



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, NOVEMBER 7, 2024**

- 5:00 p.m.** **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*
- 5:30 p.m.** **Briefing Session** - *The Council will review and discuss the agenda items; NO decisions will be made*
- 7:00 p.m.** **Discussion with former State Senator/3rd District Congressional Candidate Dr. Mike Kennedy**

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting on **Thursday, November 7, 2024, at 6:00 pm.** Members of the Council may participate by electronic means if needed. The Council Chambers shall serve as the anchor location.

** Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents available to the City Council are accessible on the City's website or in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting - [agendas/https://holladayut.gov/government/agendas_and_minutes.php](https://holladayut.gov/government/agendas_and_minutes.php)

To provide a public comment or make a comment during any public hearing, may do so in the following ways:

1. **In-person attendance:** at Holladay City Hall
2. **Email** your comments by 5:00 pm on the date of the meeting to scarlson@holladayut.gov

AGENDA

- I. **Welcome** – *Mayor Dahle*
- II. **Pledge of Allegiance**
- III. **Public Comments**
Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council before 5:00 p.m. on the day of the meeting to scarlson@holladayut.gov with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below.
- IV. **Public Hearing on Proposed Rezone at 5428 S Highland Dr from R-1-21 (Residential Single Family) to R-2-10 (Residential Two-family)**
- V. **Reports**
 - a. **Revel Race**
 - b. **Unified Fire Authority (UFA) – Capt. Dan Brown**

c. Unified Police Dept (UPD) – Chief Justin Hoyal

VI. ***Consideration of Ordinance 2024- Adopting Title 13.14.031 Accessory Dwelling Units***

VII. ***Consent Agenda***

a. Approval of Minutes - Aug. 15 & 22, Sept. 5 & 19, 2024

VIII. ***City Manager Report – Gina***

IX. ***Council Reports & District Issues***

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

a. Options for Funding Spring Lane & City Hall - Laura Lewis. Gina & Holly

b. Historic Preservation Discussion

c. Calendar –

Council Mtgs - Nov 21, Dec. 12

Interfaith Service – Nov. 17 @7pm

25th Anniversary - Nov. 18 @ 7pm

Tree Lighting – Dec. 2 5:30-7 pm

XI. ***Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss the Physical or Mental Health or Professional Competence of an Individual, Potential Litigation, Property Acquisition and Disposition***

XII. ***Adjourn***

Public Comment Policy & Procedure: During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

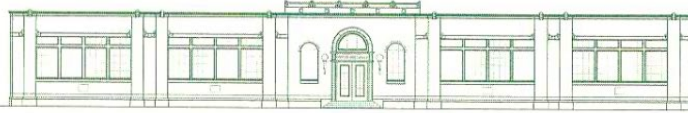
CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED:

*Stephanie N. Carlson MMC,
City Recorder City of Holladay*

Reasonable accommodation for individuals with disabilities or those needing language interpretation services can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1



City of Holladay
HOLLADAY CITY COUNCIL

COUNCIL STAFF REPORT

MEETING DATE: November 7, 2024

SUBJECT: Rezone of 5428 S Highland Dr.; R-1-21 to R-2-10

SUBMITTED BY: Carrie Marsh

ACTION:

Legislative. Zone Map amendments are to be reviewed and considered during a public hearing prior to a motion of final decision/action.

- *Review a request to amend the zone map of .443 acres (19,300 sq. ft) of land at 5428 S. Highland Dr. from Residential Single-family (R-1-21) to Residential Two-family (R-2-10).*
- *Hold the required public hearing, and*
- *Review positive recommendation from the Planning Commission made on October 1, 2024.*

RECOMMENDATION:

Staff recommends the Council to hold the public comment period and move to discuss this request at a later date.

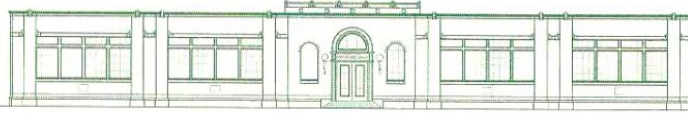
SUMMARY:

The applicant, Ashley Woolley, owns a .94-acre (40,946 sq. ft) parcel at 5428 S. Highland Drive. The full parcel contains two structures due to a lot combination with an abutting parcel with access from Baywood Drive in 2013. The applicant is seeking to **separate the two parcels along their original boundary line** and ensure that the zoning for the two separate parcels in accordance with the General Plan. Dividing the property back to its pre-2013 state necessitates a rezone as there is not enough land for the R-1-21 zone to remain on two parcels.

- The parcel with access from Baywood Dr. is in a Residential Low Density – Protected area where the R-1-21 zone would remain with a .50 acre lot size.
- The front parcel on Highland Drive is in Segment B of the Highland Drive Master Plan which calls for a mixture of densities with “no more than five dwelling units per acre”, most in line with the R-2-10 zone which permits both single-family detached structures and two-family structures. The Highland Drive parcel would have the remaining .443 acres.

The applicant is seeking to sell the rear parcel with the Baywood Dr. access and retain ownership of the Highland Drive parcel, which has access from Highland Drive. The applicant does not intend to redevelop the Highland Dr. property and wants to keep the existing home in place (see applicant narrative). Any future redevelopment would require site-plan approval from the Planning Commission. Staff has discussed a possible future historic designation for the property with the applicant.





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GENERAL PLAN REVIEW:

Implementing zone regulations to anticipated growth needs/goals is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan and the Highland Drive Master Plan and is supported by Title 13 of the Land Use Ordinances of Holladay.

The Highland Drive Master Plan recognizes that “Infill opportunities are limited; open spaces and energy resources are diminishing. The Plan suggests new zoning patterns along Highland Drive”.

Residential Uses in Segment B are outlined as follows:

- “a. For the mid-block sections of Segment B, a **mixture of single-family densities and zones with a cap of no more than five dwellings per acre** should be considered the most appropriate and predominant for this Segment. Lesser densities (larger lots) than five units per acre should be implemented where surrounding land uses have become increasingly dense and the proportion of multi-family and/or commercial use to traditional single-family development has become unbalanced in the vicinity.*
- b. No new R-M Zoning should be allowed in Section B”*

Moderate Income Housing in Chapter 5 of the General Plan identifies several goals and strategies for creating housing opportunities for existing and future Holladay residents through diverse housing types and moderate-income housing options.

Rezoning meets the goals stated within Chapter 5 of the General Plan: Moderate Income Housing found on page 48, specifically:

1. *Provide the opportunity for housing adapted to different ages, lifestyles, and incomes;*
2. *Accommodate additional new dwellings by focusing on appropriate zoning regulations within existing and redeveloping neighborhoods and mixed-use districts, throughout the City;*
3. *Provide a diversity of housing through a range of types and development patterns to expand housing products with a focus of supporting moderate-income housing opportunities for existing and future residents.*

Rezoning in this location utilizes the following Moderate-Income Housing **Strategies** within the General Plan:

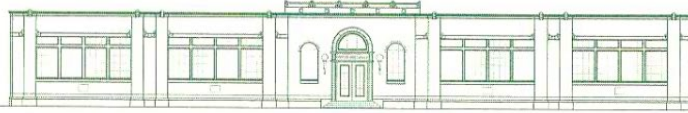
“Strategy F: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-uses zones, near major transit investment corridors, commercial centers, or employment centers.”

