

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

**Thursday, November 6, 2025**

**6:00 p.m.**

**City Council Chambers**

**4580 South 2300 East**

**Holladay, Utah**

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**Briefing Session -5:30 pm**

***ATTENDANCE:***

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

**City Staff:**

Gina Chamness, City Manager  
Stephanie Carlson, City Recorder  
Jayme Blakesley, Legal Counsel

Mayor Rob Dahle called the Briefing Session to order and the agenda was reviewed. Mayor Dahle discussed the Parent Teacher Association (“PTA”) 100 Year Presentation and Proclamation item. He reported that the City Council was asked to recognize the 100th anniversary. After that has been reviewed, Council Member Emily Gray will read the proclamation.

During the Council Reports and District Issues portion of the agenda, Council Member Ty Brewer will share information about the South Salt Lake Valley Mosquito Abatement District tax increase.

The Council discussed the Tree Lighting. Council Member Paul Fotheringham described a specific type of design. Ms. Chamness reported that last year, the City Council set aside money for a tree similar to what was described. The hope is that the tree will arrive in time for Christmas this year, as it was ordered six months ago. It was noted that there will be a Children’s Choir performing. The event will begin at 5:30 p.m.

Ms. Chamness reported that there is some interest in hosting a fundraising concert in the next month or so. Before the idea is explored more fully, she wanted to receive some initial Council Member feedback. Council Member Fotheringham stated that he supports the idea generally but asked for information about the location. He wanted to know if there would be ticket sales or if the concert would be donation-based. Ms. Chamness explained that, based on the conversations so far, there would be cash donations, and it would likely be held on a Sunday afternoon. Council Member Gray pointed out that the Cottonwood High School Food Pantry could be considered, as there is a need for donations there. Council Members expressed support for donating to high school food pantries. Donations could be divided between the three schools. The concert date being considered is December 7, 2025.

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Jayme Blakesley, Legal Counsel  
Ann Frances Garcia, Housing Manager  
Jonathan Teerlink, Community Develop Dir

**I. *Welcome*** – Mayor Dahle.

Mayor Dahle called the City Council Meeting to order at approximately 6:05 p.m.

**II. *Pledge of Allegiance.***

Mayor Dahle led the Pledge of Allegiance.

**III. *Public Comments.***

*Trudy Jorgensen-Price shared updates about the Library.* She thanked the community members who came to vote. It was nice to see such a strong turnout. She also thanked the individuals who assisted with planting six trees. There will be a Gratitude Turkey all month long, so she asked that people come in and fill out a feather for the Gratitude Turkey. There is a new program starting on November 13, 2025, which is Learn a Board Game Night. In conjunction with the Happy Healthy Holladay Coalition, on December 3, 2025, there will be a Suicide Prevention class held at 6:30 p.m.

*Brett Hansen - 4495 South Arcadia Lane.* Last week, a child was struck by a vehicle on their way to school at the 4500 S and Holladay Blvd intersection. The child survived, but it is only a matter of time before someone is killed at this dangerous intersection. He reported that the intersection has no protected left turn signal, which means drivers are required to yield to pedestrians crossing. However, he crosses this intersection on most days, and only half of the vehicles yield to pedestrians. In addition, the streetlight at this corner does not always work, which makes it difficult for pedestrians to be seen. Dozens of children cross this intersection each day on their way to Olympus Junior High School or the skate park. If something is not done to increase safety at this intersection, it is only a matter of time before someone is killed or seriously injured. Mr. Hansen urged the City Council to add a protected left-turn signal and fix the light.

Mayor Dahle asked for additional information about the location. It was stated that the issue is northbound on Holladay Blvd when turning westbound on 4500. Mayor Dahle reported that he

received an email from Mr. Hansen earlier in the day as did the rest of the City Council. He confirmed that this information will be passed along to the staff. The light will be looked into as soon as possible.

**IV. *PTA 100 Year Presentation and Proclamation.***

Mayor Dahle explained that the City Council has always had a strong relationship with the public schools. All Council Members serve as liaisons to the various elementary, junior high, and high schools either in the City of Holladay or that support Holladay.

*Julie Cluff - 2025-2027 Utah PTA President.* She asked the other representatives to introduce themselves. Cammy Whitchurch is the Utah PTA President Elect, Tina Seastrand is the Safety Commissioner, Liz Shellum is the Region 5 Support Committee Chair, and Amy Gabbard is the Howard R. Driggs PTA President.

