

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

Thursday, September 5, 2024

6:00 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

Briefing Session 5:30 pm

ATTENDANCE:

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

City Staff:

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

Mayor Rob Dahle began the briefing session at approximately 5:30 p.m. The Council reviewed the agenda, starting with the Helping Hands presentation. The Mayor explained how the presentation would proceed and mentioned a short recess afterward to let everyone exit. There is a public hearing on a proposed rezone which is straightforward. Staff will review the application and provide a staff report.

Mayor Dahle reviewed the Calendar Items, It was noted that Council Member Brewer would be gone on Sept. 19, Council Member Quinn on Oct. 17 and Mayor Webb on Dec. 5. The Council discussed moving the Dec. 5 meeting to Dec. 12.

**MINUTES OF THE
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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. *Helping Hands Awards Presentation.*

Mayor Dahle shared information about the Helping Hands Award. He explained that the award was created following discussions about the volunteer work done in the City of Holladay. The Helping Hands Award identifies individuals who work for the betterment of the community. The intention is to honor them and express appreciation for everything that is done to benefit the City. Mayor Dahle reported that the Helping Hands Program is sponsored by the Holladay City Council and aims to recognize individuals who are actively working to make Holladay great through acts of volunteerism and service. There will be three Helping Hands Awards presented at the current City Council Meeting.

Council Member Gray reported that Michelle Call was nominated by the Principal at Bonneville Junior High School. Ms. Call has served as the PTA President at Bonneville Junior High School through the 2023/2024 school year and is always willing to assist. She stops by the school often to check in on teachers, staff, and administrators. Ms. Call has recruited many volunteers, so there is always support for the school activities. She has made it a priority to connect the community and the school. Countless hours are spent making phone calls to ensure that the school receives the necessary support and recognition. Ms. Call is willing to bring new ideas to the table and problem-solve when things aren't working. She is an asset and everyone at Bonneville Junior High School is thankful. Council Member Gray praised her tireless spirit and her deep well of knowledge and enthusiasm. Ms. Call thanked everyone for their kind words and the Helping Hands Award. She feels very honored.

Council Member Quinn shared comments about the second awardee, Trudy Jorgensen-Price, who is the Branch Manager of the Holladay Library. Once a month, Ms. Jorgensen-Price lets the City Council know what is happening at the library. Council Member Quinn has also run into her at various Community Council Meetings where she offers the library resources to assist the Principals at those schools. Her dedication is impressive. Ms. Jorgensen-Price expressed her appreciation for the award and for the kind words that were shared by Council Member Quinn.

Council Member Durham presented the third Helping Hands Award to Dennis Roach. Mr. Roach contributes to the community and makes it a better place. Council Member Durham first met Mr. Roach when he was serving as the Chair of the Tree Committee. He learned that Mr. Roach was a founding member of the Tree Committee and served on that Committee from 2011 to 2021. He was generous with his time, ideas, and expertise. Mr. Roach was often seen volunteering at Knudsen Park or on Arbor Day. Additionally, he has been a Commissioner and Chair of the Planning Commission. Mr. Roach explained that he works alongside many wonderful Holladay citizens who have a similar passion for the community. He feels the recognition should go to the overall group instead. He praised the Tree Committee and the work that has been done at that level.

Council Member Fotheringham reported that during the presentation, each awardee received a gift bag. These gifts were provided by a local non-profit organization called One Kind Act a Day. The City thanked them for the donated items. The One Kind Act a Day initiative was created with the thought that small acts of kindness, when done by many, can lead to big change. At the heart of the vision is the idea that kindness can change individual lives and the world collectively. One Kind Act a Day aims to inspire and enable people everywhere to commit to one act of kindness every single day. Both the giver and recipient benefit from daily acts of selflessness. The three individuals who have been honored with the Helping Hands of Holladay Award have all contributed to a chain reaction of kindness. He challenged others in the community to carry their example forward with a commitment to engage in service and to spread kindness in daily activities and interactions.

Mayor Dahle has watched different committees in the City grow over time. It is wonderful to see how many people are willing to get involved in the community and contribute. There is a lot of work done by passionate individuals. This gives him hope for the future. He congratulated all of the recipients. The City Council took photographs with the Helping Hands Award recipients.

