

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

Thursday, March 19, 2026

6:00 p.m.

City Council Chambers

4580 South 2300 East

Holladay, Utah

ATTENDANCE:

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

City Staff:

Holly Smith, Assistant City Manager
Christian Larsen, Finance Director

Briefing Session – 5:30 pm

Ahead of the City Council Meeting, the agenda items were discussed. Mayor Paul Fotheringham reported that the Pledge will be led by Mei Hashimoto. Mayor Fotheringham reviewed the Council and Work Meeting agenda items. The City Council Meetings on April 16 and 23, 2026, will be held in the temporary location in Millcreek. It was noted that there will be a short Closed Session at the end of the meeting. Since there was time, the Council took the following items off the work meeting agenda to discuss and review.

a. Wasatch Front Waste & Recycling Update – Emily

Council Member Gray reported that in addition to the regular trailer rental, there will be a drop-off location for bulky waste. It will take place in Holladay from September 14 to 17. The idea is to make a reservation so the drop-offs are spaced out. Council Member Gray discussed the container reservation program. The most common complaint is that not everyone is able to reserve a container. As a result, the Wasatch Front Waste and Recycling District is looking at ways to provide access to more people. There is a curbside pick-up option being explored for next summer that would handle bulky waste. This would eliminate the container reservation and would expand access. However, she reiterated that details are still being explored and this is not finalized.

Mayor Fotheringham requested additional information about the bulky waste drop-off scheduled to take place this summer. Council Member Gray explained that there are certain limitations, as it is not possible to drop off refrigerators, batteries, and tires. For the curbside pick-up option being explored, there will likely be size restrictions. Council Member Natalie Bradley liked the idea and mentioned limitations with the container program on her cul-de-sac. Discussions were had about green waste.

Council Member Dave Sundwall asked if the curbside program that is being considered would impact the dumpster rental program. Council Member Gray explained that no decisions have been made at this time.

b. Bus Stop Discussion - Jon

Community and Economic Development Director Jonathan Teerlink explained there is a desire to receive feedback from the City Council on the bus stops in the city that are in need of potential enhancement. He explained that certain bus stop issues need to be addressed, which include the following:

- Replace and repair existing benches that are failing or broken;
- Replacement of non-compliant ADA pads;
- Stops feature benches but no all-weather bus shelters;
- Upcoming 3900 South bus rapid transit stops will require new pads; and
- City of Holladay themed bus shelters.

The city is looking at bus stops that are in disrepair, as well as stops that have higher ridership. It is possible to speak to the Utah Transit Authority (“UTA”) to determine the most popular bus stops and focus on making improvements there first. Staff is requesting Council directions on the following:

- If repairs and replacement of stops are addressed, should the City begin to establish a theme used for all new bus stop shelters?
- Should shelter upgrades be limited only to high ridership locations? Holladay City Hall has low ridership, but it has a high visual impact.
- Consideration of Staff preferred shelter theme options.

Mr. Teerlink believed the highest ridership stop is located on Highland Drive. There is a bench there and the pad itself is not large enough for a wheelchair. As a result, the pad would need to be expanded. There is another bus stop on the south side of Murray Holladay Road, but there is a conflict with the power box and there is no ADA pad in that space.

Staff has looked at a few different shelter themes, which includes more traditional heavy materials with natural tones. The majority of the bus stops that are seen now are easier to maintain and clean, especially when it comes to snow removal. Mr. Teerlink shared an image of what a Holladay bus shelter could look like. It is a product that is easily available and the size can change based on the location. The shelter is set on top of a masonry pedestal that is similar to the Holladay Historic Walk.

A shelter that is approximately half the size of the image in the packet would be approximately \$11,000 to \$12,000, not including the masonry component. With the masonry costs, it would cost approximately \$20,000 per stop. Mayor Fotheringham asked if UTA contributes to the costs. Mr. Teerlink reported that the costs would mostly need to be covered by the City, as would maintenance. It was noted that there is a meeting scheduled, so it is possible to ask UTA some questions.

Mayor Fotheringham liked the shelter theme that was shared. Council Member Gray asked if there might be a way to incorporate community art. Discussions were had about locations where Holladay bus stops are across the street from Millcreek bus stops, such as 3900 South. Mayor Fotheringham wanted to know if there should be some design coordination between the two cities.

The Briefing Session ended at approximately 5:55 p.m.

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I. *Welcome – Mayor Fotheringham.*

Mayor Paul Fotheringham called the City Council Meeting to order at approximately 6:00 p.m.