Ms. Cluff stated that she is honored to be the President of 66,000 members throughout the State of Utah. She thanked the City of Holladay for its time and for being a partner with the PTA. 100 years ago in October, the National PTA came to Utah and visited the Utah Education Association. At that time, Utah PTA was a Committee of the Utah Education Association, but during that meeting, there was an invitation extended to join the National PTA. In 1897, three representatives from the State of Utah joined in the first National Congress when the organization was created. Utah was one of the first states to organize a State PTA. From 1898 to 1925, there was a strong parent engagement presence in Utah. Ms. Cluff shared information about the PTA-sponsored programs. The strength of the Utah PTA comes from the work that has been done but the longevity comes from the people who have done so much for others. Ms. Cluff shared that last year, there were just under one million hours volunteered throughout Utah.

For a century, Utah PTA has been a steadfast advocate for children, families, and education, shaping policies and initiatives that strengthen communities across the State. 100 years of dedication are being celebrated, and Ms. Cluff took a moment to honor the countless volunteers, leaders, and advocates who have championed student success, safety, and well-being. This milestone reflects a legacy of impact, collaboration, and unwavering commitment to a brighter future for Utah youth.

Council Member Durham stated that the schools in the community are part of what makes the City of Holladay great. There are wonderful parents and teachers. He expressed appreciation for the time and effort the PTA has put into assisting. Mayor Dahle thanked Utah PTA for the work that is done in the State.

Council Member Gray read the proclamation. The Mayor and City Council expressed appreciation for the Utah PTA, and a photograph was taken.

**V. *Public Hearing on the General Plan Update – “Holladay Horizons.” (2025 Update to the Existing General Plan.)***

Mr. Teerlink presented the staff report and explained that this process started a little over a year ago. What is now being presented to the City Council is a Legislative request to review and adopt an update to the City of Holladay General Plan. The General Plan is in its 10<sup>th</sup> year and there is a requirement to update it every 10 years or so.

The City of Holladay has engaged Logan Simpson to assist with public engagement, outreach, data gathering, and the update process. Mr. Teerlink reported that the General Plan provides the City Council, development community, and residents with a vision of the future and acts as a blueprint. Logan Simpson has been able to take public engagement into account to establish that vision. The Planning Commission has reviewed the updated version of the plan over several Planning Commission Meetings. There were changes proposed by the Commission to improve readability. One of the focuses of the update is to ensure that the General Plan is readable and approachable. The Planning Commission diligently reviewed the draft version, and a recommendation has been made to the City Council. Mayor Dahle reported that the General Plan will be discussed during the Work Meeting.

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

**VI. *Consideration of Resolution 2025-25 - Notifying the Judicial Council of the State of Utah of the Intent to Expand the Jurisdiction of the Holladay Justice Court to Include the Corporate Boundaries of Brighton City.***

Council Member Fotheringham noticed that sometimes there is limited parking available. He assumes that since there is not a lot of volume expected from the addition of this municipality, this is not a concern. However, he noted that there is not often much parking available. Ms. Chamness understood the concern. In terms of volume, the caseload from Brighton in one year is expected to equal what the City of Holladay produces in one month. It is not believed this will significantly impact parking.

Council Member Durham moved to APPROVE Resolution 2025-25 – Notifying the Judicial Council of the State of Utah of the Intent to Expand the Jurisdiction of the Holladay Justice Court to Include the Corporate Boundaries of Brighton City. Council Member Brewer 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 with the unanimous consent of the Council.

**VII. *Consideration of Resolution 2025-26 - Approving an Interlocal Agreement with Brighton City for Justice Court Services.***

Jayme Blakesley- Legal Counsel, mentioned the statutory references in the agreement. He explained that some of the statutory references recently moved, so those need to be updated. Mr. Blakesley asked that the motion language include a direction to update the statutory references.

Council Member Durham moved to APPROVE Resolution 2025-26 – Approving an Interlocal Agreement with Brighton City for Justice Court Services, with conforming updates to the statutory references. Council Member Gray 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 with the unanimous consent of the Council.