IV. *Public Comments.*

Trudy Jorgensen-Price - Holladay Library. She reported that some community members also visit the Millcreek Library but it will be closed from September 9 through October 14, 2024. Some of their staff and programs will be hosted at the Holladay Library during that time. Ms. Jorgensen-Price stated that every Saturday, there is a knitting group that meets at 10:00 a.m. There is also a Community Writing Group that will meet on September 17, 2024, at 7:00 p.m. All normal programs will continue to run. Starting in September, there will be chair yoga. There is one more Stories in the Park scheduled on September 12, 2024, at 10:15 a.m. She encouraged residents to attend Game Night on the second Monday of every month from 5:00 p.m. to 8:00 p.m.

V. *Public Hearing on Proposed Rezone at 6571 South Big Cottonwood Canyon Road from Residential Multi-Family (RM) to Office, Research, and Development (ORD) Zone.*

Community and Economic Development Director, Jonathan Teerlink, presented the Staff Report. The request is to rezone the property from the current RM Zone to the abutting zone, ORD.. The Planning Commission made a recommendation to the City Council to approve the proposed rezone.

At this location, the General Plan foresees professional office and commercial. Mr. Teerlink noted that the application from the property owner is not for office or commercial, but primarily for residential uses. The ORD Zone is an intense zone that has intense massing and size. However, when the ORD Zone was created, there were setback and buffering requirements established for properties next to residential. Currently, the RM Zone requires a setback of 25-feet. The ORD Zone requires a 30-foot setback from residential properties. The bigger the building is, the further away from the property line it needs to be. Once there is a height that is over 30 feet, there is a 1:1 transition that can reach the maximum height. Mr. Teerlink reported that RM heights are tied to lot size.

Council Member Gray asked what height a building could be on this lot given the 1:1 transition requirement. Mr. Teerlink was not certain but offered to obtain that information. He pointed out that the site has some constraints due to the slope. Council Member Gray noted that even though the ORD Zone would technically allow for 75 feet, it seems that would not be possible given the size of the lot and the site conditions. Mr. Teerlink confirmed this and noted that there are some slopes steeper than 30%. He discussed the density allowed in each of the zones. The RM Zone currently allows for 16 units per acre whereas the ORD Zone does not have a density allowance. The reason for the latter is that it is based on the parking constraints.

Brad Reynolds, applicant. He appreciates the City Council taking the time to consider the rezone request to the ORD Zone. This is a challenging time for potential homebuyers, especially when it comes to location and affordability. He believes this development can address some of that need. There are a lot of constraints on this particular site. With the current zone, it would limit the quality of the project there is a desire to create. Mr. Reynolds noted that there is a hill in the back, a commercial area nearby, the Salt Lake County Reservoir across the street, and residential to the southeast. With the RM Zone, it is possible to be as close as 25 feet, whereas with the ORD Zone, there is a 30-foot setback in place with a 1:1 ratio for additional height. He pointed out that the existing residential development is higher than the proposed site. It is believed that what is proposed will benefit this particular site and will tie it to the area.

Mayor Dahle referenced some of the language included in the Staff Report. He believed the applicant is open to working with the City on some kind of workforce housing or moderate-income housing, but that would be discussed after the rezone. However, if the rezone occurs, the applicant will be entitled to whatever is allowed under the ORD Zone. Mr. Reynolds reported that there have been some discussions already and a few alternatives have been explored. There is an openness to look at different options and determine what will work best on the site. He confirmed that there is a willingness to discuss workforce housing or moderate-income housing on the site.

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

VI. *City Manager Report – Gina Chamness.*

City Manager, Gina Chamness, shared updates with the Council. She received feedback in the spring about the need to extend the time period when the park restrooms are available. There has been some negotiation with the cleaner about maintaining those restrooms for a longer period of time, which means the park restrooms could remain open from March 15 to October 15. That is an addition of two weeks to the previous start date and two weeks to the previous end date. The cost is \$700, which it is believed can be absorbed in the existing budget. Anything beyond that would be a challenge.

Council Member Gray sees the need for the restrooms and noted that the dates required often depend on weather conditions. Ideally, she would like to see them open from the beginning of March to the end of October. The parks and trails are intended for resident use, so the City has a responsibility to meet the needs of the users. Mayor Dahle asked if this could be considered only at Knudsen Park. .

