

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

**Thursday, March 6, 2025  
6:00 p.m.  
City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

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**ATTENDANCE:**

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

**City Staff:**  
Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Todd Godfrey, City Attorney  
Christian Larsen, Finance Director  
Jared Bunch, Public Works Director  
Joe Bolton, Assistant City Engineer  
Holly Smith, Assistant City Manager

**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.***

*Trudy Jorgensen-Price* shared updates about the library. March is Women’s History Month, so there will be scavenger hunts for adults and children throughout the month. There will be a different scavenger hunt each week and it will be possible to learn different facts about women in history. In addition, it will be possible to learn about different inventions from women. Ms. Jorgensen-Price reported that the Seed Library is now open. During each visit to the library, those interested can receive three packets of seeds. Some have been purchased and some have been donated by community members. On March 29, 2025, there will be a Composting Class and on March 22, 2025, the RPG for adults will start. There are a lot of things happening at the library this month.

**IV. *Public Hearing on Proposed Amendments to the Moderate Income Housing Plan of the General Plan (Amendments Complete Statutory Obligation to Requirements by the State Legislature.***

Staff is bringing it back this year with some minor numerical amendments proposed. These amendments will assist Staff in the annual report. During the 2024 reporting process, it became challenging when informing the State of which action and which task was accomplished. This amendment will address that challenge by adding numbers throughout the plan for each of the strategies. This will create a more efficient reporting process. The additions received a positive recommendation from the Planning Commission on February 18, 2025. Staff is recommending approval of these minor amendments to the plan.

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

**V. *Public Hearing on Amendments to Titles 13.04, 13.100 and Titles 5.54.010 and 5.63 of the City Code with Regard to Microschools and Micro Education Entities (Modifying Provisions Set Forth by the Legislature and Permits Microschools in all Zones.)***

*Ann Francis Garcia, Economic & Housing Mgr*, explained that the amendments are for Title 5 and Title 13. The amendments are proposed to implement new State Legislation, Senate Bill (“S.B.”) 13. It provides home-based micro-schools and micro entities with similar requirements and rights as private and charter schools. The proposed amendment will ensure that the City Code is consistent with the State Code. The proposed amendments received a positive recommendation from the Planning Commission on February 4, 2025. Mayor Dahle explained that the amendments will ensure the language aligns with the regulations. Council Member Ty Brewer asked if there are currently any micro-schools like this in the City. Ms. Garcia clarified that there have not been any applications for a micro-school at this point.

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

**VI. *Public Hearing on Proposed Amendments to the 2024-2025 Fiscal Year Budgets.***

*Finance Director, Christian Larsen*, explained that this is the second budget amendment. In the General Fund, there is an increase in the appropriation of Fund Balance by \$44,311, which is to fund the addition of two part-time positions. The Fiscal Year impact will likely be a little bit less than the amount that has been budgeted for, but there is a cushion provided. Moving forward, the impact of those two positions will be approximately \$115,000.

In the Arts Fund, a grant was received for \$3,000, and there is an appropriation of Fund Balance for \$10,000. On the expense side, \$5,000 of the \$10,000 is for the Holladay Theater Company. There is also an increase of \$5,000 in salaries within the Arts Fund, which is for a Seasonal Arts Coordinator. The Arts Coordinator will be assisting with the various summer events. Discussions were had about the Arts Coordinator position and the need to assist the Arts Council year-round.

Mr. Larsen reviewed the Grants Fund and referenced a \$22,500 Salt Lake County Tourism, Recreation, Culture, and Convention (“TRCC”) grant that will fund the Holladay City Hall Auditorium Renovation Design Study. There will be a \$2,500 match from the City, but another \$5,000 has been included for incidentals that could occur during the process. There is a total of \$30,000 budgeted for that design process. In the Capital Projects Fund, there is an increase in interest earnings of \$550,000. There is also a decrease in the appropriation of Fund Balance of \$156,506, which is the difference between the increase in interest revenue and the adjustments being made to the projects within the Capital Projects Fund. Mr. Larsen reviewed some of the projects in the Capital Projects Fund, including the Murray Holladay Road Signal Reconstruction for \$350,000. City Manager, Gina Chamness, explained that this item is part of the Agreement to Develop Land (“ADL”) with the developer of Royal Holladay Hills. That is an improvement that should be funded as part of that agreement. Due to an unplanned delay in the timeline, the developer would prefer not to fund that off-site improvement at this time. Staff is concerned about further delaying that improvement given the pace of construction. The request is to use Capital Project Funds and then have an agreement so there will be repayment from the increment. Mayor Dahle expressed support for that approach.