## **VIII. Consent Agenda.**

### **a. Approval of Minutes – August 7 and 28, September 11 and 18, 2025.**

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

## **IX. City Manager Report – Gina Chamness.**

Ms. Chamness shared updates with the City Council. She reported that this week, the State released a Visioning Master Plan for a network of trails that Gov. Cox announced a year or two ago. It is called the Utah Trail Network, and there is an interactive map available on the website. As part of that plan, the Legislature has allocated \$45 million annually to fund the eventual buildout of the trail network Statewide. There are a few trails in the City of Holladay, as well as another potential trail that is Holladay-adjacent. The first project in the City of Holladay on the list has been prioritized. This is something the City has applied for grant funding for previously, and it is a trail along I-215 from Knudsen Park to Highland Drive. That section was highly rated but not funded in the last round. As seen in the trail network map, the trail is projected to continue to the Jordan River in Murray.

Another section of trail in the City of Holladay is the trail along 3900 South. The eventual plan is for that to run from Wasatch Boulevard to a terminus point in West Valley City. One section of that trail has been built and that is the section east of 2300 East to Wasatch. Ms. Chamness explained that the trickiest piece will be the section between Highland Drive and 2000 East. The piece that was new and is Holladay adjacent is a section of trail that is being proposed along Van Winkle. This is the first time she has seen a proposal for this, but it has the potential to benefit residents with connections to 700 East and downtown. Ms. Chamness wanted to make the Council aware of this program. There is a lot that is unknown about how funding will work, but the Legislature has committed to a significant investment. There is excitement about some of the projects.

Ms. Chamness reported that the City is planning to apply for a number of grants that the Wasatch Front Regional Council (“WFRC”) administers. The plan is to apply for funding for the Highland Drive reconstruction and complete streets project, the I-215 trail program, and two other smaller grants. There has been work done on ordinance revisions on everything except for land use. The hope is to receive some funding so someone can assist with those ordinance changes as a result of the updated General Plan. The City also intends to apply for some study dollars for the northeast section of Highland Drive, from 3900 South to 3990 South. If the City Council has objections to those grant applications, she asked that those be shared.

Ms. Chamness informed the City Council that long-time Prosecutor, Tucker Hansen, will be retiring. He has provided 120 days of notice. His firm is also getting out of the business of providing contract prosecution services. There have been some challenges for prosecutors and communities like the City of Holladay that contract prosecution services. As a result, she will spend the next couple of weeks thinking about possible solutions to the difficulties that Mr. Hansen has raised. She does not have a clear path to resolve those difficulties at this time. The City might need to bring those services in-house. This could involve hiring a prosecutor and two paralegals for support. On November 20, 2025, she will bring something back to the City Council for consideration.

Council Member Durham believed that if a prosecutor needed to be hired, the cost for that would be split with the other municipalities, which was confirmed. Council Member Fotheringham asked if there would be a significant budget impact from a shift to an in-house prosecutor. Ms. Chamness

reported that approximately \$315,000 has been allocated for the contract prosecution services shared with the other communities. It should be possible to hire an in-house prosecutor and two part-time legal assistants with that budget, but she has not looked into all of the details yet.

Ms. Chamness reported that in preparation for the incoming Council Members, a guidebook was created that will be shared with them. It provides information about the City, the form of government, the role of the Mayor and City Council, and some basic orientation to the bylaws, attendance, what each department does, and what each of the contract providers does. She asked for feedback from Council Members since each one has been through this process. For instance, she wanted to know what current Council Members would like to have known from the start.

Ms. Chamness reported that in preparation for the bond issue, there was an evaluation from two rating agencies. Both agencies have provided the City with a general rating of AAA. She has a municipal budget and finance background, so she has been through this process many times. When she started with the City approximately 10 years ago, she did not imagine a time when this kind of rating would be received. The City was in a much different position in terms of planning for capital projects and the reserves. She is grateful that so much progress has been made over time. Mayor Dahle has been a longtime champion of the kind of planning and fiscal stewardship that this rating represents. It is wonderful to see this rating, because it will save the taxpayers money in terms of the overall cost of the bond. She hopes the City Council will also take a moment to feel proud of the bond rating.

Mayor Dahle stated that he is proud of the bond rating. It is a credit to the City Council because of how seriously everyone takes the budget. The intention is to spend taxpayer dollars as wisely as possible. Mayor Dahle praised Ms. Chamness for her efforts, leadership, and steady guidance. He expressed appreciation for the staff and reiterated that he is extremely proud of the bond rating received.