STAFF ANALYSIS

The subject property is currently a single parcel that straddles two different future land uses identified in the General Plan. The applicant’s proposal to rezone only the front portion of the property inline with the Highland Drive Master Plan is supported.

There are seven properties on the west side of Highland Drive that are immediately adjacent to the subject property that are all ½ acre or larger lots and have a portion of the property in the Low Density Residential – Protected (LDR-P) Future Land Use and a portion in the Highland Drive Master Plan, Segment B. Five of the seven have enough land area that they could subdivide and retain .50 acres in the LDR-P area while rezoning the Highland Drive portion to an appropriate zone. Of the five, three would all have less than .50 acres remaining with Highland Drive frontage.





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The subject property is directly across the street from a large public use (Greek Orthodox Church), with adjacent commercial uses (NC and C-1). Higher density residential uses included R-1-8 and R-M zones are on the north and south ends of this section of R-1-21 properties.

R-2-10 was identified as a zone that would enable the target of 5 units or less per acre (2.5 units/half acre) identified in the HDMP.

Highland Drive serving as a two-lane arterial with higher intensity land uses in the immediate vicinity of the subject property is why R-2-10 was selected as the most appropriate zoning. Allowing for attached housing units enables a more efficient use of land and greater variety of housing styles, options, and can reduce the cost of housing development. The R-2-10 zone does not require that attached two-family units are built and enables smaller and more affordable housing. The property's location on Highland Drive is directly on a transit route (UTA 220), which serves as an essential connection between housing and jobs. Connecting housing and jobs through transit routes is a key element in regional scale planning goals (see [WFRC Wasatch Choice](#)).

Within the R-2-10 zone,

- Each detached single-family dwelling requires 6,250 sq. ft of land
- Each attached two-family unit requires 5,000 sq ft of land per unit: 10,000 sq. ft total

At .443 acres (19,300 sq. ft) in the R-2-10 zone, this property would qualify for a total of three units if additional units are added in the future. This equates to .15 acres (6,403 square feet)/dwelling unit. The following configurations would be possible:

- One two-family attached unit AND one single-family unit (three total units)
 - Requires 10,000 square feet and 6,250 square feet of land. 16,250 square feet total
- Three single-family units
 - Requires 18,750 square feet of land (6,250 square feet x3)

As the applicant intends to keep the existing home on the property, the R-2-10 zone would allow a possible two additional units, either attached or detached, to be added to the property in the future. Utilizing a zone with smaller setbacks and allowance of attached units is a way to incentivize retention of the existing home on the property if the current or future property owner wanted to develop the property in any way. Modifications to the existing code on historical preservation could potentially involve this property should that option be available to and desired by the applicant in the future.

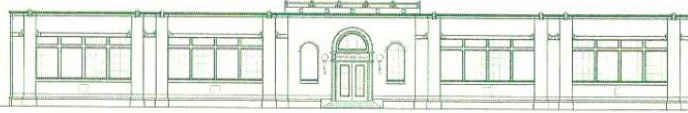
RECOMMENDATION:

Staff is in favor of the rezone application, as the identified zone is supported by the HDMP and enables more flexible future development in line with the HDMP without having to potentially rezone again in the future. Staff recommends that the rezone only apply to the front .443 acre portion of the property that will be created after a subdivision, as identified on the applicant's survey documents and within their narrative. The identified R-2-10 zone creates increased opportunities for differing housing types on a small scale, in line with the purpose of the Moderate Income Housing Plan.

Several neighbors attended the public hearing at Planning Commission, but no comments were made. No comments were made by email prior to the hearing.

Staff urges the Commission again to moderate the discussion around the following points and to forward a recommendation to the City Council for final consideration.





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- a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan*
- b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity*
- c. The extent to which the proposed amendment may adversely affect abutting properties; and*
- d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.*

STANDARDS for CONSIDERATION, FOR or AGAINST:

Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation.

Staff also urges the Council to moderate the discussion around the rezone approval standards;

Holladay Ord. 13.07.030):

- 1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:*
 - a. Adopt the amendment as recommended by the planning commission;*
 - b. Make any revisions to the proposed amendment that it considers appropriate;*
 - c. Remand the proposed amendment back to the planning commission for further consideration; or*
 - d. Reject the proposed amendment.*
- 2. In reviewing a text or map amendment, the following factors should be considered:*
 - a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 - b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - c. The extent to which the proposed amendment may adversely affect abutting properties; and*
 - d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.*

ATTACHMENTS:

Zoning map with General Plan Future Land Uses overlay

Applicant Narrative

Survey

Legal Description for the Highland Drive parcel

Draft *(not yet approved)* minutes from October 1st Planning Commission Meeting

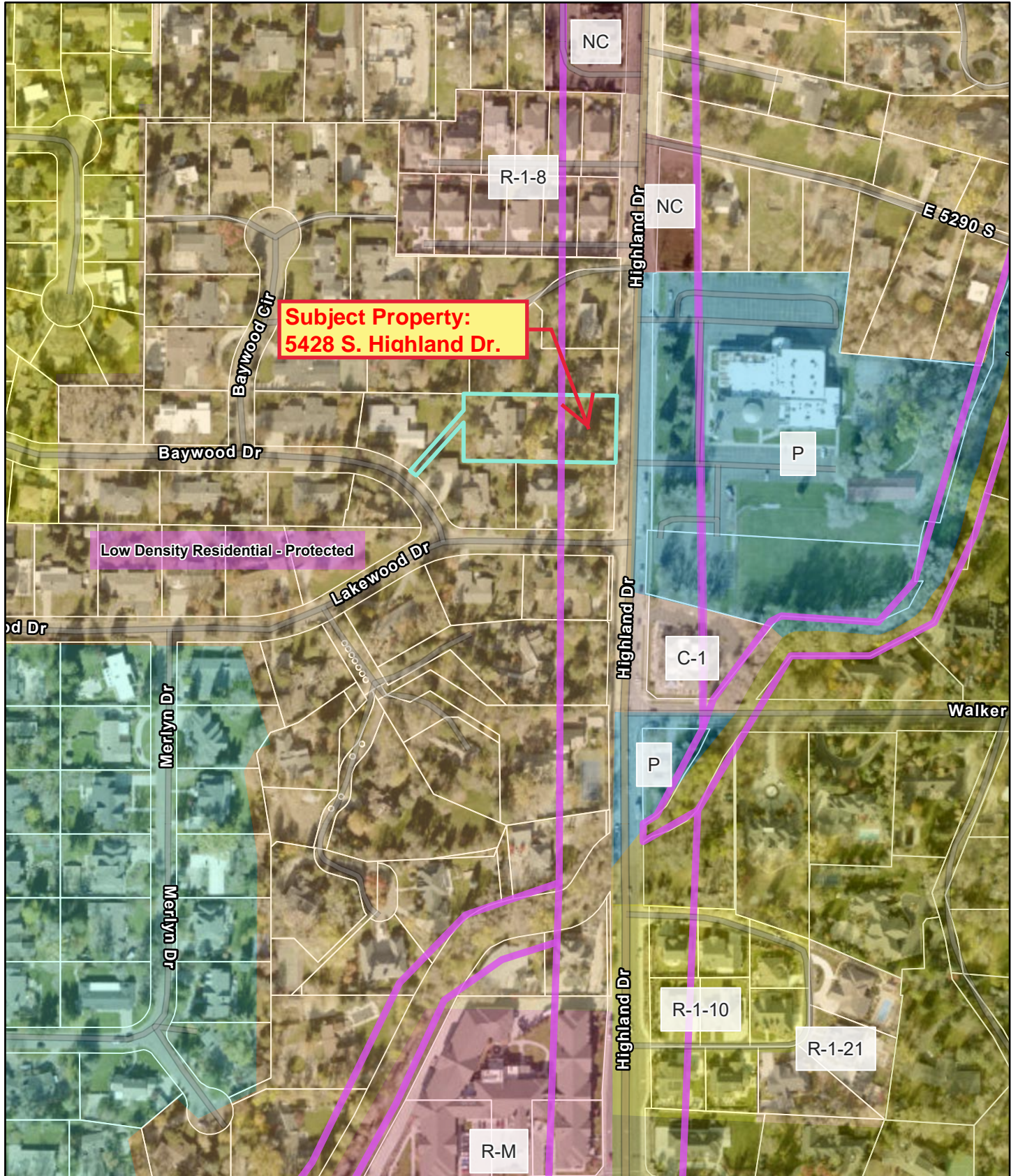
FISCAL IMPACT:

Minimal fiscal impact on infrastructure and public services from the addition of up to two new dwelling units allowed by the proposed zone.

SUGGESTED MOTION:



5428 S Highland Dr Rezone



9/27/2024

- FutureLandUse2_3amendOct2020
- Zones Sept2022
- C-1
 - NC
 - P
 - R-1-10
 - R-1-15
 - R-1-21
 - R-1-43
 - R-1-8
 - R-M
 - Parcels-Copy
 - Parcels
 - Boundary

World Imagery

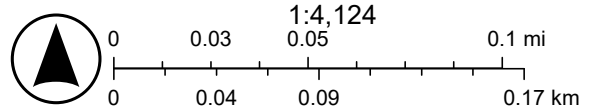
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



Esri Community Maps Contributors, Murray City GIS, County of Salt Lake, Utah Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Salt Lake County, Maxar

Application for Partial Rezone and Subdivision

Owner/Applicant

Ashley Woolley (representing WFH LLC)
4010 S. Cumberland Dr. / Holladay, UT 84124
801-209-3126 / ashleyisaacson@yahoo.com

Property: Parcel No. 22-09-480-012 (5428 S. Highland Dr./1919 E. Baywood Dr.)

BEG N 131.37 FT & E 800.22 FT FR SW COR OF SE 1/4 OF SE 1/4 SEC 9, T2S, R1E, SLM; N 130.10 FT; S 89°18'50" E 162.55 FT; S 13°50' W 78.33 FT; S 53.82 FT; N 89°18'50" W 143.82 FT TO BEG. ALSO BEG S'LY MOST COR LOT 3, BAY SUB IN SE 1/4 SEC 9, T2S, R1E, SLM; N 41°41'10" E 138.04 FT; N 24.06 FT; S 41°41'10" W 156.59 FT; SE'LY ON 220 FT RADIUS CURVE TO R 16.01 FT TO BEG. ALSO BEG N 131.37 FT & E 800.22 FT & S 89°18'50" E 143.82 FT FR SW COR OF SE 1/4 OF SE 1/4 SEC 9, T2S, R1E, SLM; N 53.82 FT; N 13°50' E 78.33 FT; S 89°18'50" E 135.97 FT; S 01°33' W 130.12 FT; N 89°18'50" W 152.14 FT TO BEG.

Lot Size: 41,083 square feet or 0.943 acres.

Current Zone: R-1-21. Proposed Zones: R-1-21 (1919 E. Baywood Dr.) and R-2-10 (5428 S. Highland Dr., in accordance with the Highland Drive Master Plan).

Summary

This unusual property consists of two fully developed single-family residences on large lots with dedicated access and utilities (see Figure A). Prior to 2013, they were separate parcels. In 2013, former owners consolidated them into a single parcel. I propose “undoing” that consolidation by restoring the former parcel boundary. Because the Highland Drive parcel is slightly smaller than the current zoning (R-1-21) allows, I request that it be rezoned to R-2-10 consistent with the Highland Drive Master Plan.

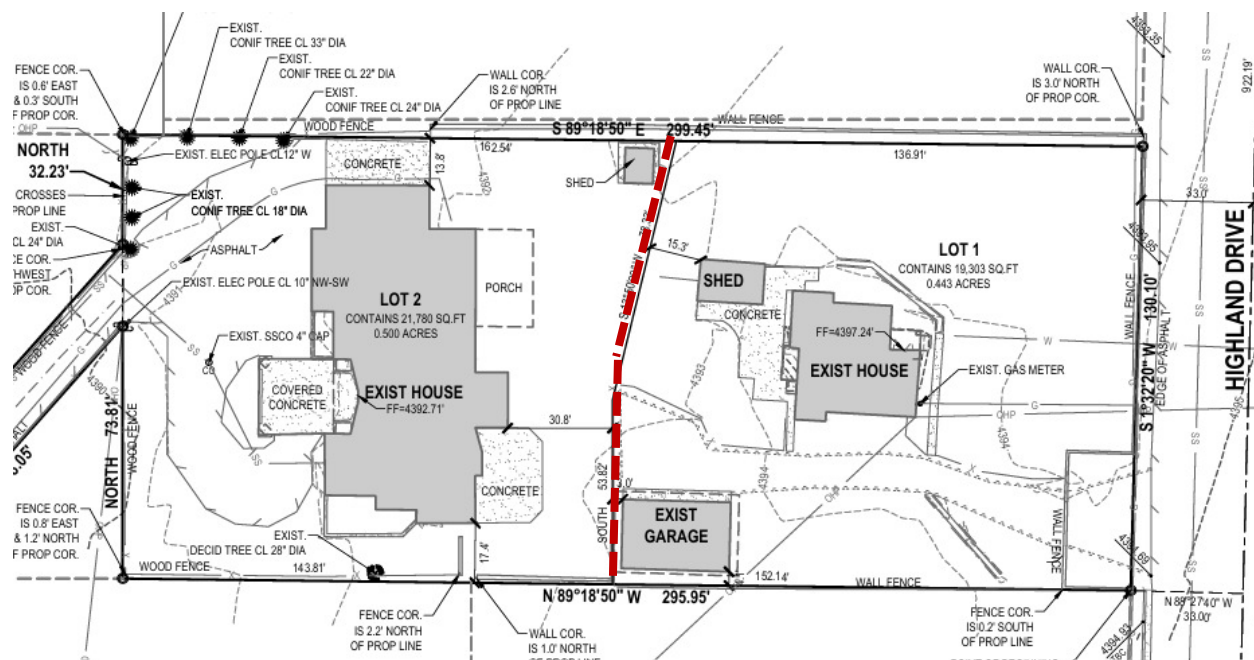


Figure A. Excerpt from Conceptual Plat with Former/Proposed Boundary Highlighted.