There is a reduction in the Additional Paving Projects line item. Mr. Larsen discussed the Bridge Repairs line item and the increase there. In the Storm Water Fund, there is an increase in the appropriation of Fund Balance by \$330,299. There are a number of projects that came in under budget or are now completed. Since there is a bit of budget remaining, the budget is being reduced for the completed projects and the budget is being increased on a few different projects.

Mayor Dahle noted that there are details included in the Summary Report in the packet. That report outlines anticipated projects that will be accomplished within the budget items. Council Member Paul Fotheringham reported that there is a hole on 5600 South east of Van Winkle. Public Works Director, Jared Bunch, stated that he has submitted that and it will be looked into.

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

**VII. *Public Hearing on Recodification of Title 10 and Title 11.***

Mayor Dahle reported the City is reviewing the City Code this year and Title 10 and Title 11 are now before the Council for consideration. Council Member Brewer referenced the Low-Profile Motorized Vehicle language. After the last City Council Meeting, he looked at what is done in other cities. In Salt Lake City, these kinds of vehicles are allowed in bicycle lanes. That might be something to consider in the future.

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

**VIII. *Consideration of Ordinance 2025-01 - Amending Title 13.02.030 of the City Code Regarding Roadway Classifications.***

Mayor Dahle reported that the above item relates to amendments to Title 13.02.030 of the City Code. He noted that there have been presentations from the applicant on this and it was denied by the Planning Commission. There have also been City Council discussions about the proposed language.

Council Member Brewer moved to APPROVE Ordinance 2025-01– Amending Title 13.02.030 of the City Code Regarding Roadway Classifications. Council Member Quinn seconded the motion. Vote on Motion: Council Member Brewer-Nay; Council Member Durham-Nay; Council Member Fotheringham-Nay; Council Member Quinn-Nay; Council Member Gray-Nay, Mayor Dahle-Nay. **The motion failed with a unanimous vote.**

**IX. *Consideration of Ordinance 2025-02 - Amending Title 17.08.020 and 17.32.025 of the City Code Regarding Stormwater Regulations.***

Assistant City Engineer, Joe Bolton, explained that this has to do with continuity between municipalities. Municipalities have been required to make these changes in order to have the same kind of enforcement strategy.

Council Member Gray moved to ADOPT Ordinance 2025-02 – Amending Title 17.08.020 and 17.32.025 of the City Code Regarding Stormwater Regulations. 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 2025-02 was adopted by unanimous vote

**X. *Consent Agenda.***

*a. Approval of Minutes – January 9, 23, and February 6, 2025.*

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

**XI. City Manager Report – Gina Chamness.**

*a. Legislative Update.*

Ms. Chamness shared updates with the City Council. She reported that the City is applying for some grants that could offset the General Fund contribution for the History Walk Exhibit. The application was for \$25,000 from the AARP Community Challenge grant. Another application was submitted for \$50,000 from a T-Mobile Hometown grant. Local matches are not required. .

Ms. Chamness reported that she is looking for Pi Day judges. The event takes place on March 14, 2025. Council Member Emily Gray expressed her appreciation for the event. Ms. Chamness stated that there will be pizza to start and then there will be a pie competition afterward. Council Member Matt Durham offered to be a judge.

Council Member Drew Quinn, Council Member Gray, Ms. Chamness, and Assistant City Manager, Holly Smith will be attending a conference in Washington, DC, next week. They will also be visiting with the Congressional Delegation.

Ms. Chamness noted that the agenda mentions providing a Legislative. She reported that a lot is happening, but there is some uncertainty about what will occur in the future. A more comprehensive update will be shared during the March 20, 2025 meeting. Mayor Dahle noted that the Utah League of Cities and Towns (“ULCT”) has been active. City Attorney, Todd Godfrey, explained that H.B. 454 is the Transportation Utility Fee bill. This bill authorizes the imposition of a Transportation Utility Fee. Holladay does not assess that fee currently. There is a debate at the State level about exempting religious organizations and non-profits from the payment of that fee. As a general rule, the ULCT has opposed those kinds of exemptions and believes that the fee should be assessed uniformly across all users. .

Council Member Gray asked how those who represent Holladay are approaching these kinds of bills. Mr. Godfrey does not know what part of Holladay is covered by Senator Owens, but he supported the exemption earlier in the day in a vote on S.B. 310. He knows that Senator Pitcher has been opposed to the exemption in the Senate. He does not know where others stand on this matter.