Commissioner Fotheringham asked about the bond rating that was issued for the Fire Station. Ms. Chamness believed there was a AA- for that bond rating. Mayor Dahle reported that the City has not done a lot of bonding and borrowing and noted that the Fire Station bond happened around 2008.

**X. *City Council Reports and District Issues.***

**a. *South Salt Lake Valley Mosquito Abatement District Tax Increase – Council Member Brewer.***

Council Member Brewer shared information about the South Salt Lake Valley Mosquito Abatement District. He reported that the South Salt Lake Valley Mosquito Abatement District has not raised taxes since 2012. The tax increase will yield \$320,000 in additional tax revenue. The entire budget, with that amount included, is approximately \$1.7 million annually. For a household with an assessed value of \$600,000, there would be a \$0.77 increase. These funds will be used for the stabilization of finances, expansion of surveillance, and support of capital projects. Council Member Brewer explained that there have been fatalities in Utah from West Nile Virus, so the work of the district is especially important. He reported that the Speaker Series will be on November 10, 2025, at 7:00 p.m.

Council Member Durham thanked the Tree Committee for an active fall season. There were tree plantings done for the 25<sup>th</sup> anniversary of the City and to honor the former Chair of the Tree Committee, Travis Jones. There was also a tree planting done in collaboration with Tree Utah at the library last week. Council Member Durham thanked Police Chief Justin Hoyal and City Engineer

Jared Bunch, for assisting with a meeting involving neighbors on Suada Drive. There were different options considered to address the traffic problem and there has been continued communication.

Council Member Fotheringham congratulated Natalie Bradley who will represent District 3 in January 2026. Council Member Drew Quinn shared information about the Community Renewable Energy Agency, which has been rebranded as Utah Renewable Communities. The program is now in front of the Public Service Commission and there will be a public hearing on December 16, 2025. If any members of the public want to comment, there will be a public comment period on that date.

Council Member Gray mentioned an opportunity for service in the community at Cottonwood High School. There is a Neighborhood Day of Service on December 6, 2025, to support the Cottonwood High School Christmas Extravaganza. This is a wonderful event for low-income students, as students can shop for their families. There is help needed each year to make sure families in the community are able to have a memorable Christmas. She left a flyer with the event information.

Council Member Gray shared information about the Central Wasatch Commission (“CWC”). She is excited that the City of Holladay is now a member of the CWC, because there are direct and indirect impacts on City of Holladay residents. The CWC is looking at providing shuttle service in Millcreek Canyon. There has been a study conducted and public comment has been received. At this point, there is talk about a potential pilot program next summer. There have been discussions about frequency and staging locations. The shuttle is being considered on Fridays, Saturdays, and Sundays, because there is not necessarily a traffic issue in Millcreek Canyon, but there are parking issues due to the limited number of parking spaces in the canyon. It was interesting to learn what has been done in Park City already.

Mayor Dahle stated that the event on December 6, 2025, is meaningful. He reported that last night, the Mayor of Millcreek, Jeff Silvestrini, was honored for his nine years of service in Millcreek. Cheri Jackson was appointed as the new Mayor by the City Council and will be sworn in on Monday. Mayor Silvestrini has been an incredible leader in that city, and he believes Ms. Jackson will be great as well. There has always been a strong relationship with Millcreek and he reached out to Ms. Jackson to offer his congratulations. He looks forward to a continued healthy partnership with Millcreek.

#### ***XI. Recess City Council in a Work Meeting.***

Council Member Gray moved to RECESS the City Council Meeting and RECONVENE in a Work Meeting. Council Member Quinn seconded the motion. The motion passed with the unanimous consent of the Council.

##### ***a. Discussion on General Plan.***

The City Council further discussed the General Plan update. Mr. Teerlink shared information about the General Plan document and the online component. There was an impressive GIS and research team. It was nice to work with a firm that knows how to conduct outreach to the public. M. It was noted that Council Member Fotheringham and Council Member Gray served on the Committee as well as Commissioner Angela Gong, an architect, a resident, and others. Mr. Teerlink stated that there was impressive Committee participation.

The representative from Logan Simpson, Delany Sillman, introduced herself to the City Council and reviewed the General Plan document. Ms. Sillman summarized some of the feedback from the

Planning Commission. There were extensive conversations and there were four different discussions about the draft document. There was a lot of engagement overall. Ms. Sillman explained that the Planning Commission wanted there to be clarity about what the General Plan was and how it could be used. In addition, there was a desire to clarify the difference between the Future Land Use Categories and the Zoning Categories. Work was done to provide that clarity to the document. There were visuals used to make the document accessible.