Ms. Chamness reported that the historic signs have been installed. She reminded those present that the City Council approved those signs during a budget amendment in the last fiscal year. There is one on 6200 South, one on an island, and one on Highland Drive and Murray Holladay Road. She encouraged Council Members to take a look at the signs. .

Mayor Dahle, Ms. Chamness, and Assistant City Manager, Holly Smith, met with staff from Senator Mike Lee's Office. This included his State Office Director and Region Director. They were interested in affordable housing throughout the State and in Holladay. There was a conversation about housing and the ongoing need for assistance from the Federal Government for larger projects, including Highland Drive, 3900 South Trail, and the seismic reinforcement for the City Hall building.

VII. *Council Reports and District Issues.*

Council Member Gray shared information about the cleanup at the property owned by Teri Wojcik. Thankfully, insurance has agreed to cover the cost of the cleanup and that has been paid out to the Utah Disaster Kleenup. Utah Disaster Kleenup was ready to move forward with that, but the Department of Air Quality has stepped in and is requiring that all of the dirt be removed to a specific location. There is permitting and a certain process that must be followed, which increases the cost. The City is not involved in any official capacity, and it is between Utah Disaster Kleenup and the Department of Air Quality. Council Member Gray appreciates all of the support addressing this.

Council Member Gray and Council Member Quinn attended the Utah League of Cities and Towns ("ULCT") conference. In two years, it will be the 250th anniversary of the signing of the Declaration of Independence. Cities throughout the country are invited to include that as part of their Fourth of July celebrations. That is something that can be kept in mind for Holladay when the time comes.

Council Member Quinn reported that there are traffic issues at Morningside Elementary School. She thanked Public Works Director, Jared Bunch, Chief Hoyal, and all of the officers for their ongoing assistance with that. There is one specific area that is the focus at the current time.

Council Member Fotheringham reported that the Blue Moon Festival was a success. He thanked the Arts Council and the Arts and Culture Manager. There were a lot of volunteers who assisted as well. On September 13, 2024, there will be the SB Dance Curbside Theater. The Summer Concert Series concert that was postponed due to weather will take place on the last Saturday of the month.

Council Member Durham stated that there will be a Tree Talk presentation on September 14, 2024, at the library. The presentation will take place from 10:30 a.m. to 12:00 p.m. He encouraged residents to attend because the Tree Talk presentations are always interesting and it is a good event for all.

Council Member Brewer shared information about the Speaker Series hosted by the Historical Commission. An ecology professor from the University of Utah will speak about the history of the natural landscape. That presentation will take place one week from Monday at 7:00 p.m. at City Hall.

VIII. *Reconvene City Council in a Work Meeting.*

Council Member Fotheringham moved to ADJOURN 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. The Council convened in a work meeting at 7:05 pm

a. *Discussion on Previous Public Hearing.*

Discussions were had about the previous proposed rezone at 6571 South Big Cottonwood Canyon Road from the RM Zone to the ORD Zone. Mayor Dahle appreciates that the applicant is willing to talk about opportunities for moderate-income housing after the rezone is done. As far as the rezone from RM to ORD and the location of the parcel, the request seems appropriate. Council Member Fotheringham does not have an issue with what is proposed. He visited the site and is familiar with the area. Given the slope on the east and north, it is fairly protected. There does not seem to be encroachment onto the other residences. The only difference between this parcel being ORD and the rest of the area is that this parcel happens to have access to Big Cottonwood Canyon Road. He does not feel the rezone will have a negative impact on the surrounding area.

Mayor Dahle noted that due to the sloping issues, it would likely be difficult to fit anything on the site in the RM Zone. It is unlikely there could be enough density that development would make sense. He does not believe the applicant will be able to build to 75 feet, because of the various requirements, but there could be enough massing on the site to make it economically viable. It might be possible to do affordability coordination with them with some of the RDA funds. Discussions were had about funds that might be available. Council Member Gray agrees with the comments shared by Council Member Fotheringham about the site, the slope, and the surrounding area. It was previously noted that some incentives can be offered to encourage workforce housing. She asked for more information about that. Mr. Teerlink confirmed that there are financial tools available.

