

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

**Thursday, April 25, 2024
6:00 p.m.
City Council Chambers
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
Jonathan Teerlink, Community Dev. Director
Jayme Blakesley, City Attorney
Jared Bunch, City Engineer

Mayor Rob Dahle began the Briefing Session at 5:30 p.m. and reviewed the agenda.

There will be two public hearings. The Development Agreement with 2061 Holladay, LLC it is fairly straightforward. Council Member Fotheringham asked about the references made to X and Y. Mr. Teerlink reported that the amendments were made and the numbers were placed in the latest version of the document. Ms. Chamness stated that the updated version will be posted online and will also be sent to Council Members for additional review. Mayor Dahle thought a comment should be made about that to clarify the final numbers.

The Council discussed the firework ordinance. Mayor Dahle reported that the Fire Marshal has kept the restrictions the same as last year. However, the City Council ultimately chooses what to adopt. Salt Lake City and Millcreek have adopted the same restrictions that they have during the last few years. Ms. Chamness shared information about Cottonwood Heights. Last year, they did not follow the 1300 East recommendation and had larger areas of their city that were not restricted. Her understanding is that this will likely continue, although there may be expansions in other areas. Mayor Dahle does not believe this is a clear issue based on some of the public comments that have been received and some of the previous Council discussions.

Mayor Dahle reported that the Fire Marshal has given the City the authority to restrict everything east of 1300 East if desired. Council Member Quinn noted that several constituents have reached out to her about this issue. Some want to be able to have those kinds of neighborhood gatherings again. Council Member Durham stated that he used to receive a lot of emails from people saying that they do not want fireworks, but now he has had a few people reach out expressing support for fireworks. He is curious about the analysis that is conducted each year to inform the Fire Marshal's determination. Over the last several years, the same recommendation has been made, but conditions are not the same.

The Fire Marshal wants to ensure that there is consistency with boundaries. That is the rationale for the proposed fireworks map. Historically, walking back a restriction also makes it harder to

reinstate that restriction in the future. The Fire Marshal will always prioritize public safety, which means recommending restrictions. Ultimately, the City Council will need to decide on the City's response and what will be implemented.

Council Member Durham reported that one of the public comments mentioned that fireworks restrictions are not enforced. It was noted that patrolling is done, but the educational component is essential. The restrictions act as a deterrent because most people who see that an area is restricted will not light fireworks there. If fireworks are lit in a restricted area and there is damage caused, the liability can be more severe. The restrictions add an increased layer of safety for residents but also act as an enforcement tool. It was reiterated that education is necessary to focus on moving forward. Council Member Brewer wanted to understand what fireworks types are the most dangerous. It was clarified that it all depends on what the risk is in that particular area. but aeriels can be dangerous.

Council Member Gray noted that the Fire Marshal is recommending that the City of Holladay restrict fireworks. If the City chooses to expand them despite this recommendation, she wanted to understand whether the City is liable if something goes wrong. It was stated that it is always a possibility, but that possibility is low since there are many intervening actions. The liability is most likely with whoever is lighting the fireworks.

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I. *Welcome* – Mayor Dahle.

Mayor Rob Dahle called the City Council 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 reported that there was a significant event in the community recently that was in the news. It would have been a potentially catastrophic situation had the dynamite on the property not been located. He took a moment to thank UFA Assistant Chief Riley Pilgrim, Assistant Chief Dustin Dern, and Unified Police Department (“UPD”) Chief Justin Hoyal, who were all on-site. A fairly large area had to be evacuated from 11:00 p.m. to 1:45 a.m. There were 75 police officers in the City within approximately one hour of a phone call. He noted that there is a highly trained hazmat team and bomb squad team in UPD. There was supplemental service from the Salt Lake City bomb squad. The Red Cross was there as well as the Emergency Management team. It was a team effort to make sure everyone was safe. This situation is an example of the benefits provided by the UPD and UFA systems. Mayor Dahle expressed gratitude that this issue was taken care of without any injury or death.

David Stephenson - 4538 Suncrest Drive and shared comments about fireworks. His understanding is that the Council will vote on a proposed ordinance regarding personal fireworks restrictions. He explained that his family wants to have the opportunity to light fireworks in Holladay and celebrate the Fourth of July in that way. Fireworks have long been connected to the celebration.