In the Future Land Use section, there was a simplification made to the Land Use Descriptions. Those were simplified because the intention is for this document to be user-friendly. For the Future Land Use Map, there was some consolidation done, but there were not significant changes made. Ms. Sillman shared information about the Areas of Opportunity outlined in the document. These are areas that have Small Area Master Plans or some other type of special planning. She discussed the opportunity corridors. In addition, there are references in the document to the Moderate-Income Housing Plan. Ms. Sillman explained that those policies are noted in the plan with a symbol.

There were small changes made to the water element of the General Plan. The State has required that some changes be made, so there is a graph that shows the water budget for the City of Holladay. There are also goals, policies, and strategies listed. Ms. Sillman reported that both commercial and residential uses are explored. Ms. Chamness believed the expectations for the Jordan Valley Water Conservancy District and Holliday Water Company are fairly constant. Growth would be seen in Salt Lake City Public Utilities.

Council Member Gray asked about Page 34, which looks at Low-Density Residential. The Planning Commission added the following language: “These areas have historically supported small-scale commercial and that are dispersed throughout neighborhoods.” She noted that the language is a bit awkward and wanted to better understand what it is trying to say. Mr. Teerlink summarized the Planning Commission discussion about this section. Council Member Gray asked whether the language could be clarified. Ms. Sillman confirmed that it can be amended to be more direct. There was additional discussion about the suggested language and how it could be further clarified. Council Member Fotheringham does not want to introduce more ambiguity into the General Plan.

Council Member Fotheringham mentioned the water element of the General Plan and the chart that was discussed earlier. He wants to understand why Salt Lake City Public Utilities is the only one that will have to address growth, according to what is shown on the chart. Ms. Sillman explained that the different distinctions were created by looking at the service area of the entire water provider. She shared additional information about how the chart was created. Council Member Fotheringham wanted to understand the purpose of the chart. The service provided is not based on fixed geography.

***b. Business License Fee Study Presentation – Fred Philpot.***

Ms. Chamness explained that at the retreat two years ago, there was a discussion about the need to update the Business License Fee Schedule to make sure it was competitive. Other communities have been moving toward a simplified Business License Fee Schedule, but the City of Holladay's is still fairly complicated. Approximately one year ago, there was engagement with LRB Public Finance Advisors and work has been done with the City and partner agencies.

*Fred Philpot* shared the Business License Cost of Service Study presentation slides.

Mr. Philpot explained that the objective of this meeting is to receive feedback from the City Council and determine if there are other scenarios that need to be looked into. He reported that sections of code are being followed that allow for the administration of a Business License. In order to work through this process, there needs to be an ordinance in place that defines the fees. There also has to be a study that calculates those costs. The purpose of the study is to ensure the fees are reasonable relative to the costs. Additionally, it will define the elements that go into the fee calculation. Mr. Philpot stated that there are some restrictions related to Business Licensing. A municipality may not require a license or permit for a business operated only occasionally or by an individual who is under 18 years old. He shared information about Home Occupations. Most entities in the past had all Home Occupation businesses licensed, but there was a change in the statute and now most entities do not license them unless those businesses fit within a definition or make a request.

The process information was shared with the City Council. Mr. Philpot reported that there are two pillars to the methodology. The pillar shown on the left of the presentation slide is the cost analysis, where cost components from the budgets are brought in. This includes employee costs, overhead costs, and service costs. That weighted cost can be applied to the second pillar, which is the process analysis. There is coordination with Staff regarding tasks, the process maps are created or updated, and then the fee can be established. He reiterated that these pillars govern the methodology used for the fee evaluation. Council Member Fotheringham asked if the costs include the specialized software for tracking and executing the licenses, which was confirmed. It is included in the overhead costs.

Mr. Philpot reviewed the cost analysis. He explained that the base costs include employee salaries and benefits, department overhead costs include the general costs to operate each department, and administrative overhead costs include the cost of the services provided to all departments. The process analysis information was shared. There was a General Business License Fee example included. Mr. Philpot noted that these are estimates of the time spent. Most entities do not have specific time tracking software that tracks every minute, so some assumptions were made. The Proposed Base Fees Preliminary Draft information was shared and he summarized the fees.