b. *Continued Discussion on Underground Power Lines in the Village.*

After visiting the site the Council is not supportive of cost sharing for the burial of power lines. Council Members are concerned about precedent and the associated costs. This project will not result in a noticeable visual benefit to the city. The benefit is more to the developer than to the city.

c. *Overview of Stormwater Projects.*

Public Works Director and City Engineer, Jared Bunch, shared a Storm Drain Bond Projects map with the Council. He explained that the map highlights the bond projects related to stormwater. About a dozen different projects are happening in the City. There is a project on 1770 East Holladay Boulevard, where the house has been demolished. Work is being done with the adjacent property owners. It is expected there will be an offer received from an adjacent property owner for the purchase of the vacant parcel. The City Council will receive future updates on that. Council Member Fotheringham asked if the City can protect itself from future liability if it is sold. Mr. Bunch explained that certain language would need to be included in the sale document.

Another project is the Meadowmoor Phase 1 storm drain project, which is currently under construction. It is one of the biggest projects happening in the city at the moment. It is expected that the work will be completed by the end of the month. The Meadowmoor Phase 2 work is through Salt Lake City property. Mr. Bunch shared a photograph of the storm drain there with the City Council. It is a 48-inch pipe and root mass has grown into the storm drainpipe, causing severe blockages. There is no way to rehabilitate that system and the only option is to replace the pipe, which will be done. Mr. Bunch explained that if the work is not done, there will continue to be water problems.

Two fairly large projects are under construction and will be done by the end of the month. On Casto Lane, the bridge across the canal will be replaced. That construction work will start in November. As for the Hillsden Drive project, that work is also underway and will be done by the end of the month. The Cottonwood Lane storm drain work started yesterday and that work will continue into early November. The Council discussed project impacts.

Mr. Bunch shared information about the Carmel Monastery storm drain work. On Holladay Boulevard, a storm drain was constructed that was discharging a lot of stormwater into the front of the Carmel Monastery, impacting the shed and other buildings. A storm drain was constructed through their property so the water could be moved to Big Cottonwood Creek. There is a bridge replacement project on 5600 South. That bid closed earlier in the day and grant money will be received for the replacement. It is not a bond project, but something for the Council to be aware of. In November, there will be some road closures on 5600 South, but notice will be provided.

A project on the Tanner Ditch will start at 6200 South. Mr. Bunch explained that this area is problematic because it collects leaves, so there are backups and clogs. It has caused flooding in the past. Mr. Bunch shared a chart that outlined the cost of each of the projects mentioned as well as the timelines. He pointed out that some of the projects have already been completed, some are under construction, and some are under design.

Something that is not shown on the Storm Drain Bond Projects map is the rehabilitation of the existing corrugated metal pipes. Those are pipes that are rusted or corroded. A new fiberglass liner will be put inside of those pipes to rehabilitate them. That is a \$2.5 million project and a little less than 5% of that work has been done so far. The pipes need to be cleaned before the liners are put in. That project is supposed to be done by the end of the year, but he believes it will extend into the new year. The work will address approximately 70% of the corrugated metal pipe issues in the City. In the next few years, it might be worth finding additional funds to complete the remaining work.

Mayor Dahle asked about the Stormwater Fee. Ms. Chamness reported that when the Financial Sustainability Plan was done, the consultant recommended that the City look at increasing the Stormwater Fee as other future projects are needed. It is important to consider ongoing maintenance as well as future projects. Council Member Fotheringham pointed out that stormwater work is regular maintenance and there should be funds allocated annually as opposed to deferred maintenance.

Council Member Durham wanted to know if there is a plan to improve the storm drains on Holladay Boulevard. There are still some flooding issues in that area. Mr. Bunch stated that there is not a solid solution to mitigate all of the storm issues in that area at the current time. There are ongoing issues that need to be studied in the future. Discussions were had about the issues in that location.

Council Member Brewer mentioned the Stormwater Fee. In an ideal scenario, the money that is collected would sustain the ongoing maintenance. Ms. Chamness stated that the Financial Sustainability Plan will need to be updated to determine the amount that needs to be collected to handle the continued maintenance. Mayor Dahle agreed that the City should not be bonding for this kind of work, and ideally, there should be enough from the Stormwater Fee to handle the maintenance. The City should start looking into this and determine the appropriate amount needed to responsibly maintain what is already in place. That may ultimately impact the fee amount in the future.