Explanation of Purpose of Rezone/Subdivision

This 0.94-acre parcel consists of two residences with separate access, utilities, and accessory structures: (1) a well-preserved 1920s Arts and Crafts-style home facing Highland Drive with access from Highland Drive (see Figure B) and (2) a home built in 1986 facing Baywood Drive with access from Baywood Drive (see Figure C).



Figure B. The Highland Home (formerly Parcel No. 22-09-480-011).



Figure C. The Baywood Home (formerly Parcel No. 22-09-480-012).

Prior to 2013, these residences were separately owned and occupied parcels of 0.44 acres and 0.50 acres, respectively. In 2013, former owners of the Baywood home purchased the Highland home and consolidated the parcels into a single 0.94-acre parcel. They removed part of the boundary fence and used the Highland home as an accessory dwelling unit.

I purchased this parcel in 2020. I now wish to sell the Baywood home but keep the Highland home. Therefore, I propose subdividing along the former parcel boundary line to restore the

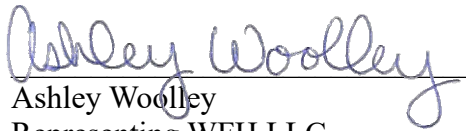
0.50-acre parcel on Baywood Drive and the 0.44-acre parcel on Highland Drive. The only planned physical change is restoring a completed fence between the parcels.

Because the current zone of R-1-21 requires a minimum lot size of 0.50 acres, the planning office has advised me that the Highland parcel, measuring 0.44 acres, must be rezoned. An R-2-10 zone for the Highland home is consistent with the Highland Drive Master Plan.

I have held a neighborhood meeting as required for rezoning, with notification by mail more than a week in advance to all property owners within 500 feet as identified by the Salt Lake County Recorder's Office. (Attendance list, minutes, and mailing list attached.) Attendees voiced no objections or concerns. I have also paid the required rezoning fee.

Given the straightforward and purely administrative nature of the proposed changes, I kindly request that the Community Development Director and/or other relevant officers waive any further submission, notification, and/or fee requirements for subdivision to the extent allowed under the municipal code. Such requirements would present a disproportionate and unnecessary hardship for the simple matter of redrawing a boundary line.

Thank you for your time and consideration.



Ashley Woolley
Representing WFH LLC

Sept. 26, 2024

Date

Enclosures:

General Land Use/Development Application

Preliminary Plat

Neighborhood Meeting Attendance and Minutes

Neighborhood Meeting Mailing List

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

STREET MONUMENT
HIGHLAND DRIVE
& WALKER LANE
ELEV = 4369.11'

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary and Topographic Survey for use by the client. The Basis of Bearing is the line between a Street Monument at the intersection of Highland Drive and Walker Lane and a Street Monument at the intersection of Highland Drive and Spring Lane measuring North 0°32'20" East 486.85 feet.

DEED DESCRIPTION

BEG N 131.37 FT & E 800.22 FT FR SW COR OF SE 1/4 OF SE 1/4 SEC 9, T2S, R1E, SLM N 130.10 FT, S 89°18'50" E 162.55 FT, S 12°50' W 78.33 FT, S 53.82 FT, N 89°18'50" W 143.82 FT TO BEG. ALSO BEG SLY MOST COR LOT 3, BAY SUB N SE 1/4 SEC 9, T2S, R1E, SLM N 41°41'10" E 138.04 FT, N 24.06 FT, S 41°41'10" W 156.59 FT, SELY ON 220 FT RADIUS CURVE TO R 16.01 FT TO BEG. ALSO BEG N 131.37 FT & E 800.22 FT & S 89°18'50" E 143.82 FT FR SW COR OF SE 1/4 OF SE 1/4 SEC 9, T2S, R1E, SLM N 53.82 FT, N 12°50' E 78.33 FT, S 89°18'50" E 135.97 FT, S 01°32' W 120.12 FT, N 89°18'50" W 152.14 FT TO BEG.

PROPERTY DESCRIPTION

Beginning at a point on the west line of Highland Drive said point being North 01°32'20" East 486.85 feet along the center line of said Highland Drive and North 88°27'40" West 33.00 feet from a Street monument at the intersection of Highland Drive and Walker Lane and running:

thence North 89°18'50" West 295.95 feet;
thence North 73.81 feet;
thence South 41°41'10" West 138.05 feet to a point on the east line of Baywood Drive;
thence Northwest 16.02 feet along the arc of a 220.00 foot radius curve to the left (center bears South 41°41'10" West) and the chord bears North 50°23'58" West 16.01 feet with a central angle of 04°10'15" along said east line;
thence North 41°41'10" East 156.60 feet;
thence North 32.23 feet;
thence South 89°18'50" East 299.45 feet to a point on said west line of said Highland Drive;
thence South 01°32'20" West 136.10 feet along said west line to the point of beginning.

Contains 41,083 square feet or 0.943 acres.

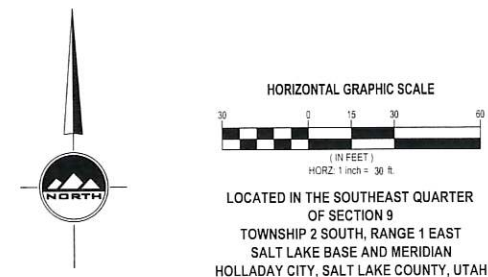
Date 08/15/24

Patrick M. Harris
License No. 266882



LEGEND	
	SECTION CORNER
	MONUMENT
	EXIST REBAR & CAP
	ENSIGN REBAR & CAP (NOT SET)
	WATER METER
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SECONDARY WATER VALVE
	IRRIGATION VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN CLEAN OUT
	STORM DRAIN CATCH BASIN
	STORM DRAIN COMBO BOX
	STORM DRAIN CULVERT
	ELECTRICAL BOX
	UTILITY MANHOLE
	UTILITY POLE
	LIGHT
	CABLE BOX
	TELEPHONE BOX
	GAS METER
	TREE
	SHRUB
	ADJACENT RIGHT OF WAY
	RIGHT OF WAY
	CENTERLINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEED LINE
	TANGENT LINE
	EXIST DITCH FLOW LINE
	FENCE
	EDGE OF ASPHALT
	SANITARY SEWER LINE
	STORM DRAIN LINE
	LAND DRAIN LINE
	CULINARY WATER LINE
	SECONDARY WATER LINE
	IRRIGATION LINE
	OVERHEAD POWER LINE
	ELECTRICAL LINE
	GAS LINE
	EXISTING CONTOURS
	CONCRETE
	BUILDING
	PUBLIC DRAINAGE EASEMENT
	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JOHN WOOLLEY
1919 EAST BAYWOOD DRIVE
HOLLADAY, UTAH

CONTACT:
CLIENT CONTACT: JOHN WOOLLEY
PHONE:

WOOLLEY PROPERTY
PRELIMINARY PLAT
1919 EAST BAYWOOD DRIVE
HOLLADAY, UTAH

PROFESSIONAL LAND SURVEYOR
No. 266882
PATRICK M. HARRIS
STATE OF UTAH

PRELIMINARY
PLAT

PROJECT NUMBER
13118

PROJECT MANAGER
P. Harris

PRINT DATE
2024-08-15

DESIGNED BY
B. Greenleaf

1 OF 1

Lot 1 (Highland Drive Lot)

A parcel of land situate in the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west line of Highland Drive said point being North $89^{\circ}18'50''$ West 230.49 feet along the section line and North 131.42 feet from the Southeast Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence North $89^{\circ}18'50''$ West 152.58 feet;

thence North 52.01 feet;

thence North $14^{\circ}20'37''$ East 80.36 feet;

thence South $89^{\circ}18'50''$ East 136.17 feet to the west line of Highland Drive;

thence South $1^{\circ}32'20''$ West 130.10 feet along the west line of said Highland Drive to the point of beginning.

