarterly Report for October to December 2023. The first slide of the report showed the call volumes for each month of the year and then showed comparisons to previous years. From June to September, there was a higher call volume, but the other months of the year were fairly consistent. In 2022, UPD responded to 853 calls, and in 2023, it was 859. The numbers were consistent as far as call volume during the fourth quarter. Chief Hoyal reviewed the traffic offense numbers for the quarter. In October, there were 35 total traffic cases, 41 in November, and 49 in December. He noted that in December, there were quite a few DUI-related traffic cases.

Information about the Holladay response times was shared. Chief Hoyal reported that the Priority 1 calls were around two to three minutes. In December, there was an increase shown. He noted that some calls were classified as Priority 1 calls, but those were not urgent calls. Those threw off the Priority 1 response times in December. However, everything else was fairly consistent in terms of the Priority 2 and Priority 3 calls. Chief Hoyal shared information about each of the districts. There was information about the number of calls for each district.

The UPD Quarterly Report included information about a shared service. Chief Hoyal discussed the Violent Crimes Unit (“VCU”) and explained that it is assigned to the Investigations Division with other specialty detectives. There are seven detectives and one sergeant involved in that unit. The unit investigates all of the homicides, officer-involved shootings, suicides, robberies, aggravated assaults, and unattended and attended deaths. The unit is highly trained. The detectives get called out to personally investigate the different crimes 24/7. During the fourth quarter of 2023, VCU responded to 12 different cases in Holladay that included deaths, robberies, assaults, and suicides. Two of the cases they responded to were time and manpower intensive. Those two cases are still ongoing.

Some cases of note were reviewed. On December 21, 2023, a victim called 911 and stated that she was not able to speak freely, but communicated that a suspect had a weapon. Officers arrived and observed the female running from the residence. As officers were formulating a plan, the suspect exited the house with a handgun. Officers took the male into custody without a tragic outcome. On November 21, 2023, officers investigated a criminal domestic violence case earlier in the day, where the suspect fled before the officers arrived. Later that night, a Holladay officer was in the area for an unrelated incident and saw the suspect returning to the home. The officer went to confront the suspect and the suspect walked in and refused to answer the door. There was assistance from surrounding agencies and a surround and call out was conducted. Ultimately, the suspect was taken into custody. On November 8, 2023, the nine UPD Motor Officers came to Holladay and conducted a traffic enforcement saturation event. In three hours, 31 citations (warnings and actual citations) were issued.

On December 9, 2023, Shopping With The Shield took place. Male officers paid to grow beards and female officers paid to put color in their hair and on their nails. That money was then put into an account to take young people in the community shopping. This year, \$45,640 was raised. 137 children and 43 families were helped with the money. Each child that is taken shopping is given \$250 to purchase whatever it is they need. Each family receives an additional \$300 to purchase needed items and is given a \$100 gift card for Christmas dinner. To date, the program has raised \$343,000.

c. *Vigilant Cameras.*

Chief Hoyal explained that there is a desire to discuss Vigilant cameras. He asked Lieutenant Taylor from the Technical Service Division to share information about the cameras, as he is the subject matter expert and will oversee the project for UPD. Lieutenant Taylor stated that the Vigilant system is better overall. There were concerns expressed about security and surveillance in the past, so he wanted to provide some information about this system. He reported that there are license plate readers (“LPR”) and standalone LPRs. What is being discussed currently are the standalone versions. Those are attached to a pole and are in a fixed location. There have been vehicle LPRs for many years, which are often used by traffic officers, but the standalone LPRs are a new concept to Utah. As the vehicle passes, a picture is taken, and if it detects that there is a license plate in that picture, then that image is uploaded to a database.

Lieutenant Taylor explained that the previous company raised the prices, so to be fiscally responsible, a change was needed. Additionally, the other cameras were not owned, but these cameras would be owned after five years. With the other company, there is a fee to move the cameras, but with the new company, UPD can move the cameras. The biggest reason for the switch is that the system is the Criminal Justice Information System (“CJIS”) complaint, which protects citizen information. The Utah Criminal Justice Information System (“UCJIS”) is where all of the license plates and warrants are run. This new system is preferred to the old system, as it complies with some important information networks. Lieutenant Taylor explained that there are only four reasons law enforcement can use standalone LPRs: as part of a criminal investigation, to apprehend an individual with an outstanding warrant, to locate a missing or endangered person, or to locate a stolen vehicle. However, when it comes to law enforcement, he reiterated that there are only four reasons LPRs can be used.