Right now, the way the City operates is that the same fee is assessed, regardless of whether it is a new business or a renewal. The proposal is that there be a different fee, because a renewal is easier to process. Some specific businesses require a different process and that have been taken into account. However, the majority of the businesses will fall under the General Business License or General Renewal. Mr. Philpot reported that the business groupings do not necessarily line up with the actual business license database. That created some challenges as far as comparing the current fee schedule versus what has been proposed. There was additional discussion about the fees.

Mayor Dahle understood the rationale to have a higher fee to start and a lower renewal fee due to the amount of time that it takes to process an application. Council Member Gray asked if these fees are in a similar range as before. Mr. Philpot reported that the renewal approach would result in a decreased fee in those cases. If only the renewal and base fees were assessed, there would be a revenue loss as it relates to Business License revenue. It would produce \$120,000 to \$130,000. That being said, there are other fee types assessed as well. Mr. Philpot explained that the analysis considers disproportionate impacts from public safety. The calls for service provided by the Unified Police Department (“UPD”) and Unified Fire Authority (“UFA”) are applied to the business groupings, as found in the Business License database. Averages were then calculated. Based on the average,

individual business groupings are evaluated to determine whether there are more calls within a specific grouping relative to the average. Mr. Philpot shared an example scenario with the Council.

The disproportionate analysis was shared with the City Council. It was noted that the majority of businesses in the City of Holladay fall within the line item of Business, Professional, and Contracted Services, with 404 businesses. Personal services account for 231 businesses. There was discussion about averages, the cost per call, and the disproportionate analysis included in the presentation slides.

Mayor Dahle believed that what is proposed would be a new philosophy of how to charge fees to businesses in the City of Holladay. Mr. Philpot clarified that some of this already exists within the current structure. It was noted that convenience stores are currently assessed a fee of \$1,750 and it is proposed that this will shift to \$12,247. He shared additional information about disproportionate impacts and the evaluation of fees. It is possible to look at this as a reallocation of the proportionate impact.

Council Member Fotheringham reported that whenever the fee structure is changed, there needs to be a consulting process that takes place. One of his initial objections to this process had to do with the cost of the study relative to the revenue. If the cost of the study is more than the increased revenue, it does not necessarily make sense to change the fees. On the other hand, if this study could be used to address fees gradually over time without the need for a study each time, then it could be beneficial.

Mr. Philpot explained that if there is no comfort with the maximum, a policy can be established relative to a maximum. Over a set amount of time, the fee level can increase gradually until it reaches the maximum. There is nothing that prevents the City from doing this, but it is not possible to bind future City Councils to increases. Mayor Dahle reviewed some of the current options available. Mr. Philpot shared information about the total of the base amount and the disproportionate amount.

Mayor Dahle asked about the costs that need to be covered. Mr. Philpot explained that this is a little more challenging to determine because there are various components that need to be considered. The personnel involved represent the direct cost, but there is also the department overhead and administrative overhead to consider. Mayor Dahle noted that there will likely be some challenges seen in the next few years due to flattening sales tax and other shifts. The Council should be careful about giving up General Fund dollars. At the same time, the Business Licenses are not meant to be a source of profit for the City. It makes sense to collect what there is a justification to collect. Mayor Dahle asked if there is a possible hybrid approach. It was noted that what is proposed does not suggest a profit center, but it focuses on cost recapture for public safety and other costs. Council Member Durham asked if the analysis looked at how the Fee Schedule would compare to other municipalities. Mr. Philpot stated that this can be done, but a comparison has not been conducted at this time.

The Council further discussed the Business License fees. Mr. Philpot explained that the intention is not to disincentivize businesses in the community from using public safety, because there is a community benefit to reporting issues. Council Member Gray wondered what would happen if there was a disproportionate impact that resulted in a higher assessed fee to start with, but then mitigation efforts were made. Mr. Philpot reported that he worked with South Jordan on their Fee Schedule and the development fees are updated every two or three years, but the Business License fees are not updated as often. He shared additional information about what is done in South Jordan. The City Council considered the Nursing, Residential, and Personal Care line item in the presentation slides.

Ms. Chamness asked for policy direction and potential options to consider at the next City Council Meeting. It sounds like the Mayor would like to see a scenario where the base and disproportionate amounts are balanced to maintain the current revenue amount. Council Member Fotheringham wondered whether there could be a disproportionate revenue impact considered for businesses generating sales tax. Mayor Dahle liked the first chart shown, but wanted to know if there was a way to make adjustments to the disproportionate chart. There could be a hybrid model pursued.