IV. *Public Hearing on Proposed Amendments to Title 13.62 Building Heights in C-2 Zones. (Proposal to amend the maximum building height from 35 feet to 40 feet).*

Mr. Teerlink explained the application to amend the height in the C-2 Zone. The Commission forwarded a favorable recommendation to the Council with a request to consider architecture and use the Design Review Board to review building designs within the commercial zone. The C-2 Zone heights have not been changed since incorporation.

Mayor Dahle noted that there is a restriction of three floors in the C-2 Zone. The proposed amendment will not change that restriction. A future applicant would not be able to add a fourth floor to increase the density. He asked whether the addition of height would include the mechanical structures. Mr. Teerlink clarified that certain items can be above the roof line, including parapets, mechanical items, emergency exits, and elevator shafts. However, the roof deck itself would be limited to 40 feet.

Council Member Gray wanted more details about the architectural standards that were recommended by the Planning Commission. Mr. Teerlink reported that there were references to the Holladay Crossroads Zone and the Holladay Village Zone. The Holladay Crossroads Zone is a hybrid of what the architectural standards are for the Holladay Village Zone. On the other hand, the Holladay Village Zone is focused on design inspired by Utah history. Both zones were pointed to as examples. Council Member Gray was interested in looking into that further so there is a unified feel throughout the different areas.

Chris Layton – the applicant, explained that there are a lot of challenges with the current limitation, especially as more mixed-use projects come forward. Currently, the C-2 Zone allows for mixed-use projects and three-story developments. However, there are design limitations due to the existing height restriction. The floor-to-floor designs are quite compact. For a good quality commercial space, 14 to 16 feet is necessary floor to floor. For residential or office space, having 12 feet is ideal. Mayor Dahle reviewed a map of the City to illustrate where the C-2 Zone is located. He pointed out that it is a fairly isolated zone. There was discussion regarding some of the surrounding zones.

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

V. *Public Hearing on Proposed Amendments to Title 13 – Historic Preservation. (Proposal to amend the Code relating to historic sites; designation process, preservation and modification procedures, allowed uses, and conditional use permit requirements. Also to align Title 13 with Title 2).*

Mr. Teerlink explained that the Planning Commission recommended the text that is currently before the Council. He pointed out some highlighted sections in the draft text, specifically, the list of addresses at the beginning. Toward the end of the Legislative Process section, there were two sections highlighted. Mr. Teerlink stated that this outlines what happens when a property that has been added to the Historic Designations List requests to be unlisted. The question is whether there should be a public comment period or a public meeting. The opinion of the Commission is that there should be public comments permitted during that public meeting.

Mr. Teerlink explained that the Planning Commission wanted mailers sent out to properties within a certain distance and to invite comments when an applicant requests that their property be removed from the list. Staff does not feel strongly either way on this matter. However, it is his opinion that public comments when a property owner wants to have their property delisted could invite some contention. From the Planning Commission's point of view, it was believed that the process could be helpful. Mr. Teerlink reported that the highlighted properties on the list came from the General Plan.

The Planning Commission provided a list of other considerations. For instance, whether decisions should be recorded against the property, creating a nominal fee for the application, and the involvement of the Historical Commission. The staff has not made amendments to the drafted recommendations and will take direction from the City Council on what has been proposed.

Mayor Dahle opened the public hearing.

He noted that a written comment was submitted by Ron Hilton ahead of the City Council Meeting.

Kim Duffy - 2195 East Walker Lane and explained that she is Vice-Chair of the Historical Commission. She is speaking on behalf of several Commissioners and Ron Hilton. Ms. Duffy stated that the new ordinance is similar to the old ordinance, but it excludes the Historical Commission. She intends to speak about the ordinance as well as the programs that the Historical Commission has run in the last two years. Ms. Duffy started by sharing comments about the ordinance and the eight houses that were listed. According to the Holladay code, the Historical Commission provides advice and information to the City Manager regarding the identification and protection of historic resources. Despite that, the Commission was not invited or involved in writing the new ordinances. The result is that one of the houses listed will not qualify under the new regulations because the house has been moved from the original site. Another will not qualify because the principal façade was drastically altered last year. One house was demolished in January and another has a homeowner who is resistant to participating in Holladay preservation events and may not want to be included on the list. This information would've been shared had the Commission been included.

