

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

Thursday, December 18, 2025

6:00 p.m.

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

ATTENDANCE:

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

City Staff:

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

I. Welcome – Mayor Rob Dahle.

Mayor 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.

There were no public comments.

IV. Public Hearing on Proposed Royal Holladay Hills Affordable Housing Agreement.

Mayor Dahle reported that this is a continued public hearing on the proposed Royal Holladay Hills Affordable Housing Agreement. He noted that Council Members received a letter dated December 11, 2025, and there was also a letter received yesterday. A lot of work has been put into the Affordable Housing Agreement and many of the mentioned issues have been addressed.

Terri Yeckley was present, representing herself and other residents. An email was sent out, and she thanked those who responded. The condominium owners feel additional time is needed for review. This can become a strong and unified proposal with the additional 30 days that have been requested. There is a meeting scheduled with the developer and there is a desire to see what comes out of that discussion. Ms. Yeckley noted that residents felt let down by the lack of disclosure, so there is a desire to sit down and have a robust discussion. She reiterated a request for additional time and asked that this not be voted on until January 20, 2026.

Tom Peterson - 1920 East Rodeo Walk Drive. He explained that residents do not feel like there has been meaningful communication about this matter. There is support for affordable housing, but the shared amenities will place an undue burden on the Homeowners Association (“HOA”). He supports the additional housing but does not want it to create financial uncertainty for the existing residents. Mr. Peterson noted that some of the condominium owners are in their 70s and 80s and should not have to deal with this. There should have been clear communication from the start. He feels that

affordable housing can be done well, but there needs to be additional discussions. It was noted that residents found out about this proposal by accident when Ms. Yeckley looked at the City Council Meeting agenda. Mr. Peterson stressed the importance of more time being provided. He clarified that there is resident support for affordable housing. However, there are concerns related to shared amenities. He reiterated the request that there be additional time provided to work through some of those concerns.

Wade Budge - representing the developer of Block E. There has been work done to create a proposal that is in the best interest of both the project and the community. He expressed appreciation that the City has worked with them to determine how to best meet the deadlines that exist. As indicated at the last Council Meeting, there are funds that have been set aside for the purpose of affordable housing. A lot of work has been done to find a proposal that works for the project, which is Block E. Mr. Budge requested approval of the agreement at the current City Council Meeting, as there are obligations the City has to others as far as the timeline. In this agreement, certain commitments have been made to the City, including a commitment to start work immediately on preparing schematic drawings. He explained that a 30-day delay would create more risk and uncertainty around the deadlines. Right now, there is confidence that by the June timeline in the agreement, the schematic drawings can be brought back.

Ms. Yeckley mentioned the Work Session that was held on December 4, 2025. At that time, Mac Woodbury stated that the developer would be fine with moving the deadline into January. Mr. Budge clarified that when this was stated, it was accurate, but the deadlines have since shifted in order to more quickly deliver the schematics to the City, as well as the further developed drawings by the end of next year. He reported that the commencement of construction commitment is earlier than originally anticipated. For that reason, the request is for City Council approval during this meeting.

There were no further comments. The public hearing was CLOSED.

V. *Consideration of Resolution 2025-37 - Approving an Agreement Between the City, the Redevelopment Agency of Holladay, and KMW Development, LLC, Relating to Affordable Housing in the Royal Holladay Hills Project.*

Mayor Dahle reported that he had a phone conversation with Ms. Yeckley the previous day where he outlined his position. He understands there have been some issues between the developers and property owners. That being said, the issues related to shared amenities or the HOA are not issues for the City to address. Those issues will not impact his decision as it relates to the Affordable Housing Agreement. Mayor Dahle explained that there is a city requirement for 100 units. The original proposal was for those units to be in Block D, but it eventually pivoted to Block E. Work has been done with the developer to address the timeline. He does not see how delaying the vote for 30 days would change the structure of the agreement as it relates to affordable housing with the developer. It is possible for residents to work out some issues with the developer, but that is not a City issue and is not related to the Affordable Housing Agreement currently being considered.