Council Member Drew Quinn believed the cost of the cameras was \$2,500 per year. She wondered whether there were also costs to train the officers to use the cameras and database. Lieutenant Taylor reported that the quote is \$2,250 per camera. He assumed that the price would be honored if additional cameras were added. Someone will be flown in to do the training at no extra cost. Council Member Quinn asked how many cameras would be necessary if Holladay chose this system. Lieutenant Taylor explained that the number would be determined by Chief Hoyal and Lieutenant Ackerman. He reported that Midvale chose to have 16 cameras, Kearns chose 11, and Magna chose to have four.

Council Member Fotheringham asked about data retention. Lieutenant Taylor explained that it was retained for nine months. Council Member Fotheringham believed this meant it was possible to look back at nine months of data to track where a certain license plate has been during that period. Lieutenant Taylor confirmed this. Council Member Fotheringham asked about the requirement to publicly notice the location of the camera. Lieutenant Taylor clarified that this is only if it is on a UDOT right-of-way, which is a requirement mandated by the State. If the City of Holladay wants to list the location on the City website, that can be done at the discretion of the City. There have been discussions about having two to four cameras.

d. UFA Quarterly Report.

Unified Fire Authority (“UFA”) Captain Dan Brown shared the UFA Quarterly Report. He discussed the total number of incidents for emergent and non-emergent calls. Every ambulance, fire engine, and fire truck has a GPS and the closest unit will be sent for emergent calls. For non-emergent calls, Station 104 will be first. If Station 104 is out, then another UFA unit will be sent in for those calls. Looking at the number of calls, it is clear that the call volume is increasing each year. His guess for that increase is that more people result in more calls. The population increase in Holladay is approximately 1% per year, but it was noted that there are responses outside of Holladay as well.

Capt. Brown shared information about the National Fire Incident Reporting System (“NFIRS”) and reviewed the top EMS dispatches. He reported that 65% of Station 104 calls responded to Holladay and the rest went outside Holladay. The Holladay ambulance, Ambulance 204, is a peak load ambulance from 9:00 a.m. to 9:00 p.m. 110 and 106 also come into Holladay to respond at times. Captain Brown reviewed the response times and explained that the numbers have improved slightly over the last few years. There is currently a challenge underway for crews to respond 10% faster.

Council Member Quinn asked about the difference between a fall and a shortfall. Captain Brown explained that a shortfall is a ground-level fall whereas a fall is something like a fall off of a ladder or a fall where there is a head injury. There are also long falls, which are normally 30 feet or more.

Capt Brown shared a heat map of Holladay to show where the majority of the calls are coming from. Information about a new fire engine was shared. He explained that fire engines are all handmade. There is a design process and certain specifications need to be met. It takes 660 days from the ordering date to receive a fire engine and the cost is \$684,000. This fire engine should last for approximately 10 years on the front line and five years in reserve status.

Capt. Brown is a member of the Happy Healthy Holladay Coalition. The goal is to improve the well-being of the citizens of Holladay. He shared data from the Salt Lake County Health Department and pointed out the drug and opioid poisoning deaths for 2022. The City of Holladay is almost 50% higher than the rest of the County for opioid deaths. As a result, the Happy Healthy Holladay Coalition has taken that on as a primary focus. Over the last month, two events were held. Over 50 people were trained on how to use Narcan and Naloxone and kits were distributed. Those kits can assist in the event of an opioid overdose. He is proud that the coalition has done this work.

VIII. City Manager Report – Gina Chamness.

Manager Chamness reported that the Legislative Session is underway. A lot is happening in terms of housing, but there will be a lengthier conversation about that when there is more clarity about the direction. Ms. Chamness explained that there are a few items the City is watching with interest, including Senate Bill (“S.B.”) 144, which would authorize a dollar-for-dollar match for public art. The City is also looking at House Bill (“H.B.”) 65, which would expand the definition of active transportation to include canal trails.