Under Section F, Criteria 3 states that qualifying structures must be associated with events of historic significance, the lives of important historic persons, or buildings that exhibit significant construction or materials. Ms. Duffy reported that the criteria are similar to the qualifications for the National Register. She wondered who at the City level would determine whether a building meets the criteria. She wanted to better understand why the Historical Commission has been excluded.

During the Planning Commission Meeting, there were questions about how City Staff will decide whether proposed changes to a building will match the vernacular of the original home. City Staff said that the Salt Lake County Assessor has files with photos that can be used for comparison. Ms. Duffy explained that based on experience, files outside of Salt Lake City proper only include photographs in approximately 50% of the cases. She has more than 200 images of historic Holladay homes. Another member of the Historical Commission is a realtor and has countless images available. She believes it makes the most sense for the City to utilize the Historical Commission for this work.

Ms. Duffy reported that she has longstanding associations with the State History Office, Utah historians, preservationists, architects, and an archeologist. She routinely calls on these people when she wants to understand a property. This real-time knowledge would be useful to the City. Ms. Duffy stated that the new ordinance includes qualifiers to add a building to the Holladay register. One qualifier is the National Register and the other is a State Historic Designation. She informed the City that the State Register has not been active since 1979 and no longer adds properties. As for the 30-day pause for documenting a property, this is something the Commission has been suggesting for months. However, she wants to know who will document the properties. There are members of the Historical Commission who have done extraordinary things in the

community. It makes sense for these resources to be sought out. She reiterated her concern that the Commission is not being used.

Ms. Duffy next reviewed the work that the Historical Commission has done in the last few years. She explained that this demonstrates the abilities and knowledge that are available to the City of Holladay. The goal of the Historical Commission is to educate the public about historic treasures in the City. In the last few years, the Commission has created the Speaker Series, which hundreds of citizens attend. Three of the speakers did new research on Holladay and provided that information to the City. In addition, the Commission placed signs with the Holladay logo and text that said: "Read the story of this house." Residents could scan a QR code and read about the building that they were looking at and learn about the historic figures who lived there. 10 buildings were completed last year. This year, the goal is to do this for 30 buildings in the community. It was suggested that legacy businesses be added.

The Council will be given a draft of the document related to the Read the Story project. Ms. Duffy reported that the document is 46 pages long and the research took months to complete. The information has never been gathered in this way before and it will now be available to any citizen when the QR code is scanned. A map has even been created so residents know where the buildings are located. Not all National Register homeowners know about the 20% State tax breaks they could be receiving, so she has been explaining this to homeowners. Some homeowners are wary of placing their homes on the National Register, fearing that it will impact their property rights. Ms. Duffy has spent time speaking with homeowners and explaining to them that the designation is honorific.

Ms. Duffy shared additional information about the Historical Commission's work. On May 13, 2024, there will be a lecture and an art show. Painters have been out in the City for weeks painting historic homes and those paintings will hang in the auditorium during the lecture on May 13, 2024, and will then become available for sale. A percentage of the proceeds will be shared with the Commission and Council.

Camille Pierce - 2052 East Arbor Lane. Her home was originally built in 1938, and in 1957, an addition was made. The home sits on 1.5 acres and Big Cottonwood Creek runs along the entire back side of the property. There is substantial mature vegetation as well as a variety of flower gardens. Money and love have been invested in maintaining the buildings and yard. Close to \$7,000 has been spent working with an architectural firm to try to create a means of protection and preservation for the historical property. Ms. Pierce has contacted the Utah Historical Society and the State Historical Preservation Office. She wants a way to preserve the home, trees, plantings, and property for the future. It represents a special time in Holladay when living in nature was a respite from the stresses of living in Salt Lake.

Steve Glaser - 2052 East Arbor Lane. He wanted to speak to the section of the proposed ordinance that relates to the delisting of homes or permitting the demolition of homes that have been listed. The whole point of listing a home is to continue to see it protected. If the person who buys a historical home can immediately ask to delist or demolish the structure, that is not fair to the previous property owner. As a result, he believes this language should be removed from the proposed ordinance. Mr. Glaser shared a comment about demolition by neglect, which is where the structure deteriorates over time. This is a problematic situation, but it can be addressed with periodic inspections and legal enforcement to ensure that the building is maintained.