II. *Pledge of Allegiance – Mei Hashimoto.*

The Pledge of Allegiance was led by Mei Hashimoto, who was introduced by Council Member Gray. Council Member Gray explained that Ms. Hashimoto is a student at Morningside Elementary School. Following the Pledge of Allegiance, a certificate was presented to Ms. Hashimoto.

III. *Public Comments.*

There were no public comments.

IV. *Consideration of Ordinance 2026-02 – Amending the Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026.*

Finance Director, Christian Larsen, explained that this is the third amendment to the 2025-2026 Fiscal Year Budget.

Council Member Gray moved to ADOPT Ordinance 2026-02 – Amending the Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026. Council Member Quinn seconded the motion. Vote on Motion: Council Member Gray-Yes; Council Member Quinn-Yes; Council Member Bradley-Yes; Council Member Durham-Yes; Council Member Sundwall-Yes; Mayor Fotheringham-Yes. The motion passed with the unanimous consent of the Council.

V. *City Manager Report – Holly.*

Assistant City Manager, Holly Smith, shared updates with the City Council. The City received official notice that \$730,000 of grant funding was received for the auditorium improvements associated with the City Hall renovation project. She thanked Public Services Director Jared Bunch and Arts and Culture Manager Megan Attermann for their collaboration on that. The City also received notice that it received a Transportation and Land Use Connection grant of \$180,000. It will

allow the City to do a redevelopment study for 3900 South at Highland Drive, as well as look at the ordinance comprehensively and update it to align with the General Plan.

Ms. Smith reported that in October 2025, the Knudsen Family committed to providing a donation so an arch sign could be added at Knudsen Park. Where the two monuments stand, the idea is to add in the Knudsen Park sign. The City Council at the time supported that gift and expressed excitement. Some engineering work has been done. The total cost of the work will likely be at least \$12,000. The Knudsen Family will still pay for the sign itself, which is valued at \$18,000, but the City would need to spend \$12,000 for installation. Council Members expressed support for the installation costs.

Ms. Smith explained that some modifications need to be made to the new space before the move takes place. The lower level of the City Hall building will move on April 7 and 8, 2026. The main level will move on April 9 and 10, 2026. The doors to the new space will open on April 15, 2026. There will continue to be information shared about the move.

Ms. Smith informed the City Council that there is a desire to discuss what the Spring Lane site should be named. It is possible to call it Spring Lane Park, but some other options could also be explored. For example, there could be a community naming contest or the park could be named after a prominent community leader. She asked Council Members to think about what there is a desire to pursue. There will be a more robust discussion about the name of the park on April 23, 2026.

VI. *Council Report and District Issues.*

Council Member Dave Sundwall thanked Mr. Bunch and City Planner Justice Tuffour for allowing him to attend a road safety audit for Highland Drive last week. It was a positive learning experience.

Council Member Durham reported that last Saturday was the first Tree Talk for the year, and it was well attended. There was a presentation on trees from an arborist with Rocky Mountain Power. On April 24, 2026, there will be an Arbor Day event at the Wasatch Waldorf Charter School. Last night, Happy Healthy Holladay held a naloxone training and distribution event at the library.

Council Member Natalie Bradley reported that the Tiny Art Show was successful. Auditions for the summer musical are underway, so those interested can submit an audition online by April 1, 2026.

Council Member Drew Quinn shared information about Utah Renewable Communities. There is an ordinance that needs to be adopted by June 2, 2026, so the City Council will review that soon. Council Member Quinn was on a panel this morning at the Intermountain Sustainability Summit and it was an interesting experience. It was meaningful to present information about Utah Renewable Communities to a new group of people and see that there is enthusiasm for what is envisioned.

Council Member Gray reported that at the Bonneville Junior High School Community Council Meeting, the Community Council was responsible for signing off on safe walking routes for the school. The Council decided not to sign off on the safe walking route because it requires children to cross Van Winkle and there is not a crossing guard in that location. There are safety concerns about the area. Council Member Gray is not sure what can be done to address the safety concerns, but there were discussions about some possibilities. She reiterated that there are reasonable concerns about that particular intersection. Council Member Gray reported that the Granite School District passed a

no-dog policy on all of their school properties. That should be considered when discussing a dog park.

Mayor Fotheringham explained that at the UPD Board Meeting, the Preliminary Budget Increase Maximum was passed at 3.5%. The original ask was 5.21% but there was a sufficient amount of excess Fund Balance to reduce that number. There were also some items that were trimmed in order to reduce the number further. Some municipalities have more significant budget challenges than Holladay.