Ms. Chamness explained there is a desire to hold movies in the park this summer. It is possible to do this for a minimal cost, but a license for the movies, a projector, and a screen is needed. The total costs will likely be \$2,000. She wondered whether this is something the Council wants to try this summer. Council Member Gray expressed her support for the idea and asked if it will be run through the Arts Council. Ms. Chamness stated that it would be run as a special event.

IX. Council Reports & District Issues.

Council Member Brewer reported that he met with Sandy Meadows from the Historical Commission. It is wonderful to see the passion that exists and meet volunteers who participate on the Commission.

Council Member Fotheringham reported that the Tiny Art Show will take place from February 5 to February 10, 2024. He asked that those present take time to attend the art show next week.

Council Member Gray thanked Ms. Chamness for assisting with some banners. She also had a constituent ask about the possibility for homeowners to designate their property as one of historical significance. That was something that the Council discussed previously, but there is a desire to have additional discussions about that in the near future. It seemed like there was a lot of interest.

Mayor Dahle reported that the Historical Speaker Series continues to grow. The Moyle Family was featured recently and there were 85 attendees. There was another scheduled for March 11, 2024.

X. 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 with the unanimous consent of the Council.

a. Discussion on Public Infrastructure Districts (“PID”)

Laura Lewis – Lewis, Robertson Burningham review a presentation on what a PID is and how it can assist cities with desired developments. A PID is a special type of limited property tax support revenue bond that cities can use to finance public infrastructure for a new development. PIDS create a revenue stream with tax imposed on all property within the PID. Creation requires 100% consent of all property owners in the PID boundaries at the time of creation. She went over approval and financing considerations and benefits and risks to the city.

This PID would be used for a parking structure at Holladay Hills and would only include commercial property. A petition has been submitted to the City Recorder for certification. Mayor Dahle feels it is a simple request at this point and one worth taking through the process with a public hearing on Feb. 15.

b. Spring Lane Reuse Plan Kickoff – Holly Smith.

The project schedule for Spring Lane was reviewed. Staff is working with MHTN to reimagine the 12.2 acre property over the next five months. The project scope will explore the addition of new facilities, programming, and/or activities that are complimentary to the surrounding neighborhood and meet community-wide needs. It will also address the potential reuse of a portion, all, or none of the existing grounds, building, facilities, parking lots, and other site resources. Additionally, the Plan will consider feasible revenue-generating uses. The final preferred concept and recommendations will aim to meet the Holladay City Council and resident priorities within the City’s financial constraints. Phase 1 will be a individual meetings with stakeholders. Phase 2 will be an online survey, scheduled to go out the beginning of April, that will ask residents to identify priorities or rank preferences for the open space. Phase 3 will be a draft preferred concept – asking for public input via online comment forms. MHTN will report to the Council on May 2 and June 6 with updates.

c. Discussion on Fundraising Moving Forward – Holly Smith and Gina Chamness.

In January of 2023, the Holladay City Council provided direction and one year of funding to explore, raising funds from donors for specific projects with the assistance of an outside contractor, Pathway Associates. The two priorities identified were lighting for the skatepark and the historic exhibit experience. During this one year trial period, staff also devoted considerable time to this project. During intensive periods, this could be as much as 5 hours per week for both Gina and Holly. With the trial period coming to and end does the Council want to continue pursuing a defined fundraising program and to continue their relationship with Pathways. The Council discussed that they feel they have not gotten a great return on investment with Pathways and that we didn't receive what they sold to us. The Council discussed using Pathways for a more narrowly defined /contract-based grant writing only and would refer to staff on when and if that is needed.

d. Discussion on Hiring

Manager Chamness discussed that a process for hiring a new finance director has begun, noting that it would be a \$25-\$30,000 increase over the current salary. This position would require a CPA and six years of experience in accounting. This position would help with budgeting and forecasting and reduce the need or eliminate outside consulting. Another position that may come after the hiring of a finance director would be a part-time financial position that would assist the with payroll and accounts payable.

e. Calendar

Council Meetings – February 15, March 17 and 21, April 11 and 25.

Tiny Art – February 5-10.

Holladay History – February 7.

Tree Talk – February 10.

The calendar items were reviewed and discussed.

XI. 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 9:45 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, February 1, 2024.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **April 25, 2024**