There were no further comments. The public hearing remained open.

VI. Reports.

a. Salt Lake County Animal Services Annual Report – Carrie Siebert.

Mayor Dahle reported that the Animal Services Annual Report will be shared at a future meeting.

VII. Consideration of Ordinance 2024-05 - Amending the Zoning Map for Property Located at 6375 South Highland Drive from RM to PO. (Amendment to the Zone Map from the current Residential Multi-Family Zone (R-M) to the Professional Office Zone (PO) for approximately 0.50 acres of property).

Council Member Brewer moved to ADOPT Ordinance 2024-05 – Amending the Zoning Map for Property Located at 6375 South Highland Drive from RM to PO. 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. Ordinance 2024-05 was adopted by a unanimous vote.

Mayor Dahle believed there would be more discussion about the fireworks ordinance than the Development Agreement item. He asked the Council for a motion to take the agenda out of order.

Council Member Fotheringham moved to take the City Council Meeting Agenda Out of Order and Hear Item 9 before Item 8. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

VIII. Consideration of Ordinance 2024-06 - Restricting the Use of Personal Fireworks.

Mayor Dahle reported that Chief Pilgrim is present in place of the Fire Marshal. There was a discussion about this item during the Briefing Session that had to do with what restrictions there should be on the use of personal fireworks in Holladay now that the drought conditions have subsided somewhat. Chief Pilgrim stated that UFA will always err on the side of caution and will prioritize public safety. The Fire Marshal made a recommendation to maintain the current restrictions, but the Council can make a different decision.

Council Member Fotheringham noted that in 2021, there were significant drought conditions. Chief Pilgrim explained that the recommendation at that time was based on necessity. However, even at that time, the final decision was still made by the City Council. The recommendations are based on the last five years. By State Statute, it is possible to take two of those years into consideration. Typically, the last two years make the most sense to take into consideration.

Council Member Gray asked for data on the number of fires caused by fireworks in Holladay. Chief Pilgrim stated that he did not have that information on hand, but it was possible to obtain that. Council Member Durham asked what other cities have done concerning the recommendation from the Fire Marshal. Chief Pilgrim reported that Millcreek is staying at the 900 East line, which was established in 2021. Cottonwood Heights has returned to the map that was in place prior to the 2021 restrictions.

Council Member Durham asked for a statutory definition of urban interface areas. Chief Pilgrim explained that it is the zone of transition between unoccupied land and human development.

Council Member Gray referenced the map that Holladay had in place prior to 2021. She wondered whether those areas would qualify as urban interface areas. Chief Pilgrim recalled that the map included those areas. However, those are not clearly defined areas, which can create some enforcement challenges. It can also make it confusing for residents. The value of having more broad restrictions in place is that there are clearly delineated areas that are restricted for personal fireworks use.

Chief Pilgrim reiterated that the Council can decide what is best for Holladay. That being said, he feels it makes sense to err on the side of caution. Mayor Dahle asked whether the Council wants to continue with the ban east of 1300 East, which the City has the right to do based on the input received from the Fire Marshal. Alternatively, based on the current conditions, the City Council can revert to previous restrictions.

There was a discussion regarding the previous fireworks restriction map. Council Member Gray expressed support to return to the previous map. Council Member Fotheringham referenced what is being done in Millcreek. Council Member Fotheringham is in favor of extending the fireworks restrictions for another year.

Council Member Durham explained that he lives on a street where there are often a lot of fireworks. He is not comfortable with having an ordinance that is not taken seriously or enforced. A more nuanced approach makes sense where there can be a commitment to enforce. Council Member Gray stated that there are similar issues in her neighborhood. Council Member Brewer shared a quote with the Council: “When law and morality contradict each other, the citizen has the cruel alternative of either losing his moral sense or losing his respect for the law.” He does not want a disregard for the law to be created. However, he also thinks it is healthy to dial back the restrictions when it is warranted. After two healthy water years, it makes sense that the previous map be used. Council Member Brewer stressed the importance of education in high-risk areas and for general safety.