Mayor Dahle pointed out that all the projects listed are scheduled to be completed by April 2025 at the latest. That would be a good time for the Council to further discuss the Stormwater Fee. Council Members congratulated City Staff for all of the work that has been done on the storm drain projects.

d. *Continued Discussion on Proposed Changes to the Accessory Dwelling Units (“ADU”) Ordinance.*

Mayor Dahle noted that the next item on the Work Meeting agenda relates to proposed changes to the Accessory Dwelling Unit (“ADU”) Ordinance. He suggested that the Council review the bullet points in the Council Staff Report Addendum. It is important to ensure that all changes are appropriate.

Mr. Teerlink reviewed some of the changes that were discussed during prior Council meetings:

- To be compliant with State code, clarification that ADUs are permitted in all residential zones, but only in detached structures (see lines 6-8);
- Expanded and clarified owner occupied (see lines 21-44);
- Parking requirements tied to parking standards per bedroom being added outside of the existing footprint of the home (see lines 47-51);
- No minimum lot size (see lines 65-68);
- No special consideration for corner lots or double-fronting lots (see lines 67-68);
- New language to allow for a 25-foot height, specific only for ADUs, to allow for pitched roof designs (see lines 82-83);
- Removal of ground level only living space unless the structure is within the setbacks for a primary structure (see lines 84-87);
- Removal of new graduated height standard of 6 feet and reference to existing 8 feet graduated height standards (see lines 89-90);
- Compliant with lot coverage maximums in existing code (see line 109);
- Removal of restricting windows on the second level (see lines 121-125).

Mr. Teerlink explained that there are some new adjustments, as requested in prior Council meetings. Mr. Teerlink reported that many ADUs in general are now more modern in design. It is difficult to state that certain architectural standards must be met. Council Member Gray noted that when a home is demolished and rebuilt, the property owner is not held to a neighborhood residential vernacular standard. It was confirmed that the reference to neighborhood residential vernacular will be removed.

The Council is now looking at context and sections that allow for a reduction of the setback distance. For example, if a property is next to a canal or a commercial building parking lot, then there can be a reduction to 10 feet. Mr. Teerlink shared Chart 13.14.032 with the Council, which includes the context and setback reductions. Council Member Fotheringham asked about the item in the chart that states: “Immediately adjacent to an existing accessory building on a neighboring property.” He wondered whether that was for an accessory dwelling building. Mr. Teerlink stated that it is not necessarily for an accessory dwelling building. The recommendation listed is an 80% setback reduction. Council Member Fotheringham thought this made sense for an accessory building. Council Member Gray asked how this is different than the other item on the chart: “Coordination with abutting property owner to build adjacent ADUs.” Mr. Teerlink explained that there could be one or more neighbors with the same idea and intention.

Additional discussions were had about the chart. Mr. Teerlink reported that City Staff looked into what architectural trends are being used for buffering when there are close impacts on neighboring

properties. Council Member Gray suggested removing the reference to “color” from the chart since there could be difficulty enforcing that long-term. Mr. Teerlink explained that the chart would apply to anything that was newly proposed.

Mr. Teerlink discussed the inclusion of text to allow for the conversion of existing accessory buildings to ADUs. Based on Council feedback, there was language added to the draft version of the document. Some example scenarios were considered during the drafting of the language. Council Member Brewer noted that this is a difficult situation because there are so many variables to consider.

Discussions were had about the content of the language and the 10-foot minimum. Council Member Fotheringham was more supportive of the 25% increase model. The Council discussed the 25% increase model with Mr. Teerlink as well as the charts in the Council Staff Report Addendum. There were discussions about removing portions of Chart 13.14.101.

Council Member Quinn discussed the proposed requirements for lots that are 8,000 square feet or less. She wondered whether it would be possible to build an ADU on a lot that size. Mr. Teerlink noted that the smaller lots have some challenges, but one could still fit there.

e. Calendar.

- ***Council Meetings – September 19, October 3 and 17, November 7 and 21, December 5, 2024.***

The calendar items were reviewed and discussed.

IX. 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 8:25 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, September 5, 2024.

Stephanie N. Carlson, MMC
Holladay City Recorder

Robert Dahle, Mayor

Minutes approved: **November 7, 2024**