Ms. Chamness asked if there a maximum amount the City Council would like to see in the disproportionate categories. There were additional discussions about the disproportionate amounts. Mayor Dahle asked about the timeline. Ms. Chamness reported that there were data issues with one of the partners, which delayed the process. That will need to be addressed separately. It was noted that the Business License fees can be handled by the current City Council or the new City Council.

Council Member Fotheringham pointed out that it would be possible to have a ramp model where the full amount proposed is not captured all at once. If that is pursued, then it will involve future City Councils. Mayor Dahle does not want to rush this process, but is also not opposed to a decision being made this year. He asked what could be shared during the City Council Meeting on November 20, 2025, that would move the City Council closer to a decision. It sounds like the disproportionate numbers need to be discussed further. Council Member Fotheringham would like to hear more about South Jordan and other municipalities. Ms. Chamness noted that there can be discussions about a maximum. Council Member Gray asked that additional information about other cities be shared.

Council Member Fotheringham would like there to be consideration of disproportionate revenue impacts for those contributing to the sales tax as well as the implementation of a ramp model. Mayor Dahle asked what the Council could look at during the next meeting to move them closer to a decision. Ms. Chamness noted that she has heard two suggestions, including a budget-neutral scenario and a scenario with an increase over time. Mayor Dahle reiterated that there is no desire to rush this process. He wants to make sure the right decision is made but stressed the importance of continuing to have conversations about Business License fees. It was noted that this matter will be discussed at the next City Council Meeting as well. Ms. Chamness thanked Council Members for their feedback.

***c. Discussion and Review of Title 3 Amendments – Gina Chamness.***

The Title 3 amendments were not discussed during the Work Meeting. Mayor Dahle reported that this will be discussed during the City Council Meeting scheduled for November 20, 2025.

***d. Discussion on Affordable Housing at Holladay Hills – Gina Chamness.***

Ms. Chamness reminded Council Members that when the Cottonwood Mall Urban Renewal Project Area was created in 2008, there was an agreement to provide 100 units of affordable housing at or below 80% area median income (“AMI”). Through agreement, 50 of those units have been delegated to the developer as part of the Agreement to Develop Land (“ADL”) in exchange for 20% of the increment that is generated over time in that project area. 13 years remain to collect the increment. At this point, \$800,000 has been collected since 2020. The remainder of the 100 units remains the responsibility of the City. For approximately two years, there have been regular meetings about possible options to fulfill that responsibility. In the last few months, the developers have brought forward a proposal that would commit all 100 units in Block D of the Cottonwood Mall project area to fulfill the requirements. This would be done in exchange for the 20% increment as well as an

additional \$2.5 million that the Redevelopment Agency (“RDA”) would contribute. This would include \$500,000 of increment that has been collected in the Cottonwood Mall project area and \$2 million that was previously collected and is being held in reserve from the Millrock project area.

Ms. Chamness reported that there are a number of policy questions for Council Members to consider in the Staff Report. There are some additional questions about the agreement that can also be discussed. Information about the project area was shared, including details about potential leases. Block D was pointed out on a map of the area. It was noted that there will be impressive amenities within walking distance. There is a meaningful opportunity for affordable housing here.

*Mac Woodbury*, discussed construction, growth, and shared the model details. He also shared information about the investors. The goal is to make sure there are the right units in place and everything is done appropriately. By year seven, there will be a clear indication of the conditions. It was noted that there is a termination option that exists. The methodology to reach 100 units is creative and allows the project to be created in the right way.

Information about the AMI was shared. It was also reported that there is a formula to determine median family income. Unit type information was shared with the Council. The intention is to have a fair cost metric. To establish maximum rents, the appropriate types of unit populations were clumped together. There is a desire to create affordability rather than a maximum threshold that is arbitrarily higher. Mayor Dahle asked for additional clarification. Mr. Woodbury explained that the only way there would be a change from the 100 units is if there was agreement to change them. On an annual basis, there would be a compliance certificate sent out as well as the floor plans of the building and an annualized rent roll. Mayor Dahle mentioned previous discussions about flexibility.

Mr. Woodbury reported that this level of AMI is the workforce. It will likely be mostly young professionals and families. This type of affordable housing is something he hopes will be repeated elsewhere, as he believes this is the right way to address some of the affordable housing needs. It is possible to chip away at the affordable housing needs in the area with this kind of development.