Council Member Quinn reported that the residents who have reached out to her stated that there have been good water years for the last two years. There were comments last year wanting to see changes to the fireworks restrictions as well. Residents understand that there need to be restrictions in drought years, but it is harder to justify when there are good water years. Mayor Dahle would love to continue restricting the fireworks, but to do so at this point would be for the wrong reason. It is harder to justify that this is a drought-related restriction given the change in conditions over the last two years.

Council Member Durham was interested in talking to Chief Hoyal about enforcement. Council Member Quinn noted that it is possible to educate residents on Facebook and Instagram. She hopes that information can be communicated more effectively this year. Council Member Brewer pointed out that the ability to enforce the restrictions is difficult. He stressed the importance of education. Ms. Chamness reported that a lot of the time when calls come in, the fireworks are gone by the time the officer responds. It can be difficult to determine exactly where the fireworks are coming from.

Council Member Fotheringham pointed out that the current ordinance is to continue the restrictions. If that motion fails, he wants to understand whether the previous map will take over. It was clarified that the State Code requires that the City Council make an annual designation for

the area. There would be no restriction unless some restriction was clearly put in place. The City Council will need to adopt a description of the areas where there is a desire to see fireworks restricted. Ms. Chamness has an exhibit that outlines what the restrictions used to be. One option is to enact the restrictions for this calendar year using Exhibit A. It can be voted on during the City Council Meeting if desired.

There was discussion regarding appropriate language for a motion. Based on the direction from the Council, City Attorney, Jayme Blakesley, suggested the motion language strike “east of 1300 East” and insert “the areas identified in Exhibit A.” Exhibit A would be included as part of the ordinance.

Council Member Brewer moved to ADOPT Ordinance 2024-06 – Restricting the Use of Personal Fireworks, omitting the language that makes reference to 1300 East and replacing that with the areas identified in Exhibit A. Council Member Durham seconded the motion. Vote on Motion: Council Member Brewer-Aye; Council Member Durham-Aye; Council Member Fotheringham-Nay; Council Member Quinn-Aye; Council Member Gray-Aye; Mayor Dahle-Aye. Ordinance 2024-06 was adopted by a 5-to-1 vote.

IX. *Consideration of Resolution 2024-14 - Development Agreement with 2061 Holladay LLC for Property Located at 2051 and 2061 Murray Holladay Road.*

Council Member Quinn moved to APPROVE Resolution 2024-14 – Development Agreement with 2061 Holladay LLC, for Property Located at 2051 and 2061 Murray Holladay Road. Council Member Gray 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. Resolution 2024-14 was approved by a unanimous vote.

X. *Consent Agenda.*

a. *Approval of Minutes from January 18, February 7, and 15, and March 7, 2024.*

Council Member Fotheringham moved to APPROVE the Consent Agenda. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

XI. *City Manager Report – Gina Chamness.*

Ms. Chamness shared updates with the Council. She added to the earlier statement made by Mayor Dahle and expressed her appreciation for everyone at UPD and UFA. The situation could have become a catastrophe. She is grateful for the support and professionalism of all involved. Ms. Chamness mentioned the efforts made by the Community and Economic Development Department as well, particularly the new Building Inspector and Building Official. Every property within a 175-foot radius of the detonation site has been looked at. She appreciates the efforts made by all.

Mayor Dahle stressed the importance of being a good partner to the community members impacted. It will also be worthwhile to review what happened, what was executed, and the lessons learned. He reported that a plan was developed based on the information available and necessary actions.

Ms. Chamness reported that in 2022, the City Council approved a new holiday, Juneteenth. The Council decided to observe that holiday on the actual date, which is June 19. Other cities have

taken a different approach and are celebrating the holiday on the Monday of the week that the holiday occurs. This year, since it will be celebrated on Wednesday, that could cause some confusion for residents if the City is closed on a day that other places are open. This has become a concern for the court as well. There is a Justice Court in Holladay and the Administrative Office of the Courts has communicated to all court employees that the court has to be open on June 19. As a result, there could be a situation where some employees are working and some are not. Ms. Chamness stated that her recommendation is to align with other public agencies. Council Member Durham asked whether the State of Utah has designated the holiday as a Monday. This was confirmed. Council Member Gray stressed the importance of unifying the celebration of the Juneteenth holiday. If there is consistency between the way the State and City honor the holiday, she is in support of the change. Based on the Council discussions, it was determined that Juneteenth will be honored on a Monday.