Contains 19,300 square feet. 0.443 acres



UNIFIED FIRE AUTHORITY
QUARTERLY REPORT
CITY OF HOLLADAY

QUARTER 3

JUL 1, 2024 - SEPT. 30, 2024

CITY OF HOLLADAY LIAISON

Captain Dan Brown
(801) 403-0787

dbrown@unifiedfire.org





Call Volume

580

TOTAL INCIDENTS

192

EMERGENT

33%

% EMERGENT

Q3 Monthly Incident Counts



Q3 Yearly Total Incident Counts



Count of Total Incidents Last Quarter

503

Difference from last Quarter +77

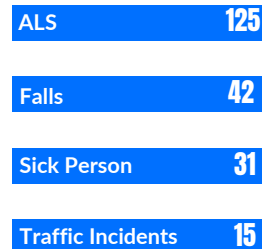
Call Type



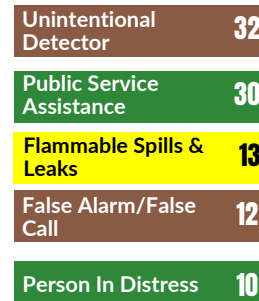
TOP FIRE CALLS



TOP EMS CALLS

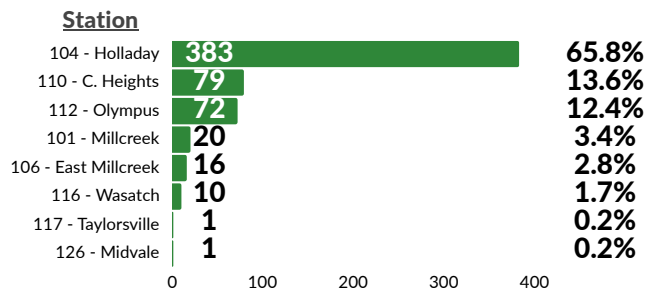


TOP OTHER CALLS



Incoming Units

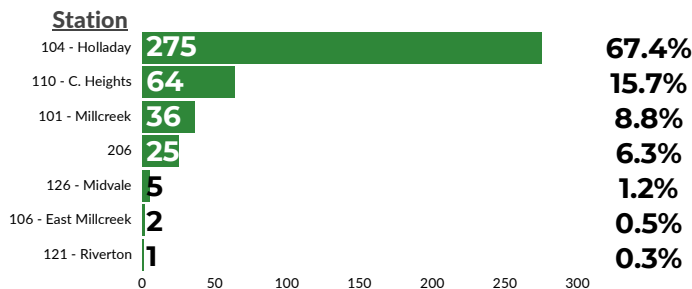
Top Engine/Truck Responses



582

TOTAL UNIT RESPONSES

Top Ambulance Responses



408

TOTAL UNIT RESPONSES

Emergent Total Time

05:21

50th PERCENTILE

07:54

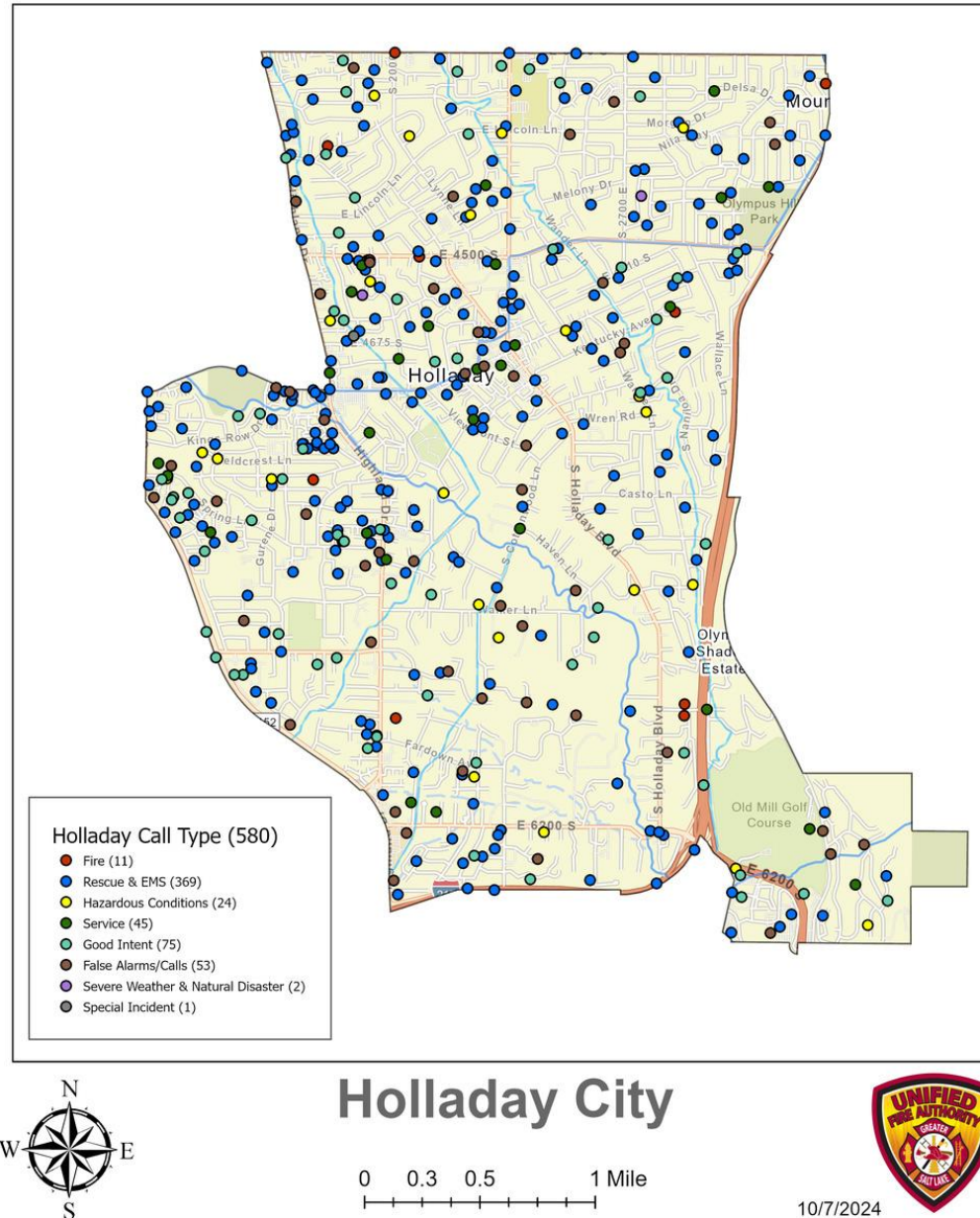
90th PERCENTILE

*Dispatch to Arrival (does not include call processing time)



