

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

**Thursday, May 2, 2024  
6:00 p.m.  
City Council Chambers  
4580 South 2300 East  
Holladay, Utah**

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**ATTENDANCE:**

Matt Durham, Mayor Pro Tempore  
Ty Brewer  
Paul Fotheringham  
Drew Quinn  
Emily Gray  
Mayor Rob Dahle - *excused*

**City Staff:**  
Gina Chamness, City Manager

**I. Welcome** – Mayor Pro Tempore Durham.

Mayor Pro Tem Matt Durham called the City Council Meeting to order at approximately 6:00 p.m. and welcomed those present.

**II. Pledge of Allegiance.**

Mayor Pro Tem Durham led the Pledge of Allegiance.

**III. Public Comments.**

*Trudy Jorgensen-Price* shared information about the Library. She reviewed some of the events that occurred last month. In April, with the assistance of the AARP volunteers, approximately 1,500 taxes were done at the Holladay Library. Last month was also Library Month and the library went fine free on juvenile and young adult materials. There was also Food For Fines, where a donation of food was brought in to reduce library fines. She thanked everyone for their generosity. May is Inventors Month, so there will be a Tech and Toy Museum on May 10, 2024. May 15, 2024, will have an after-school crew dedicated to outer space, and on May 21, 2024, there will be a program for children on rocket science. On May 25, 2024, there will be a health and wellness exploration for meditation and breathwork. June 1, 2024, is when Summer Reading starts. The kickoff party will take place at the Millcreek branch from 5:00 p.m. to 8:00 p.m. on May 31, 2024. She stated that the library will be closed on May 27, 2024.

**IV. Presentation of 2024-25 Tentative Budgets – Gina Chamness.**

Manager Chamness presented the 2024-2025 Tentative Budget. The budget represents the combined work of City Staff and contracted agencies. She expressed appreciation for all involved in that effort. The last several years have been challenging and exciting, as the City continues to implement the plan for financial sustainability and infrastructure improvements.

The most recent bond issue two years ago has allowed the City to make significant improvements to neighborhood streets. In the next year, there will be stormwater infrastructure projects completed. Ms. Chamness reported that in February 2023, the City Council identified several priorities to guide

City activities over the next 10 years. Five priority areas were identified by the Council. The priority areas were as follows:

- Safe community;
- Excellent public assets and infrastructure;
- Responsive, efficient, and sustainable City government;
- Responsible development that enhances community;
- Holladay continues to be a great place to live.

Ms. Chamness explained that the budget was developed with the identified priorities in mind. The budget also prioritizes City employees, providing a cost of living adjustment (“COLA”) and targeted market increases to make sure Holladay attracts and retains high-quality employees to serve residents. After several years of double-digit growth in sales tax, fueled by the collection of sales tax for online sales, pandemic spending, and inflation, there has been a slowdown, and sales tax growth in Holladay has stalled in the last year. Sales tax growth in the previous three years allowed the City to keep pace with inflationary pressures on services and projects. With the sales tax collections for next year projected to be the same as the current year, the City cannot continue to rely on that source of revenue to fund expense changes.

With Council support, the Tentative Budget includes a proposed 15% increase to the property tax rate. For a Holladay home valued at the 2023 tax year average price of \$871,000, this increase would be approximately \$95 per year or approximately \$8 monthly. Should the City Council wish to proceed with that increase, a Truth In Taxation hearing will occur in August before the tax rate is adopted.

The budget also reflects several inflationary cost increases for the City as well as some significant changes to the cost of the contracts that provide key municipal services. Ms. Chamness reported that the largest dollar change in the budget has to do with police services. UPD is experiencing considerable cost increases in providing services. Holladay has remained committed to the model for police services and recognizes that residents are better served by a model that can provide a wealth of resources when needed. Sharing the cost of the specialized services with others makes the most sense.

Ms. Chamness reported that the Tentative Budget includes the General Fund, which totals approximately \$22.2 million. It also includes the budget for the Capital Project Fund, Storm Water Fund, Debt Service, Grants, and Arts Fund. Budgets for the Redevelopment Agency (“RDA”) projects are also included.

Mayor Pro Tem Durham thanked all involved in the budget work. He asked about the timeline. Ms. Chamness reported that the City has a responsibility to adopt a budget by June 30 and a tax rate by June 22. If there is an increase beyond the certified rate, a public hearing will be scheduled in August.

***V. Consideration of Resolution 2024-16 - Acknowledging Receipt of and Adopting the Tentative 2024-25 Fiscal Year Budgets and Setting a Public Hearing for June 6, 2024.***

Council Member Fotheringham moved to APPROVE Resolution 2024-16 – Acknowledging Receipt of and Adopting the Tentative 2024-2025 Fiscal Year Budgets and Setting a Public Hearing for June 6, 2024. Council Member Brewer seconded the motion. Vote on Motion: Council Member Brewer-

Aye; Council Member Fotheringham-Aye; Council Member Quinn-Aye; Council Member Gray-Aye; Mayor Pro Tem Durham-Aye. Resolution 2024-16 as approved by a unanimous vote.