XII. *Council Reports and District Issues.*

Council Member Gray reported that the incident that occurred recently happened in her district and in her neighborhood. She thanked all of the officers and firefighters from UPD and UFA for their exceptional efforts to protect her family, friends, neighbors, and community. UPD provided over 75 officers from around the County. Those officers managed traffic, knocked on doors, and helped elderly individuals find a way to safety. UFA utilized their ambulance service and assisted a 97-year-old resident. The hazmat team and bomb squad were also used. While she understands an analysis of what could be done better next time is useful, it is important to note that the overwhelming response she has heard from the community is one of gratitude for the heroic efforts of UPD and UFA, who protected the community from what could have been a horrific tragedy. Mayor Dahle noted that it was wonderful to see the community come together to assist others. For the most part, everyone was understanding of the situation. Council Member Gray represented her constituents well.

Council Member Quinn reported that she attended an Emergency Preparedness event last Saturday. There was a Holladay booth and a game was set up to educate children about earthquake preparedness. It was a wonderful event with a lot of attendees. Additionally, a fire truck from Holladay 104 was there. All of the children and adults had a great time at the event. Holladay also handed out Federal Emergency Management Agency (“FEMA”) materials. Council Member Quinn reported that she also attended the Churchill Community Council where plans were being made for next year.

Council Member Fotheringham reported that the Dance Concert took place on April 15, 2024, at Olympus Junior High School. It was a success and there was a wonderful program. Earlier today, the Steering Committee met regarding Spring Lane Park. There will be a presentation next week at the City Council Meeting. He informed Council Members that the designs so far are exciting.

Council Member Durham attended the Crestview Elementary Community Council meeting this week. The Council was going through its staffing plans for next year and talked about two issues: people not cleaning up after their dogs on school property and traffic/safety problems during drop off and pick up. Coming into the fall, those issues will likely be discussed further by the Council. Mayor Dahle suggested that some solutions be brainstormed so the School District can address these items.

Council Member Brewer reported that Granite School District banned dogs at Cottonwood Elementary School for 30 days and banners were placed everywhere. Someone came in and destroyed some of those banners. It is disheartening to see the disregard some people have over this matter. He believes that Granite School District will continue to do more to address this issue moving forward.

Council Member Brewer took a moment to thank Chief Hoyal and everyone he has worked with at UPD. There have been a few issues in his district and everyone at UPD has been very professional and responsive. He reported that the high school he was at last week saw an increase in the graduation rate from 90% to 94% between 2022 and 2023. It is one of the highest in the district. Council Member Brewer informed those present that the Historical Commission has a lot of passion and stated that three to five Historical Commission Members will be needed in the future. With it being the spring season, he reminded everyone that mosquito abatement is a resource that can be used.

XIII. *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 Brewer seconded the motion. The motion passed with the unanimous consent of the Council.

a. *Discussion on Previous Public Hearing.*

Mayor Dahle discussed the Historic Preservation Ordinance. Given all of the comments that were provided, he suggested that there be additional time taken to further review the ordinance and the Planning Commission report in more detail. Council Members agreed with that suggestion. Mayor Dahle asked that this be added to the meeting agenda on May 9, 2024, as a discussion item.

Council Member Durham believed an overarching point made during the public hearing had to do with whether or not Advisory Committees can weigh in on decision-making. It was clarified that as currently drafted in Title 2, Advisory Committees can't have that authority. Council Member Fotheringham believed one of the commenters felt the Historical Commission was excluded from the process. It is possible to address that by being more inclusive, but that should not necessarily be done by ordinance. He reminded those present that this is a volunteer committee and participation cannot be mandated. That being said, staff can reach out to the Historical Commission and use them as a resource. Council Member Gray believed the intention is for them to be an advisory body, but that does not seem to be the case. It sounds like there is a skillset there that would be useful in this process. She was interested in better understanding how to have a more seamless collaboration.

Mr. Blakesley noted that the City has different volunteer organizations. In terms of the Historical Commission, he does not like the idea of making a change in the ordinance, but there is something that can be done to the policies or personnel workflow documents. There can also be consultation with the Commission before issuing a permit or making a decision.