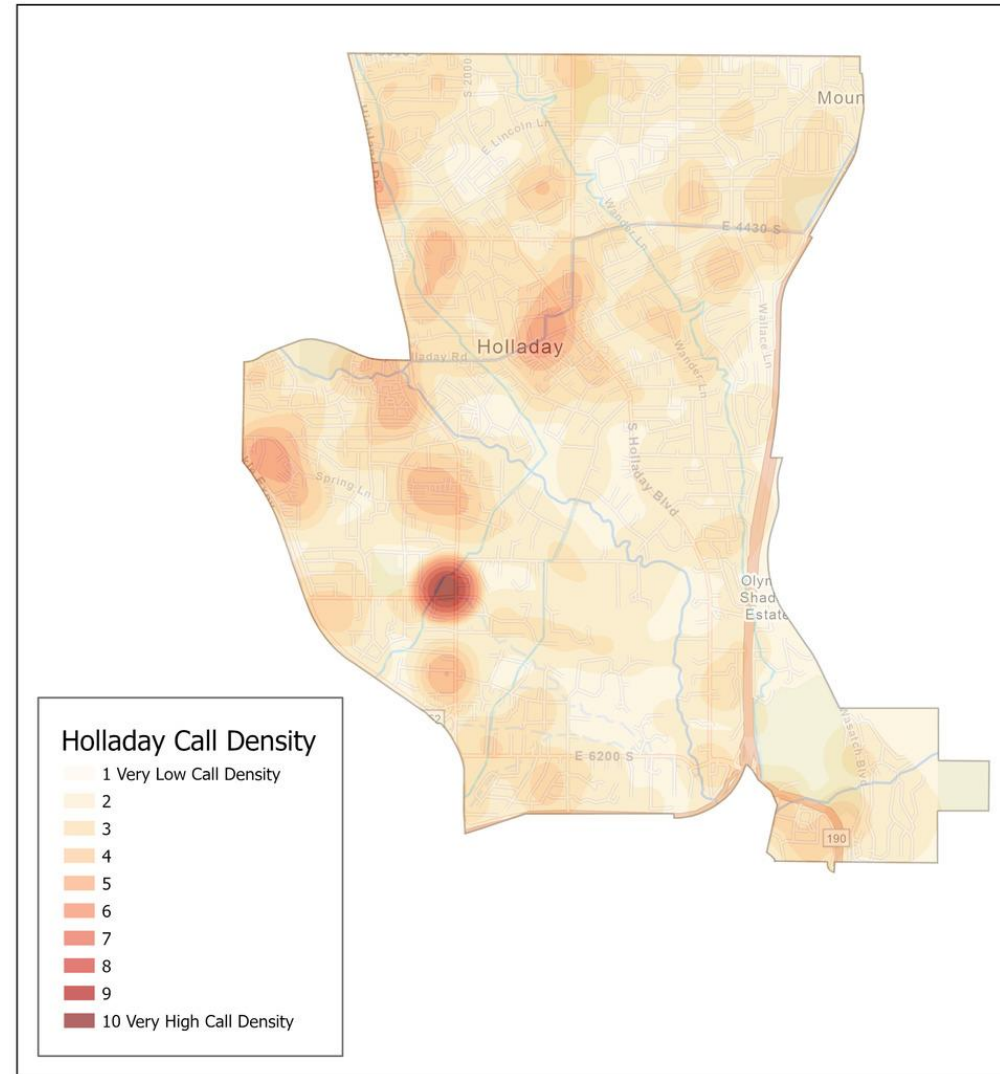
UFA CALL TYPE July 1 to September 30 2024

QUARTERLY REPORT





UFA CALL DENSITY July 1 to September 30 2024



Holladay City



0 0.3 0.6 1.1 Mile



10/7/2024







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UNIFIED
POLICE
GREATER SALT LAKE



Unified Police Department City of Holladay Precinct

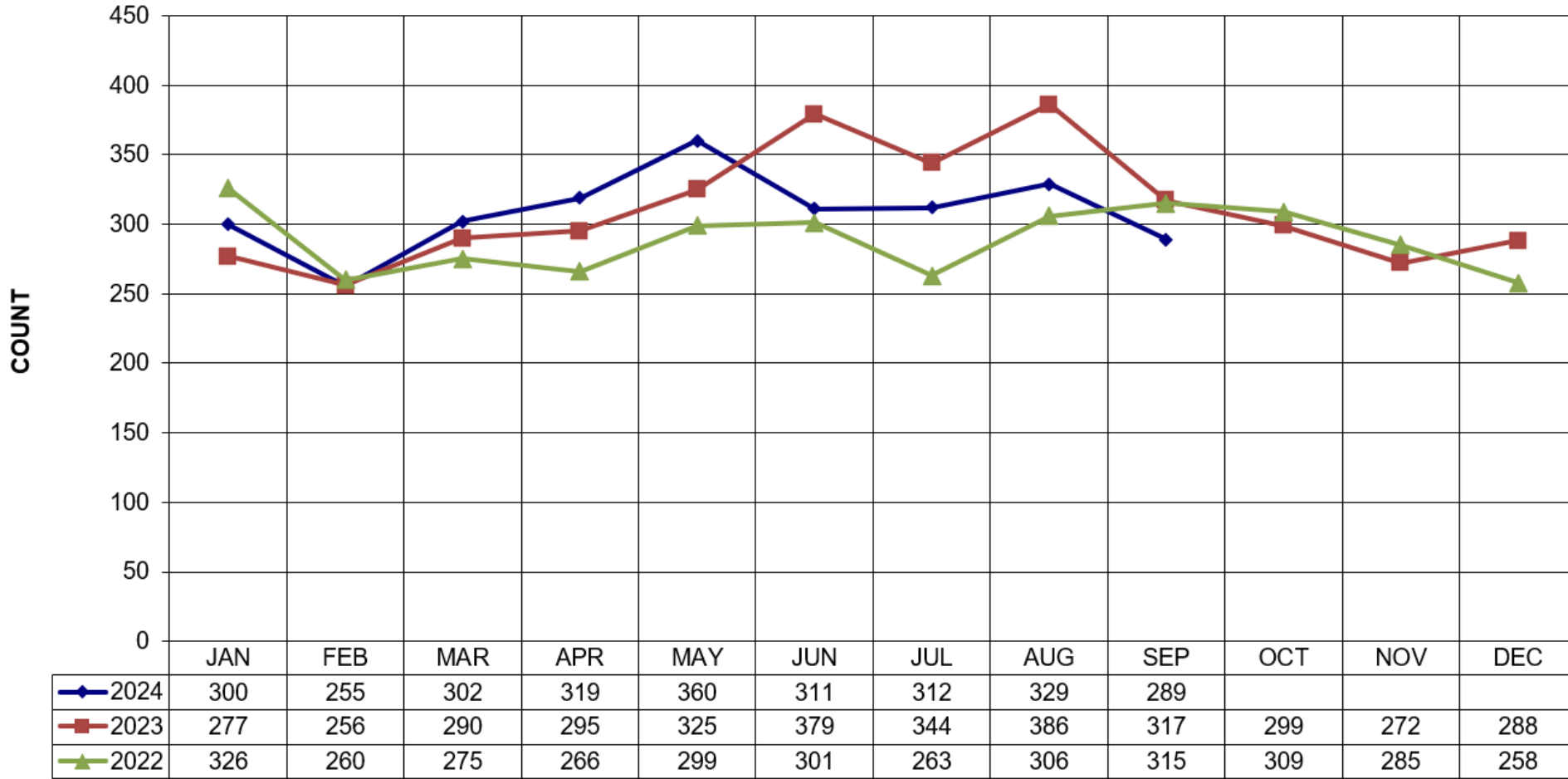
Third Quarter Report
July – September 2024