Mayor Dahle mentioned paragraph five, which relates to termination. He wants to better understand that language. He asked about the \$5.5 million mention and wanted to know where the \$3 million would come from. It was clarified that it is potential Tax Increment Financing (“TIF”). There was additional discussion about the language and the TIF amount. Different scenarios were considered to determine the best path forward. Mayor Dahle noted that it is curious that the City would have an obligation and the developer would continue to collect the 20%. Ms. Chamness noted that there can be additional discussions so there is comfort for all involved. Mayor Dahle liked that termination language was included because it provides some protection. Ms. Chamness reiterated that this particular section will likely require more conversation. She feels that should include the City Attorney. It was noted that City Attorney, Todd Godfrey, had an initial concern about interest.

The City Council further discussed the termination language. Mr. Woodbury shared information about potential next steps and affordable housing. There are a lot of ways this can be administered in order to address specific affordable needs within the community. He noted that there can be additional discussion on the economics as well as the contract and units. Some of the pushback that he has received so far has to do with whether this will result in an administrative burden.

Council Member Gray believed details still need to be finalized. She asked if Staff is seeking feedback from the City Council about whether there is general support for the overall concept, which was confirmed. Ms. Chamness asked Council Members if there is support for the concept and if there are any parts that the Council would like to consider further before there is a public hearing on the budget component. Council Member Brewer shared comments about termination language.

Council Member Gray expressed support for the concept. Mayor Dahle reiterated that he still has some questions about paragraph five and the \$3 million. He would like to see everything ready to be discussed at the City Council Meeting on November 20, 2025. Ms. Chamness reviewed the current outline. She noted that there is a desire to touch base with the two largest participants in the Taxing Entity Committee: Salt Lake County and Granite School District. Her goal is that this will happen before Thanksgiving. Mayor Dahle agreed that there should be some outreach conducted.

Council Member Fotheringham is comfortable with how the \$2.5 million is proposed to be used. Council Member Gray pointed out that there have been a lot of residents expressing a desire for their children to be able to live in the City of Holladay. This housing would be a viable option for people wanting to start their families or careers. Mr. Woodbury appreciated the Council's feedback.

*e. Calendar.*

- ***Board of Canvassers Meeting – November 18, 2025, at 4:00 PM.***
- ***Council Meetings – November 20, December 4, and 11.***
- ***Speaker Series – November 10 at 7:00 PM***
- ***Interfaith Thanksgiving Service – November 16 at 7:00 PM***
- ***Tree Lighting – December 1 from 5:30-7:00 PM***

Mayor Dahle reviewed the calendar items at this time. He noted that there is the Speaker Series and Interfaith Roundtable on November 10, 2025. On November 16, 2025, there will be the Interfaith Thanksgiving Service. It will be held at Olympus Junior High School and there are some musical performers scheduled. There was discussion about the Interfaith Thanksgiving Service in previous years. The Board of Canvassers Meeting will take place on November 18, 2025, and the Tree Lighting will be on December 1, 2025.

***XII. Closed Session for the Purposes Described in UCA 52-4-204 and 205 (if needed).***

Council Member Durham moved to go into CLOSED SESSION Pursuant to Utah Code Section 52-4-204 & 205. Council Member Quinn seconded the motion. Vote on Motion: Council Member Durham-Aye; Council Member Brewer-Aye, Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye; Mayor Dahle-Aye. The motion passed unanimously.

The Council convened in a closed session at 6:48 p.m. Those in attendance in the Closed Session included Council Members Durham, Brewer, Fotheringham, Quinn, Gray, and Mayor Dahle. Others present included Gina Chamness, Jayme Blakesly, Stephanie Carlson, and Holly Smith.

The minutes of the Closed Session were taken and are on file as a Protected Record

Council Member Gray moved to adjourn the Closed Session. Council Member Durham seconded the motion. The Council roll call vote was as follows: Council Members Durham, Fotheringham, Quinn, Gray, and Mayor Dahle in favor. The motion to go out of closed session at 9:50 p.m. passed with a unanimous vote.

**XIII. Adjourn.**

Council Member Gray 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 9:51 PM.

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

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Stephanie N. Carlson, MMC  
Holladay City Recorder

\_\_\_\_\_  
Paul Fotheringham, Mayor

Minutes approved: **January 8, 2026**