Council Member Quinn asked about the items in the General Plan that are related to historic goals. Mr. Teerlink reported that the General Plan is a plan with long-range guidelines. He added that staff was careful in drafting the ordinance language. Council Member Gray wondered if the

Historical Commission could be listed as another source that can provide a stamp of approval to state that a property meets designation criteria. Mr. Teerlink stated that this would require an ordinance change. It is something the City can look into as an option if the Council wants to pursue that.

Mr. Teerlink reported that there are three options available to a property owner: Federal designation, State designation, or the applicant can bring to the City Council what they deem necessary. Council Member Gray does not necessarily feel qualified to look at what someone has done and make a determination. She believed it would be beneficial to have a recommendation from the Historical Commission. It might be helpful to all involved to have that added as a potential fourth option.

Ms. Chamness explained that Title 2 does not require any special qualifications from members of the Historical Commission. The members who continue might have some knowledge base, but it is not a requirement. Council Member Quinn suggested that someone familiar with the locality or the history of a home could provide input rather than it being specifically related to the Historical Commission. Someone with institutional knowledge of the City could be relied on for a recommendation. Council Member Gray thought involving the Historical Commission made sense.

The other public hearing item relates to proposed amendments to Title 13.62 – Building Heights in C-2 Zones. Mayor Dahle reported that the additional five feet will not add more floors or stories. A lot are going to mixed-use developments and residential is allowed in the C-2 Zone as an accessory. Discussions were had about the proposal for additional height. Mr. Teerlink explained that owners may shy away from mixed-use development because physically it can be difficult with the heights. That is the reason for the proposed amendments.

Council Members discussed the applicant and the impacted areas. Mr. Teerlink reminded the Council that the General Plan amendment is coming up. The difference between C-1 and C-2 was reviewed. Council Members expressed support for the proposed amendments to Title 13.62 for building heights.

b. City Hall Presentation.

Mr. Teerlink reported that the City Hall Visioning process has been taking place for some time. The City put out a Request for Proposals (“RFP”) for design consultants and Process Studios was selected. A concept design was received for the remodel and work was done with a structural engineer. Four different levels of seismic safety were previously presented to the Council for consideration. Level Two was ultimately selected, which was to enhance life safety. A request was made for funding to move that forward to a preliminary design. That is where the process is currently. Dwight Yee from Process Studio has prepared approximately 50 pages of design drawings for the building. A slideshow presentation was created with a later slide illustrating the cost estimates for the proposals.

Dwight Yee introduced himself to the Council and explained that the presentation will focus largely on the outcomes. In previous discussions, it was determined that the Level Two seismic update is preferable. That level means the building should be safe enough to get people out in the event of a major seismic event. That was the most important factor to the Council. Level Two was selected, as it seemed to work best for the organization. Discussions were had about insurance coverage.

Mr. Yee reported that the idea is to coordinate the renovations with the seismic upgrades. Area 1 has the most intensive seismic needs for the building. The reason is because that section of the building was constructed with a series of beams that run east-west. In a seismic event, unless the center walls are reinforced, this would collapse on itself. Area 2 is the oldest part of the building and is constructed differently. The seismic upgrades will be less intensive in that area. Area 3 focuses on a vestibule and addresses a few issues, including an official ADA entrance to the basement area. Additionally, it addresses interruptions to activities. It is recommended there be a secondary egress path.

Further details were shared about Level Two. Mr. Yee explained that the dotted lines shown on the drawings indicate where there will be seismic upgrades to the internal walls. Since the walls have to extend from the basement to the roof, the central hallway will be impacted. As a result, some of the other needs can be addressed from a functional standpoint at the same time. At the basement level, the main changes include the introduction of a larger staff room. Mr. Yee reported that the current area is fairly tight. It is also proposed that the fitness room shift so there will be some sunlight. The dark lines shown indicate the walls that will be rebuilt during this process. A wellness room will be able to be added. On the upper floor, it is possible to address the Planning Department.

There was also a desire to address the Justice Court area. Mr. Yee reported that the service counter will be redone so there is an ADA counter as well as two additional spaces. Also included in this is bulletproofing the windows in that area. A second conference space is also contemplated for the Justice Court. Mr. Yee stated that the intention is to make sure the conference spaces have visual sightlines from the seat of the Judge. A new private office was also suggested. He next shared details about the Mount Olympus Room and reviewed several renderings to illustrate the proposals.