Mayor Fotheringham complimented the Arts Council on the Tiny Art Show. He attended the show and also saw the final concert. Mayor Fotheringham reported that several Council Members visited a dog park in Bountiful in order to conduct some research for the future of the Spring Lane site. There are significant differences between the property in Bountiful and the Spring Lane site. The dog park in Bountiful was used only as a dog park. However, he would like to look at examples of dog parks that are located within a more general-use park, as that is what is envisioned for Spring Lane.

VII. *Reconvene in a Work Meeting.*

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

a. 2026 Legislative Session Wrap-Up – Spatafore’s.

Ms. Spatafore Mirabelli reported that it was a relatively good session overall, but there were 1,015 bills with 541 bills passed. There were so many bills this session that there was a lot to monitor and address.

Information about the Wildland Urban Interface (“WUI”) map was shared. The timeline has since been extended and Forestry, Fire, and State Lands (“FFSL”) will provide a map to all counties. Counties will have time to review the map and provide feedback. Council Members discussed the high-risk areas and the requirements that have been outlined.

Ms. Spatafore Mirabelli shared information about H.B. 68 – Housing and Community Development Amendment and H.B. 178 – School Zone Speeding Amendments. There was a bill that came on their radar at the last minute, which was H.B. 238 – Utah Energy Generation and Transmission Planning. In committee, there was a change to the Community Renewable Energy Program. It is now opt-out, but the process to opt out needs to be clearly identified. Ms. Spatafore Mirabelli reported that e-bikes and e-motorcycles were an issue discussed during the Legislative Session. H.B. 381 – Electric Bike Amendments is a bill she believes will be seen year after year, as it will continue to be refined. This aims to better regulate e-bikes and e-motorcycles. The bill includes several definitions and states that someone must be 16 years old or older with a driver’s license to operate anything faster than 20 miles per hour.

Discussions were had about enforcement and situations that have occurred within Holladay. Ms. Spatafore Mirabelli explained that H.B. 381 allows Holladay to create an ordinance related to high-powered electric devices and can restrict the use on sidewalks, paths, and trails. She stated that this is not a perfect bill and it will likely be refined in the years to come, but it is a positive step forward.

Ms. Spatafore Mirabelli discussed Senate Bill (“S.B.”) 306 – Special District Modifications, which would allow a county of the first class to withdraw from a first responder district.

Ms. Spatafore Mirabelli reported that there are summaries from the Utah Redevelopment Association (“URA”). Those focus on the discussions about Redevelopment Agencies (“RDA”) and Community Reinvestment Agencies (“CRA”). The general feel of the Legislature right now is that there was a lot of previous focus on tax increment tools. Instead of looking at funding and development for housing, there appears to be a Legislative focus on funding for infrastructure development.

Ms. Spatafore Mirabelli informed the Council that there were a lot of troubling bills that did not pass. She discussed a bill that would have restricted the amount property taxes can be raised. S.B. 97 – Property Tax Rate Amendments was reviewed. There were some complicated items that did not pass, but there were other property tax bills that did pass, such as H.B. 236 – Truth in Taxation Amendments. If there is going to be a property tax increase, there needs to be a preliminary statement in a public meeting. She explained that there are also requirements to prepare and adopt an Interim Budget that includes the property tax increase impact schedule and reserve a certain amount of the entity’s General Fund revenue in a restricted budget account for a limited period of time.

H.B. 241 – Charter School Amendments was discussed. Ms. Spatafore Mirabelli explained that there are only a handful of cities right now that have a right of first refusal to purchase school property. This bill would have given the right of first refusal only to charter schools, which would have had significant impacts. She reported that the bill did not pass. Council Member Gray asked about the trends seen as far as attitudes, directions, and areas of interest. Ms. Spatafore Mirabelli reported that the priorities appeared to be different between the House and the Senate. However, there were some difficult bills that did not pass and there appeared to be more civility overall. As for next year, she believes the focus will be on housing, infrastructure, special districts, and tax increment financing. Mr. Spatafore shared additional information about the session.

Mayor Fotheringham heard that a lot of the funding flow is going from transportation to housing and housing infrastructure. Ms. Spatafore Mirabelli believed there will be a shift in funding in the future. Discussions were had about the work done by the Utah League of Cities and Towns (“ULCT”). Mayor Fotheringham thanked Mr. Spatafore and Ms. Spatafore Mirabelli for their efforts during the Legislative Session and for providing the City Council with updates about the session outcomes.

b. Spring Lane Update – MHTN.