Council Member Brewer asked how the Transportation Utility Fee is assessed. Mr. Godfrey reported that cities that assess the Transportation Utility Fee use it to pay for road improvement projects and maintenance for streets and other transportation venues. It is usually supported by a study that categorizes users. The fee is then assessed broadly across all of those categories. Most fees range between \$5 and \$10 per month for users. Holladay does not currently assess that fee. While the authority exists in State Law to assess the fee, the City of Holladay does not currently do so. There are approximately 30 cities in the State that currently assess that fee. Council Member Fotheringham asked if it is structured similarly to the Storm Water Fee, which was confirmed. Mr. Godfrey clarified that the Transportation Utility Fee is based on some characterization of the use of the transportation network by a particular user. Residential properties are usually included in the fee.

Council Member Brewer asked if the surveys were mailed out last week. Ms. Chamness reported that the survey has been out for approximately two weeks. It is person and district-specific. This will ensure that there is a representative sample received. There were postcard mailers as well.

## **XII. Council Reports and District Issues.**

Council Member Brewer reported that the Historical Commission will host their latest Speaker Series on Monday at 7:00 p.m. The evening will be dedicated to highlighting vintage signs across Utah.

Council Member Durham met with the Happy Healthy Holladay Coalition. The Happy Healthy Holladay Coalition is moving forward with a Communities That Care framework, which is a data-driven process to develop community engagement and push forward community health objectives. The current step is to identify key leaders in the City who have influence over resources or communication networks. A list of individuals has been created and outreach is underway. There will be an advisory group created for the Happy Healthy Holladay Coalition through this process.

Council Member Fotheringham reported that the Fine Art Show will take place later this month. It will open on March 21, 2025. There will be an opening reception from 6:00 p.m. to 8:00 p.m. The show will remain open until the following Friday. The Fine Art Show is always well attended. Council Member Fotheringham thanked Mr. Bunch for assisting a constituent with a broken sewer line issue that was related to the bridge repair. He appreciated the coordination that occurred.

Council Member Quinn received a complaint this week about leaf blower noise and she spoke to the Code Enforcement Officer. Council Member Quinn drove through downtown Holladay on a Sunday morning at approximately 9:00 a.m. She noticed a man who was picking up trash and 20 minutes later the garbage bag was full. It was wonderful that a resident was willing to walk through the downtown area to collect trash. She expressed appreciation.

Council Member Gray reported that the Wasatch Front Waste and Recycling District is issuing a survey. She explained that the Wasatch Front Waste and Recycling District is looking at changing the way that they bill for trash and recycling pick up. The idea is to bill monthly rather than quarterly, but there is a desire to receive feedback about that as well as general feedback on the service provided.

Mayor Dahle noted that Public Safety Appreciation Week will take place in May. The Interfaith Roundtable will meet on Monday evening. There is a recycling event scheduled for March 29, 2025.

## **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. The Council convened in a work meeting at 6:40 pm.

### **a. Discussion on Previous Public Hearings.**

Council Member Fotheringham pointed out that it is simply some numbering that will be added. There are no substantive changes being made to the language.

The City Council discussed the proposed budget amendments. Council Member Gray asked about the Holladay Theater Company line item. Mayor Dahle explained that there is a budget amendment that anticipates the discussion that will take place later in the meeting. Changes can be made based on the outcome of that discussion. Council Member Brewer asked for additional information about the Seasonal Arts Coordinator that was discussed earlier. Mr. Larsen reported that there is a proposal to have a Seasonal Arts Coordinator who will assist with some of the summer events. This individual would be a seasonal employee who would work from May to September. Ms. Chamness added that the amount listed addresses the position for the remainder of the Fiscal Year, which is May and June. The rest of that seasonal employee cost would be included in the next Fiscal Year budget.

Council Member Gray thanked Council Member Brewer for all of the work he has done on Title 10 and Title 11 to make sure that the language is what is desired by the City Council. She also thanked Mr. Godfrey and Staff for their work on the language.

***b. MS4 Update – Joe Bolton, Asst City Engineer***

Mr. Bolton reviewed a list of amendments related to the Municipal Separate Storm Sewer System (“MS4”). There is a new MS4 permit with the State of Utah, as the previous permit recently expired. Holladay will no longer be a co-permittee. The Holladay permit requirements will not really change, but Salt Lake County is no longer considered a Small MS4, so the City will receive a new permit. He shared the new permit with Council Members. The minimum control measures (“MCM”) for the Stormwater Management Program were shared.

***c. Discussion on Holladay Theater Company***

Mayor Dahle reported that there are many representatives from the arts community present. The City has been presented with an incredible opportunity to expand the arts offerings in Holladay. Council Members reviewed that information ahead of the meeting.