The Area 2 plan revision drawing was shared. Mr. Yee pointed out the vestibule area and explained that there would be some associated landscape components and a revision of the parking. The revision for the administrative wing addresses the office needs previously identified. He reported that the upper level of the administrative wing has to go outside to reach the copy room. The proposal is to have a sealed space. He next shared a rendering of the lobby space that is envisioned and the new entrance for the south vestibule. Mr. Yee reported that consultants were brought in to look at the coordinated efforts that might happen with the renovations. Feedback was received from a structural engineer on the preliminary construction details. The cost estimates include Area 1, Area 2, the vestibule addition, and the seismic upgrades. Construction costs and project costs were listed.

Council Member Brewer pointed out that the most important element of this is that the employees will be safe if there is a seismic event. Mr. Yee noted that the project will ensure the City does not outgrow the current building. He reported that the structural engineer reviewed the Police Department side of the building and found that when renovations occurred in that location, there were some seismic upgrades done in that section. Council Member Quinn asked how long this work would take. Mr. Yee shared a slide that reviewed possible next steps. Step 2 is currently underway with the presentation to the City Council. If the Council decides to move forward with the renovation, the fastest timeline is six months for the document development work and 12 to 18

months for the actual construction. Discussions were had about short-term relocation during construction.

Mayor Dahle asked for additional details about the proposed renovations. Mr. Yee reviewed some of those details as well as the needs of the mechanical systems. It was noted that the Police Department can remain during the construction work. The initial conceptual approach has been that the Police Department will continue to operate there, though there may be some construction noise.

City Engineer, Jared Bunch, shared information about the heating and cooling system. There is a boiler room with a boiler system. It is a high-quality boiler system and as long as it continues to be maintained, it should last for a very long time. There is a separate water cooling system that is unlikely to last much longer. The cost of that is approximately \$80,000. Regardless of the renovation of the building, the replacement is something that the City Council should plan for. Mayor Dahle believed the next steps are to re-engage on this matter. Mr. Yee explained that there should be discussions about the work desired and whether there will be a temporary relocation. Mayor Dahle agreed that there needs to be conversations about how to proceed. He pointed out the cost estimates and the Spring Lane project. There is a timing issue and the Council needs to consider whether there is a desire to address both the Spring Lane and City Hall work at the same time. Some other funding sources for the park may need to be considered. Grant funding is something to look into. Ms. Chamness reported that within the next six weeks or so there will be a better idea of funding.

Mayor Dahle reiterated that the main discussion points for the Council come down to timing and funding. Ms. Chamness shared information about the American Rescue Plan Act (“ARPA”) allocation that remains. The Spring Lane project can be partially funded with the amount that remains. Council Member Gray pointed out that there is a lot of momentum for that project work. It is possible to address the City Hall needs using City funds and phase out the Spring Lane project. Ms. Chamness reported that there needs to be a plan to use the ARPA funds by the end of this year. Those funds then need to be spent by the end of 2026. That is something for the Council to consider.

The Outlook and Steps Forward slide was further reviewed. Mayor Dahle pointed out that everyone is very committed to this process. It will be possible to utilize the building more efficiently once the construction is complete.

c. *Calendar.*

Council Meetings – May 2, 9, 16, June 6, and 13, July 11.

The calendar items were reviewed and discussed.

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

Council Member Fotheringham moved to go into CLOSED SESSION Pursuant to Utah Code Section 52-4-204 and 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition, and Disposition. Council Member Quinn seconded the motion. Vote on Motion: Council Member Fotheringham-Aye; Council Member Durham-Aye; Council Member Gray-Aye; Council Member Brewer-Aye; Council

Member Quinn-Aye; Mayor Dahle-Aye. The motion passed with the unanimous consent of the Council.

The Council convened in a closed session at 8:55 pm 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. Manager Chamness was excused at 9:05pm

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, Gibbons, Brewer and Mayor Dahle in favor. The motion to go out of closed session at 9:22 p.m. passed unanimously.

XV. Adjourn.

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

The City Council Meeting adjourned at approximately 9:25 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, April 25, 2024.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **July 11, 2024**