Mayor Fotheringham reported that MHTN Architects will share information about the Spring Lane site. Ryan Wallace introduced himself to the City Council and shared the “Spring Lane Adaptive Reuse Plan Bridging Document” with those present. The vision and goal information was shared.

The Phase I: Community Engagement Review process was discussed. Mr. Wallace reported that there was an adjacent residents workshop, stakeholder interviews, and an online survey. There were 680 survey responses received, which resulted in requested amenities like a dog park, splash pad, bike/pump track, pickleball courts, walking/jogging path, seating, and shade structures. Some of the concerns had to do with noise and lighting. The common themes and priorities were as follows:

- A recreation space for all ages;
- Keeping parts of Spring Lane Elementary School as a historic marker;

- Support for youth sports leagues and ensuring appropriate fields are available to use;
- Saving the mature trees and/or planting more trees for shade, noise mitigation, and beautification;
- Maintain viewshed to the mountains.

Mr. Wallace explained that a bridging document is intended to refine the existing concept design and programming elements. In progress right now is the site survey, a review of the existing irrigation system, and finalization of the program elements. The Phase II: Community Engagement process was outlined, which includes notifications and a survey, an in-person open house, and City Council Meetings. The next steps include the online survey and open house, engagement summary memo, and park concept refinement.

The presentation slides were further reviewed. Several questions were posed to Council Members, such as whether the original plan still aligns with the City priorities, the level of improvement desired for the existing parking lot, and if there is still interest in expanding the lot to the south. The City Council was also asked to consider the intended use of the fields and if the focus should be on general use. It was noted that there were previous discussions about irrigation. Mr. Wallace asked if there is interest in upgrading the entire irrigation system at this time or if there is a desire to reuse what can be reused from the older system.

Mayor Fotheringham believed the intention was to create something that is a smaller local draw rather than a regional draw. The number of pickleball courts will impact this, so he believes four is appropriate. Council Member Gray agreed. If there are six pickleball courts, this area could become a regional draw rather than something local. She also likes the idea of multiple paths on the site.

Council Member Quinn asked about native grass. It was clarified that a native grass would not be used for soccer, but a fescue grass would be used. Council Member Quinn wanted to understand where the different grass type would be located. Mr. Wallace explained that some of the fescue grass could be planted along the perimeter. Discussions were had about the appropriate placement.

Mayor Fotheringham pointed out that the previous use of the site was for a school, which meant that during the school year, that was the primary use, with the soccer fields being a secondary use. That is now changing and summer will be the primary time that the site is utilized. Mayor Fotheringham clarified that the green to the right of the parking lot, which is shown in the presentation slide, is church property. He noted that replacing irrigation or replacing the grass type will need to be phased with the path development. The Council should consider the condition of the irrigation system during discussions. Mr. Wallace shared information about the existing irrigation system on the site. Mayor Fotheringham believed there would need to be some irrigation work done because of the design.

Council Members discussed parking on the site. Mr. Wallace explained that an expansion in the south would increase 118 new stalls. There would be additional parking as well as a more efficient layout. Mayor Fotheringham pointed out that a portion of the existing parking area is used for buses, so there will be additional spots created with the removal of that bus area. Mr. Wallace informed the City Council that some improvements can be made so the area is safer for all users.

The presentation slide about a potential dog park was reviewed. Mayor Fotheringham clarified that he has not decided on the use. He would like to consider other properties where there is a dog park

located within a larger park in order to better understand the issues that might arise. Potential interactions with other park users should be taken into account. Discussions were had about access and drop-off locations. Council Member Bradley expressed support for the shaded areas. Council Members discussed some examples of dog parks that currently exist in other communities.

Mr. Wallace reported that there was feedback received from residents that made it clear there is a lot respect for Spring Lane Elementary School. As a result, the City coordinated with the school district before demolition occurred to salvage some items. He shared information about the proposed adaptive reuse features. The geometric façade of the building will be reincorporated in a number of elements in the park, including a new plaza area and mural. The existing bridge hallways will be repurposed to facilitate a connection between the central core of the park and active recreation areas. In addition, the glulam beams from the school are proposed to be repurposed on the site as trellis elements along the primary walking path around the park. The history of the site could be represented.

Mr. Wallace asked if there is still Council Member support to preserve parts of the Spring Lane Elementary School history. Mayor Fotheringham does not want to abandon the idea of the adaptive reuse features. Council Member Durham pointed out that a lot will depend on the costs, but it is important to weave some of the history of the site into the new uses. Council Member Gray wanted to know if there will be a historical marker so people can learn about the history of the area. Ms. Smith confirmed this. Mayor Fotheringham does not know that all of the proposed elements need to move forward, but the reuse of the geometric design makes sense and would be impactful. He stressed the importance of focusing on the highest impact items in order to honor the history of the site. Mr. Wallace stated that it is possible to look at the items that will have the lowest cost but also have the highest visual impact. That information can be brought back to the City Council to consider.

