

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

**Friday, January 9, 2026
12:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Paul Fotheringham, Mayor
Emily Gray
Matt Durham
Natalie Bradley
Dave Sundwall

City Staff:
Gina Chamness, City Manager
Stephanie Carlson, City Recorder
Holly Smith, Asst. City Manager

Legislators: Rep. Doug Owens, Senator Steaphanie Pitcher, Rep. Carol Spackman Moss,
Others: Ashley Spatafore, Dave Spatafore

I. *Welcome and Introductions* – Mayor Fotheringham.

Mayor Paul Fotheringham called the City Council Legislative Meeting to order and asked those present to introduce themselves. Mayor Fotheringham reviewed the meeting agenda for the City Council Legislative Meeting. He thanked meeting attendees for their participation.

II. *Holladay Report.*

a. *Affordable Housing.*

Mayor Fotheringham reported that for most of his time on the City Council, there have been 100 units of affordable housing associated with the Redevelopment Agency (“RDA”) project area at the Cottonwood Mall. More recently, more specific plans have begun to move forward. A timeline has been established and the affordable units are proposed to be 80% of the Area Median Income (“AMI”). Although the units have not been constructed, a timeline has been determined, as well as a location, and a motivated builder. He added that there are currently favorable market conditions.

100 units will be built within Holladay Hills in the future Block E of the development. Those units are incentivized with a low-interest loan with forgiveness provisions, as well as deed-restricted units. Mayor Fotheringham further discussed incentivization and mentioned the RDA Fund availability.

Holladay Hills will increase the number of households in the City of Holladay as well as the affordable units. The development will result in a 5% increase in the housing supply, which is significant for the City. Given the increasing State mandates, the hope is that these additional affordable housing units will be meaningful. Additional information was shared about affordable housing in the community.

b. Spring Lane Park.

Mayor Fotheringham reported that the City of Holladay was able to acquire the 12 acres of property through a 30-year Ground Lease. The intention is to double the City park space with the lease of this property. Mayor Fotheringham noted that there are concerns about potential changes to the first right of refusal provisions. The hope is that it does not move forward.

Mayor Fotheringham asked if the proposal is that a charter school would have first right of refusal to purchase but also to lease. There was discussion about the proposal and the potential impacts on communities. Council Member David Sundwall asked how the right of first refusal would work. He wanted to know if there would be a market rate set as part of that process. Mayor Fotheringham reported that right now, the right of first refusal has to do with a purchase rather than a lease. However, what is proposed could change the first right of refusal for both a purchase and a lease.

The plans for Spring Lane Park were shared. Mayor Fotheringham reported that the play fields will be retained. There were favorable lease terms obtained for that size of acreage. Regardless of what might happen with the previously discussed Legislation, it is assumed the Spring Lane property would be grandfathered in. Mayor Fotheringham expressed excitement about the additional park space.

c. City Hall Seismic Retrofit.

There will be a seismic retrofit of the City Hall building in the near future. Mayor Fotheringham reported that portions of the building are close to 100 years old. As a result, there were discussions about how to extend the life of the building. It was determined that a seismic retrofit and remodel made the most sense. That work will extend the life of the historic building for another 25 to 40 years. The plan is to temporarily move operations to the former Millcreek City Hall starting on April 1, 2026. There was a Resolution approved at the last City Council Meeting to proceed, but there are still some minor points of negotiation that need to be worked out. It is unfortunate that there was not a similarly available and priced property within the City of Holladay, but Millcreek is located nearby.

Both the Spring Lane project and City Hall project will be facilitated with a 20-year bond. The City went out for bonding a few months back and received a AAA bond rating. Mayor Fotheringham reported that this particular bond will be AA+ and under 4%. He looks forward to those projects moving ahead. Council Members discussed the bond rating that was received and the planned City Hall work. Mayor Fotheringham explained that the City Hall costs are more fixed. It is the Spring Lane Park project that requires there to be a little bit more flexibility. He further discussed the City projects.

d. Property Tax.

Mayor Fotheringham shared information about property taxes. In the latest Legislative Session, there is a proposal to limit how much a taxing entity can increase the property tax revenue over the previous year. The cap is proposed to be 5%. Mayor Fotheringham explained that this would create inflexibility. There are many factors that need to be taken into account, such as inflation and specific City projects. It is a better policy generally to do smaller increases more frequently,

but that is not always what happens. He believes the end result could be an increase each year. Those present discussed Senate Bill (“S.B.”) 97 and the potential impacts if this moves forward during the Session.

City Manager, Gina Chamness, pointed out that the growth seen in the operating budget over time has largely been associated with public safety. She would hate to see the hands of the elected officials tied with a 5% cap implemented. Mayor Fotheringham expressed concerns about what has been proposed. There was discussion about property taxes in the community and the proposed limit. Mayor Fotheringham explained that there can be unintended consequences and stressed the importance of careful decision-making. Ms. Spatafore stated that there will be close work with the Utah League of Cities and Towns on this, because the proposal would impact all cities. There will continue to be updates shared with the City Council about the property tax-related bill.

e. E-Bikes and More.