**VI. *Recess City Council in a Work Meeting:***

Council Member Brewer 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. *Spring Lane Adaptive Reuse Initial Presentation – MHTN.***

*Dan Smith from MHTN Architects* has been working on the Spring Lane Adaptive Reuse Plan over the last few months.

*Leah Jaramillo -Public Engagement Consultant from David Evans and Associates.* There has been a lot of public engagement work already. It started with stakeholder meetings with the most immediately impacted stakeholders, including Granite School District, Impact United Soccer Club, Cottonwood Country Club, and the immediate residents. There were some one-on-one meetings with key stakeholders. It was discovered that more than 4,000 players in Impact United leagues are using this site and Bonneville Middle School. During the discussion about site reuse, there was some nervousness, because they use up to three fields at the site on weekdays from 4:00 p.m. to 8:00 p.m. and all day long on the weekends. It was also discovered that Impact United contributes funds, labor, and service to help maintain the fields that they play on as a way to augment their use.

Ms. Jaramillo reported that Granite School District is entertaining a 99-year lease at a fairly discounted rate. Their intention has been to review a plan from Holladay. The goal is to see a community use in an open space. However, the school district wants to be able to preserve its ability to access the site in the event of a natural disaster, so there should be some consideration of parking lots and green space.

There is a Regional Park Plan currently in progress that includes the Holladay Lions, Creekside, and Hillview Basin complex. Based on the plan, Creekside will remain a golf course and the Holladay Lions site will continue to be used for sports with more sporting fields on the central east side with more natural use contemplated in the northern portion. Something there is a desire to learn more about is the walking trails, shade, and dog parks in the area to ensure there are supporting uses rather than competing uses.

Ms. Jaramillo discussed the neighborhood workshop. Residents who back onto the site were invited to attend. There were ideas shared about how the site could be improved, but there was no desire to completely change the way the current site operates. A lot of the resident comments are reflected in the survey. Ms. Jaramillo reviewed the survey results and explained that there were approximately 680 responses. Respondents love the view of the mountains from the site, the open fields, and the idea that it could be used for walking trails or a dog park. There were also a lot of comments that referenced a splash pad, swimming pool, and large water play areas. Additionally, there were requests for pickleball courts, seating, and shade structures. She reviewed some FAQs and explained that the intention was to clarify how the input received would inform the process as it continues to move forward.

*Lauren Leydsman from MHTN Architects* reviewed the concepts. Three concepts were presented to the Steering Committee. After a lot of discussion, Concept 3 was preferred. This includes a larger parking lot and an open space for multi-purpose field use. Some ideas and inspiration were pulled from other existing projects. Using Concept 3 as a template, two sub-concepts were created, which are Concept A and Concept B. Both are similar, but there is a slight difference between the two as it relates to the layout of the pathways.

Ms. Leydsman reviewed Concept A. With the expanded and redesigned parking lot, there is the potential for 188 parking stalls. There is a pavilion with restrooms in the center of the site. The courtyard garden is proposed to be maintained. Understanding the noise of pickleball courts, the intention was to centrally locate those to ensure that the courts are far away from nearby residents. On the east side, there is a dog park shown. To protect abutting neighbors, it is envisioned that the eastern edge be densely vegetated. Below the pavilion and courtyard area, there could be a playground. Additionally, there are five acres of multi-purpose field space. This would include two full-size soccer fields with spectator space. All around the edges of the site, there are plantings proposed and berms to create a buffer for the residents who live to the east and west. On the very outside, there is a concrete path and a gravel path that people can ride bicycles on.

Concept B is similar to Concept A, but the pathways meander a little bit more. Since there is more of a curve, it allows there to be more distance on the path. However, with that option, there is a slightly smaller spectator buffer. Ms. Leydsman showed the sub-concepts side by side for comparison.

*Ryan Wallace* presented high-level cost estimates for Concept A and Concept B. Mr. Wallace reported that there has been significant inflation in recent years, so that needs to be taken into consideration. However, he pointed out that it is possible to phase the work on the Spring Lane site to spread out the costs. Mr. Wallace further reviewed the high-level cost estimates for Concept A and Concept B. He explained that the cost could be as low as \$8.3 million or as high as \$9 million. One of the differences comes down to whether or not the pavilion is an adaptive reuse of the existing building. There are opportunities to repurpose some of the signature spaces from Spring Lane Elementary to recognize the heritage of the site. Other differences between the cost estimates include the number of plantings at the perimeter and the pathway details. Mr. Wallace noted that one way the Council can reduce the cost estimates shown is to leave the existing parking as it is currently.