Mayor Fotheringham shared comments about the pavilion. He suggested spending a little bit more on the pavilion rather than there being a standard design. It could take advantage of the sightlines to Mount Olympus. A slanted roofline that takes advantage of the sightlines would be meaningful and could create additional shade during the higher utilization times of the day. Mayor Fotheringham acknowledged that this could result in a more expensive pavilion, but it might be worthwhile.

Council Member Gray wants to preserve the heritage of Spring Lane Elementary School, but also wants to focus on the heritage of Holladay and the Central Wasatch. That is longer lasting than the school. Additional discussions were had about the proposed adaptive reuse features on the site. Mr. Wallace reiterated that there will an online survey as well as an open house, so it is possible to receive additional feedback from residents. There will be a summary of the feedback provided to the Council.

c. Accessory Dwelling Units (ADU) Update – Jon.

Mr. Teerlink reviewed the staff report that outlines what the City Council has done in the past when it comes to ADUs. He noted that the State provided direct mandates to allow for ADUs in order to address affordable housing in all communities within the State.

Holladay had a basic foundation of what an ADU could be, which was limited to half-acre lots or larger. It was called a guest house and there were limitations about how the guest house could be used. That was expanded based on State guidance of what an internal ADU should provide. The City Council approved that amendment in late 2021. Shortly after that, the State released a menu of options that cities could choose from in order to address moderate income housing. One of the options the

City Council selected was a review of the ADU codes. There was some guidance from Staff to allow the existing accessory buildings to be converted into ADUs. Additionally, the City Council decided to loosen the minimum lot size requirements. S.B. 284 mimics what the City Council did in 2023.

Mr. Teerlink explained that there are many reasons someone might want an ADU, such as wanting an aging parent nearby, housing a child who may not be able to afford a house of their own, or having a rental property. He reported that a license is needed in order to use an ADU as a rental. Mr. Teerlink discussed potential shifts in ADUs, but noted that a lot depends on future conversations around housing. The current standards are strong and are in compliance with the existing ADU regulations. There is no action that needs to be taken by the Council at this time, as Holladay is in compliance.

Mayor Fotheringham asked what happened with internal ADUs as far as independent access to utility shutoffs. Mr. Teerlink reported that this was addressed in the past bill. There needs to be access provided to the primary gas and power shutoff. There have been issues in the past with mother in law apartments where the thermostat, power panel, or water heater is inaccessible to the apartment.

d. Calendar.

- *Council Meetings – April 16, April 23, May 7, 14, and 21.*

The calendar items were discussed during the Briefing Session.

VIII. Closed Session for the Purposes Described in U.C.A. 52-4-204-and 205.

Council Member Durham moved to go into Closed Session for the Purposes Described in UCA 52-4-204 and 205. Council Member Sundwall seconded the motion. Vote on Motion: Council Member Gray-Yes; Council Member Sundwall-Yes; Council Member Durham-Yes; Council Member Quinn-Yes; Council Member Bradley-Yes; Mayor Fotheringham-Yes. The motion passed with the unanimous consent of the Council.

The Council convened in a closed session at 7:30 p.m. Those in attendance in the Closed Session included Council Members Durham, Bradley, Quinn, Gray, Sundwall, and Mayor Fotheringham. Others present included Gina Chamness, Todd Godfrey and Jon Teerlink.

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

Council Member Durham moved to adjourn the Closed Session. Council Member Fotheringham seconded the motion. The Council roll call vote was as follows: Council Members Durham, Bradley, Quinn, Gray, Sundwall and Mayor Fotheringham in favor. The motion to go out of closed session at 7:40 p.m. passed with a unanimous vote.

IX. Adjourn.

Council Member Durham moved to ADJOURN the City Council Meeting. Council Member Gray seconded the motion. Vote on Motion: Council Member Gray-Yes; Council Member Sundwall-Yes; Council Member Durham-Yes; Council Member Quinn-Yes; Council Member Bradley-Yes; Mayor Fotheringham-Yes. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 7:41 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held on Thursday, March 19, 2026.

Stephanie N. Carlson, MMC
Holladay City Recorder

Paul Fotheringham, Mayor

Minutes approved: **May 21, 2026**