Mayor Fotheringham reported that there was a recent code update to address e-bikes and other personal transportation vehicles. The intention was to balance public safety and personal freedom. It is difficult to strike that balance because there are issues related to speed, the vehicle safety features, the age of the user, licensing, liability, rider behavior, and so on. He stated that there have been many children and young people on e-bikes and personal transportation vehicles within the community.

It was reported that Representative Paul Cutler sponsored a bill related to e-bike certification. The e-bike certification program would provide a legal path for minors to operate e-bikes unsupervised. Ms. Spatafore reported that many cities have had issues with e-bikes and e-motorcycles. Many of the safety issues mentioned by Mayor Fotheringham could potentially be addressed in the bill. It is possible to see a robust bill come from Representative Cutler, but there might be a differentiation between rural and urban use. Those present discussed safety issues associated with e-bikes, scooters, and other personal transportation vehicles. Golf carts are another issue in the community. There were concerns expressed that it might take a death or serious injury for the use to be taken seriously.

III. *Legislative Issues for 2026 – Dave and Ashley Spatafore.*

Mr. Spatafore and Ms. Spatafore shared information about the Legislative Session. It was noted that a bill was numbered yesterday that would give the State the ability to name any Class C road. There will continue to be communication about the property tax matter that was discussed earlier in the meeting. Affordable housing and land use-related matters will also continue to be followed. It is important that the projects already underway are not disrupted. Ms. Spatafore referenced House Bill (“H.B.”) 68, which is related to Housing and Community Development Amendments. As currently drafted, there are not notable concerns, but it will continue to be monitored. She believed this is a good faith effort to streamline how housing is being handled. The intention is to follow different bills and continue communication with the Council throughout the remainder of the Legislative Session.

Mayor Fotheringham noted that each year, there seems to be more of a burden on the municipal level to provide affordable housing plans and methods in the General Plan. He noted that the General Plan is not a binding document, but he expects there will be performance requirements at some point. Ms. Spatafore shared information about previous bills and the Wildland Urban

Interface (“WUI”). There was discussion about the insurance industry requirements that are in place.

A question was asked about whether there are a lot of complaints from constituents about insurance hikes or an inability to receive insurance. Council Members confirmed that this has occurred. Ms. Chamness shared a scenario and outlined the challenges of obtaining insurance in certain areas. Council Member Drew Quinn reported that there were a lot of residents who expressed concerns about the wildland map the City Council initially considered. Residents did not want to be included in certain sections of the map. Cities were required to have their maps adopted in January, but the State is still creating a process for the high-risk assessment fees. The Council discussed the fireworks map and how it compares to the recently adopted WUI map. It was noted that the two maps do not align, because the fireworks map is much further down than the WUI map that was adopted.

Ms. Spatafore shared additional information about bills that are being followed, including one related to First Responders. Some example scenarios were shared with those present. Bills will continue to be monitored throughout the Legislative Session and there will be updates shared with the Council.

IV. *Legislator Priorities.*

Rep. Doug Owens stated that his main issue has to do with quarries. The potential quarry in Parleys Canyon was mentioned, though that might be more of an issue for Millcreek than the City of Holladay. However, it could still be problematic for the community.

Rep. Owens stated here is a continued focus on the Great Salt Lake issues and there are also some water-related bills. The question is whether the majority will start to put substantial amounts of money into acquiring water, either by purchase or long-term lease. There is a bit of interest in adding 8 feet in 8 years to the lake, which would put it at the bottom of what is considered a healthy level. If that was done in time for the Olympics, it would show the world that it is possible to take responsibility for the health of the lake. In addition, there is continued work happening on public land issues.

Sen. Stephanie Pitcher stated that she is more judiciary focused with her bills. There are some concerns related to AI, so there is a bill to keep that out of criminal prosecutions. It was noted that there is a backlog in the District Courts. There has been an increase in cases without a lot of resources being invested into assisting with that backlog. Ms. Chamness reported that the contract prosecutor has provided notice and she outlined some of the associated difficulties. There was discussion about contract services.

Rep. Carol Moss shared information about Student Journalist Protections, which aimed to protect freedom of speech for student journalists. She is also working on school zone safety for crossing guards and domestic violence between family members.

V. *Communication During the Session.*

It was noted that there will continue to be communication with the City Council during the Legislative Session. Several bills will continue to be monitored and there will be appropriate outreach.

VI. Adjourn.

The City Council Legislative Meeting adjourned at approximately 1:50 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Legislative Meeting held Friday, January 9, 2026.

Stephanie N. Carlson, MMC
Holladay City Recorder

Paul Fotheringham, Mayor

Minutes approved: **March 5, 2026**