There is no demolition of the building included in the estimates. Mr. Wallace explained that this is because there is uncertainty about the conditions of the contract with Granite School District. That cost could be anywhere from \$10 to \$12 per square foot. He also noted that the estimates shown are the construction costs.

Council Member Quinn asked about the costs for the fields. She wondered whether this anticipates removing the old fields, plumbing, and sprinkler system to redo those. Mr. Wallace a total replacement of the irrigation system, releveling of the fields, and replacement of the turf. Council Member Gray wanted to know the condition of the current parking lot. Mr. Wallace reported that it is nearing the end of its life, but it is still currently serviceable.

Council Member Fotheringham asked about the reference to a 99-year lease. Ms. Chamness clarified that this is not accurate based on the conversations with Granite School District so far. Council

Member Fotheringham noted that the conversations with the district so far indicate that they will deal with the demolition of the building. Ms. Chamness confirmed that there has been a conversation about this, but it is not memorialized in an agreement. As a result, it makes sense to flag that as a potential cost. Mayor Pro Tem Durham wanted to know more about the adaptive reuse of some of the building elements. Mr. Wallace pointed out that those who have a strong connection to the school have expressed a desire to see at least the courtyard garden component retained. Several spaces have the potential to be reused in some way, but seismic updating would be required.

Mr. Wallace shared additional information about the meeting with residents. Some of the concerns expressed had to do with this being a different use than a local park. There were concerns that there might be items that are more of a regional draw, which could increase traffic in the area. Additionally, there were concerns about hours of operation and noise. Council Member Gray asked what a phased approach to the work could look like. She wanted to know if there is a proposed order for construction. Mr. Wallace reported that this can be developed ahead of the next presentation.

Council Member Brewer asked if there would be additional public engagement. It was noted that this is at the discretion of the Council, but there is not currently any further engagement planned. Ms. Chamness acknowledged that the City asked for a concept plan to be finalized in a short period. She wondered what kind of Council direction would be most helpful at this point. Mr. Wallace asked that Council Members express any concerns there may be about the programmatic areas. There is a desire to continue to explore adaptive reuse, but if the City Council is not interested in that, he asked that this be communicated now. A phased approach can be presented if desired.

Council Member Fotheringham shared information about the Steering Committee discussions. There was not a desire to have amenities with significant ongoing maintenance costs. The intention is to have amenities that are maintainable and sustainable. What has been proposed makes sense given the discussions that occurred. As for the cost estimates, while there is some sticker shock, this is something that can be phased out. When it comes to adaptive reuse, there was some support for this in the pavilion area. Additionally, the existing cubic façade can be incorporated into décor elements. Based on the discussions so far, there is not a consensus on whether a dog park is appropriate.

Council Member Gray referenced the issues that a lot of the elementary schools are having with dogs and dog owners. She believes it will be beneficial to have a dog park to reduce these issues. While Council Member Gray would like to see pickleball courts at Spring Lane, she also respects the neighbor's concerns about noise. She noted that the proposed courts have been placed in the center to limit the noise as much as possible, but wanted to better understand how far the sound will carry.

Mayor Pro Tem Durham is interested in phasing because that seems to make the most sense for the City. As for the adaptive reuse of some of the school elements, this is something he feels is important. There is an emotional connection for those who attended or sent their children to the school. Preserving that history is meaningful.

Mr. Wallace explained that the reason more detailed information has not been shared yet is because there is no desire to get ahead of the City Council. After hearing comments from Council Members, it is now possible to pose more specific questions to stakeholders. Council Member Brewer asked about the next closest dog park and the kind of crowd it brings. He also wanted to see a proposal for a phased approach. Mr. Wallace reported that phasing will be explored with the Steering Committee.

As for the dog park, he thought it made sense to reengage with the County on that matter. It is possible to reach out and see what information the County has. He will report back to the Council with that.

Mayor Pro Tem Durham asked whether water efficiency and sustainability have been considered, especially for the athletic fields. Mr. Wallace confirmed that this has been discussed. After speaking with the Granite School District, the inefficiency of the current irrigation system was made clear. He offered to bring back additional information about the irrigation system in the future.

**b. Calendar**

**Council Meetings – May 9 and 16, June 6 and 13, July 11.**

The calendar items were reviewed and discussed.

**VII. Adjourn.**

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

The City Council Meeting adjourned at approximately 7:16 p.m.

*I hereby certify that the foregoing represents a true, accurate, and complete record of the Holladay City Council Meeting held Thursday, May 2, 2024.*

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Stephanie N. Carlson, MMC  
Holladay City Recorder

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Robert Dahle, Mayor

Minutes approved: **July 11, 2024**