UNIFIED POLICE



City of Holladay Crime Trend 2021-2024





Holladay City General Offenses Fourth Quarter 2024

Offense	2023	2024	Difference
ARSON		1	1
AGG ASSAULT			
ASSAULT	30	24	-6
BURGLARY	22	4	-18
BURGLARY ALARM	60	90	30
CIVIL RIGHTS			
CONSERVATION	2	4	2
COUNTERFEITING			
CRIMES AGNST PER			
DAMAGED PROP	43	26	-17
DRUG COURT			
DRUGS	18	14	-4
EMBEZZLEMENT			
ENTICEMENT			
ESCAPE (WARRANT)	5	4	-1
EXPLOITATION			
EXTORTION	2	2	
FAMILY OFFENSE	69	57	-8
FORGERY	4		-4
FRAUD	19	28	9
GAMBLING			
HEALTH/SAFETY		1	1
HOMICIDE			
INV OF PRIVACY	11	11	
JUVENILE OFF			

Offense	2023	2024	Difference
KIDNAP	1	3	2
LARCENY	84	64	-20
LIQUOR	1	1	
MORALS	1	1	
OBSCENITY			
OBST JUDICIAL	1	2	1
OBST POLICE	2	1	-1
PROACTIVE ENF	1		1
PROPERTY CRIME			
PROSTITUTION			
PUBLIC ORDER	238	205	-33
PUBLIC PEACE	265	227	-38
ROBBERY	1	3	2
ROBBERY ALARM	11	9	-2
RUNAWAY	8	2	-6
SEX ASSAULT	6	3	-3
SEX EXPLOIT	4	2	-2
SEX OFFENSE	2	6	4
STOLEN PROP			
STOLEN VEHICLE	16	15	-1
TRAFFIC	114	116	2
WEAPON OFFENSE	6	4	-2
(blank (no ncic yet))			
Total	1047	930	-117



Holladay City Traffic Offenses Fourth Quarter 2024

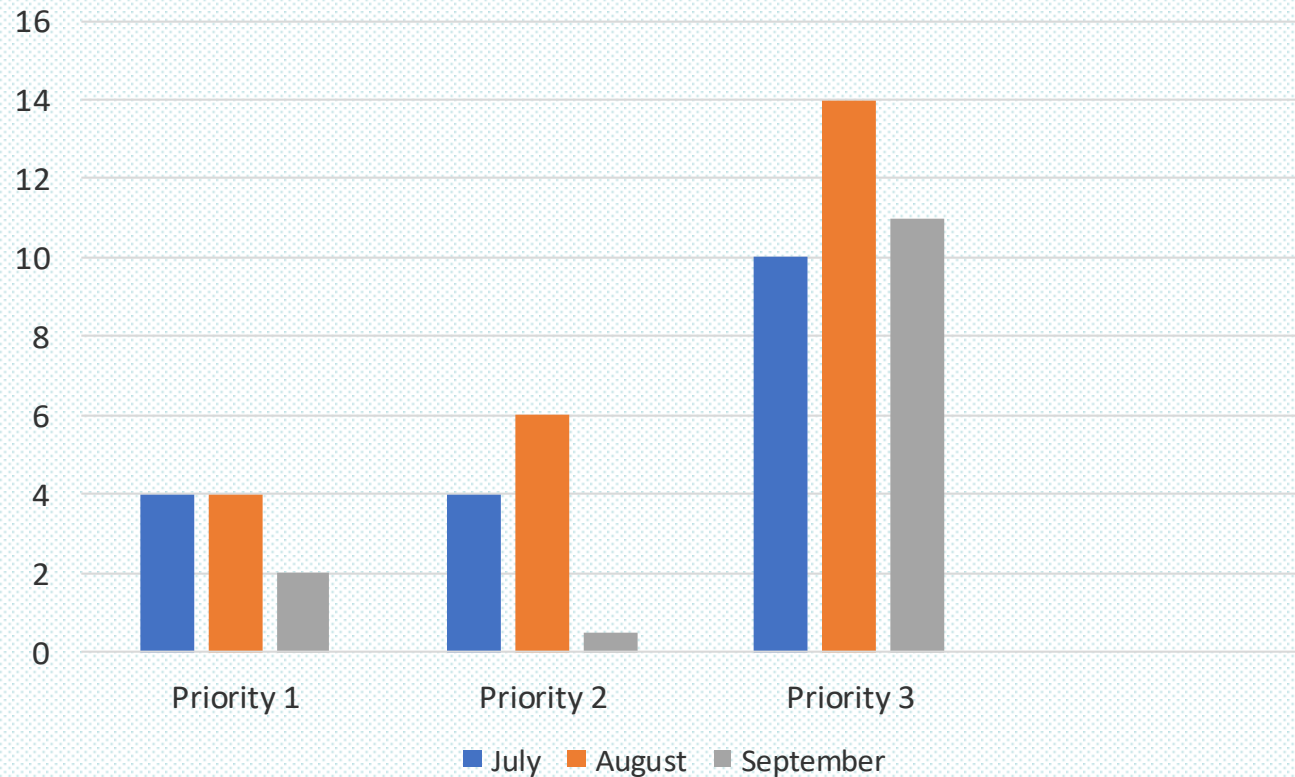
Traffic Cases	July	Aug	Sept
TRAF-COMMERCIAL VEH INSP			
TRAF-DRIVING UNDER .05 ALCOHOL			
TRAF-DRIVING UNDER DRUGS/CL A	1		
TRAF-DRIVING UNDER DRUGS/CL B			
TRAF-DRIVING UNDER ALCOHOL/CLB			
DUI-2 OR MORE CONV IN 10 YRS			
TRAF-INJ ACC ALCOHOL INVOLVED			
TRAF-ALCOHOL IN OR ABOUT A VEH		2	1
TRAF-FLEEING		1	
TRAF-FREE TXT	1	2	2
TRAF-HIT AND RUN	3	6	6
TRAF-IMPOUND/ABAND VEH	3	3	7
TRAF-MOVING TRAFFIC VIOLA	5	1	
TRAF-NON MOVING TRAFFIC VIOLAT	2	1	
TRAF-ACCIDENT INVOL PEDESTRIAN		1	1
TRAF-OFFICER INVOLVED ACCIDENT			
TRAF-NON-REPORTABLE ACCIDENT	4	7	6
TRAF-REPORTABLE ACCIDENT	21	14	15
Total Traffic Cases	40	38	38