Susan DeMill introduced herself to the City Council and expressed gratitude for the ability to present. Several costumes from a past production were shared. Ms. DeMill explained that the theater company idea was first discussed last August. She introduced Lisa Wood, Karen Dodge, Amy Jordan, Dean Kaelin, and Judy Crockett. In Holladay, there are 16 vocal studios with at least 15 students each. There are also 10 dance studios with over 1,400 dancers involved. In addition, there are three theatrical drama schools in the City of Holladay. These performers understand the power of working together to create something special. Of the surrounding cities, 16 of 20 cities have theaters.

Mayor Dahle reported that the Arts Council supports incorporating a pilot community theater production with the Holladay Theater Company into its programming and annual budget. It is now time for the City Council to look into this further and determine what the City's involvement will be.

Ms. Smith reviewed some of the information in the packet. The proposal from the Holladay Theater Company is also included. She shared information about the division of responsibilities. This outlines the relationship between the Arts Council and the Holladay Theater Company. The pilot production would straddle two Fiscal Years, so a portion would be in Fiscal Year 2024-2025 and a portion would be in Fiscal Year 2025-2026. In the budget amendment that was presented earlier, there was a line item related to the Holladay Theater Company included. Ms. Smith reported that background checks are necessary for volunteers who will work with children or

vulnerable adults. Council Member Fotheringham asked if there were concerns about the liability to the City. Ms. Smith reported that all committee members and volunteers are covered by the policy in place. In terms of liability, that is included in the rental space. As a result, there will be appropriate coverage.

Council Member Fotheringham believed the issues might come in year two or year three of the Holladay Theater Company when the City Hall building is out of service. This building is contemplated to be the primary rehearsal venue for year one. Council Member Fotheringham reported that the Arts Council is supportive of this new endeavor. Based on surveys, the residents want to have more arts offerings. He expressed support for the proposal but reiterated future concerns about the rehearsal space.

Council Member Brewer loves that there is so much passion for the theater and the arts in the community. He asked if there is a discount when a public entity uses the facility of another public entity. It was noted that it was originally \$30,000 to rent Olympus High School. When Ms. Attermann spoke to them, the amount offered was \$10,000. Council Member Brewer is curious if there will be any fundraising efforts. Ms. Smith reported that there is a line item in the budget for a Princess Party, which is something that the artistic team has had success with in the past. Children would be invited to participate in an event for a small fee. Ms. Wood shared details about the event and explained that between \$3,000 and \$5,000 has been raised every time there is a Princess Party. Mayor Dahle thought it would be possible to look for sponsors to add to the revenue line as well.

Council Member Gray asked if this would be suitable for the Salt Lake County Zoo, Arts, and Parks (“ZAP”) program. Ms. Chamness believes this could be part of an application in future years. Since the timeline is so condensed this year, she would caution against relying on fundraising or grant opportunities. She does not believe there is enough time given the proposed production date.

Mayor Dahle asked how much would need to be budgeted in the current Fiscal Year. Ms. Smith reported that it would be between \$7,500 and \$8,000. The balance would need to be included in the next Fiscal Year budget to accommodate the theatre program for the year. Ms. Smith clarified that ticket costs have not been set at this time and there is uncertainty about the number of tickets that will be sold. Discussions were had about the costs for future productions. Ms. Smith noted that what is proposed is a pilot production. It is possible to see how the pilot production goes and either use the ticket sales to offset the cost of the pilot year production or to offset the costs of future productions. The initial cost of the production is \$20,000 or \$30,000 less than ongoing productions because the costumes and sets are already available. It was noted that there are numbers for year two and year three available.

Council Member Fotheringham expressed support for the third option presented. Mayor Dahle noted that the support of the Arts Council makes a difference, but he wants to make sure Ms. Attermann and the volunteers with the Arts Council are not overwhelmed. Council Member Brewer asked about sponsorships and donations. He does not believe it would be too difficult to obtain some funding. Ms. Smith believed it would be difficult to pursue in the current year, but it could be pursued in future years. There will be printed programs for each production, so there are opportunities for sponsor recognition in the programs and in the marketing materials. Council Member Gray does not believe it will be difficult to obtain sponsorships for the Holladay Theater

Company in the future. Council Members expressed comfort with moving forward with the Holladay Theater Company proposal. Mayor Dahle stated that Holladay is lucky to have so many talented people in the community.

**d. Calendar.**

- *Council Meetings – March 20, April 3 and 17, May 1, 8, and 15 (tentative May 29), June 5 and 12.*

The calendar items were reviewed and discussed.

**e. Other Business.**

There was no additional business.

**XIV. Closed Session Pursuant to Utah Code Section 52-4-204 and 205.**

There was no Closed Session.

**XV. Adjourn.**

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

The City Council Meeting adjourned at approximately 7:32 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, March 6, 2025.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **April 17, 2025**