Council Member Paul Fotheringham explained that he will be voting in favor of the agreement and wanted to explain his rationale. Until the units are built, delivered for occupancy, and deed-restricted, they are not considered built. There is nothing in the agreement that precludes the condominium residents from continuing to have discussions with the developers about the HOA rules. The vote will provide a path forward without closing any doors. In his view, nothing is gained from putting

off the vote for 30 days or any other period of time. The vote will provide purpose for \$2.5 million in City money that is specifically restricted. It is a loan until housing is built, delivered for occupancy, and deed-restricted. The loan has provisions for loan forgiveness of the principal as units are built, delivered, and deed-restricted. If those units are not delivered, the loan is callable by the City. The discussions between the developer and the residents are unhindered by the City Council's vote.

Though this agreement is specifically for building 80% area median income ("AMI") units in the yet to be built Block E, Council Member Fotheringham would remain open to amending the agreement in the future to place units in the currently existing Block D. He explained that the current rental market for the units in Block D would qualify for the 80% AMI. By placing units in Block D, Block E could be designed and built under the projected future market conditions. Council Member Fotheringham reminded those present that Block D is not what is currently being considered by the City Council, as the yet-to-be-built Block E has been proposed for the units instead. He reiterated that the City Council vote will open doors rather than close doors. Council Member Fotheringham will vote in favor of the Affordable Housing Agreement that has been presented to the City Council.

Council Member Ty Brewer agrees with the comments shared by Mayor Dahle and Council Member Fotheringham. He pointed out that there is an obligation the City must meet. He appreciates the comments shared by residents, but the process needs to move forward. He does not see that there would be a difference from the City's perspective if the vote was delayed for another 30 days. Council Member Brewer believes Woodbury Corporation will act in good faith during the discussions with the condominium owners. All that said, he plans to vote to approve the housing agreement.

Mayor Dahle reported that the City has certain timelines that need to be met. When the agreement was moved from Block D to Block E, it changed a lot of the timelines, because the units in Block E have not been built. He explained that the City's obligation remains, as does the timeline.

Council Member Durham did not understand the link between the concerns from residents in Block D and the specifics of the Affordable Housing Agreement. The agreement that the City Council will vote on during this meeting does not prevent there from being additional discussions between the residents and the developer. In addition, there will be other opportunities for public input on the project. Council Member Durham stated that he intends to support the agreement during the vote.

Council Member Quinn thanked Ms. Yeckley for the time and effort she has put into communicating with the City. She appreciates the substantial investment that the residents have made in Block D. Council Member Quinn believes the developer will listen to the concerns that have been expressed. As for the shared amenities and the bridge that were mentioned previously, she does not feel it is appropriate for the City to be involved in those discussions. What is being considered now is a financial agreement between the developer and the City. Council Member Quinn is sure that when the residents and the developer meet, there will be some sort of agreement reached. Time is of the essence and that is the reason she feels the Affordable Housing Agreement must move forward.

Council Member Gray explained that this agreement does not preclude residents from having continued discussions with the developer or expressing certain concerns. The Council wants to make sure the financial agreement presented has the best chance of success. Moving it forward as soon as possible will increase the likelihood of success. Council Member Gray hopes the developer will find a way to work with the Block D residents and stated that she intends to vote in favor of the agreement.

Council Member Brewer moved to APPROVE Resolution 2025-37 – Approving an Agreement Between the City, the Redevelopment Agency of Holladay, and KMW Development, LLC, Relating to Affordable Housing in the Royal Holladay Hills Project. Council Member Quinn seconded the motion. Vote on Motion: Council Member Gray-Yes; Council Member Quinn-Yes; Council Member Fotheringham-Yes; Council Member Durham-Yes; Council Member Brewer-Yes; Mayor Dahle-Yes. The motion passed unanimously.

VI. *Adjourn to RDA Meeting.*

Council Member Gray moved to ADJOURN the City Council Meeting and RECONVENE in a Redevelopment Agency Meeting. Council Member Durham seconded the motion. The motion passed unanimously.

The City Council Meeting adjourned at approximately 6:30 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held on Thursday, December 18, 2025.

Stephanie N. Carlson, MMC
Holladay City Recorder

Paul Fotheringham, Mayor

Minutes approved: **January 8, 2026**