Holladay City Citations & Booking Arrests

	J	A	S
Booking Arrests	1	13	9
Citations	165	119	131



Holladay Patrol Response Times





Holladay City Council District 1 - Third Quarter 2024

July	
ASSAULT	1
BURGLARY	1
BURGLARY ALARM	10
CONSERVATION	1
DAMAGED PROP	3
DRUGS	2
ESCAPE	1
FAMILY OFFENSE	3
FRAUD	2
KIDNAP	1
LARCENY	6
PUBLIC ORDER	20
PUBLIC PEACE	20
ROBBERY ALARM	1
STOLEN VEHICLE	2
TRAFFIC	7
WEAPON OFFENSE	1
TOTAL	82

August	
ASSAULT	4
BURGLARY ALARM	6
DAMAGED PROP	4
DRUGS	2
ESCAPE	1
FAMILY OFFENSE	2
FRAUD	3
INV OF PRIVACY	1
KIDNAP	1
LARCENY	1
OBST JUDICIAL	2
PUBLIC ORDER	14
PUBLIC PEACE	22
ROBBERY	1
ROBBERY ALARM	1
TRAFFIC	13
WEAPON OFFENSE	1
TOTAL	79

September	
ASSAULT	2
BURGLARY	1
BURGLARY ALARM	11
DAMAGED PROP	1
DRUGS	2
FAMILY OFFENSE	7
FRAUD	2
INV OF PRIVACY	2
LARCENY	7
PUBLIC ORDER	18
PUBLIC PEACE	16
RUNAWAY	1
SEXUAL ASLT	1
SEXUAL OFFENSE	1
STOLEN VEHICLE	2
TRAFFIC	11
TOTAL	85



Holladay City Council District 2 - Third Quarter 2024

July	
ASSAULT	1
BURGLARY ALARM	4
DAMAGED PROP	1
DRUGS	2
FAMILY OFFENSE	2
FRAUD	2
INV OF PRIVACY	1
LARCENY	6
PUBLIC ORDER	8
PUBLIC PEACE	14
ROBBERY ALARM	1
TRAFFIC	6
WEAPON OFFENSE	1
TOTAL	49

August	
BURGLARY ALARM	5
DAMAGED PROP	3
DRUGS	1
FAMILY OFFENSE	3
FRAUD	2
LARCENY	5
PUBLIC ORDER	9
PUBLIC PEACE	10
TRAFFIC	5
TOTAL	43

September	
BURGLARY ALARM	8
DAMAGED PROP	2
DRUGS	2
FRAUD	2
HEALTH/SAFETY	1
INV OF PRIVACY	1
LARCENY	3
PUBLIC ORDER	9
PUBLIC PEACE	12
SEXUAL ASLT	1
SEXUAL OFFENSE	1
TRAFFIC	7
TOTAL	49



Holladay City Council District 3 - Third Quarter 2024

July	
ARSON	1
ASSAULT	2
BURGLARY ALARM	2
DAMAGED PROP	1
DRUGS	1
ESCAPE	1
FAMILY OFFENSE	5
FRAUD	2
INV OF PRIVACY	1
LARCENY	5
PUBLIC ORDER	24
PUBLIC PEACE	20
RUNAWAY	1
STOLEN VEHICLE	1
TRAFFIC	11
TOTAL	78

August	
BURGLARY	1
BURGLARY ALARM	7
CONSERVATION	1
ESCAPE	1
FAMILY OFFENSE	6
FRAUD	3
FRAUD ELDERLY	1
INV OF PRIVACY	1
LARCENY	8
PUBLIC ORDER	26
PUBLIC PEACE	27
ROBBERY	1
SEX EXPLOIT	1
SEXUAL OFFENSE	1
STOLEN VEHICLE	2
TRAFFIC	4
UNK	4
TOTAL	95

September	
ASSAULT	3
BURGLARY ALARM	4
DAMAGED PROP	2
FAMILY OFFENSE	7
FRAUD	4
LARCENY	3
MORALS	1
PUBLIC ORDER	16
PUBLIC PEACE	22
SEXUAL OFFENSE	2
STOLEN VEHICLE	3
TRAFFIC	8
WEAPON OFFENSE	1
TOTAL	76



Holladay City Council District 4 - Third Quarter 2024

July	
ASSAULT	1
BURGLARY ALARM	2
DAMAGED PROP	1
FAMILY OFFENSE	1
FRAUD	1
LARCENY	3
PUBLIC ORDER	5
PUBLIC PEACE	9
SEX EXPLOIT	1
STOLEN VEHICLE	1
TRAFFIC	5
TOTAL	30

August	
BURGLARY ALARM	5
FAMILY OFFENSE	1
KIDNAP	1
LARCENY	3
PUBLIC ORDER	13
PUBLIC PEACE	6
TRAFFIC	4
TOTAL	33

September	
ASSAULT	1
BURGLARY ALARM	1
EXTORTION	1
FAMILY OFFENSE	1
LARCENY	1
PUBLIC ORDER	8
PUBLIC PEACE	2
ROBBERY	1
ROBBERY ALARM	2
TRAFFIC	4
TOTAL	22



Holladay City Council District 5 - Third Quarter 2024

July	
BURGLARY	1
BURGLARY ALARM	9
DAMAGED PROP	5
EXTORTION	1
FAMILY OFFENSE	4
LARCENY	2
OBST POLICE	1
PUBLIC ORDER	15
PUBLIC PEACE	22
ROBBERY ALARM	1
STOLEN VEHICLE	1
TRAFFIC	11
TOTAL	73

August	
ASSAULT	2
BURGLARY ALARM	10
CONSERVATION	1
DAMAGED PROP	3
FAMILY OFFENSE	10
FRAUD	2
INV OF PRIVACY	3
LARCENY	4
LIQUOR	1
PUBLIC ORDER	12
PUBLIC PEACE	14
ROBBERY ALARM	2
SEXUAL ASLT	1
STOLEN VEHICLE	1
TRAFFIC	12
UNK	1
TOTAL	79

September	
ASSAULT	2
BURGLARY ALARM	6
CONSERVATION	1
DRUGS	2
FAMILY OFFENSE	5
FRAUD	1
FRAUD ELDERLY	1
INV OF PRIVACY	1
LARCENY	7
PUBLIC ORDER	8
PUBLIC PEACE	11
ROBBERY ALARM	1
SEXUAL OFFENSE	1
STOLEN VEHICLE	2
TRAFFIC	8
TOTAL	57



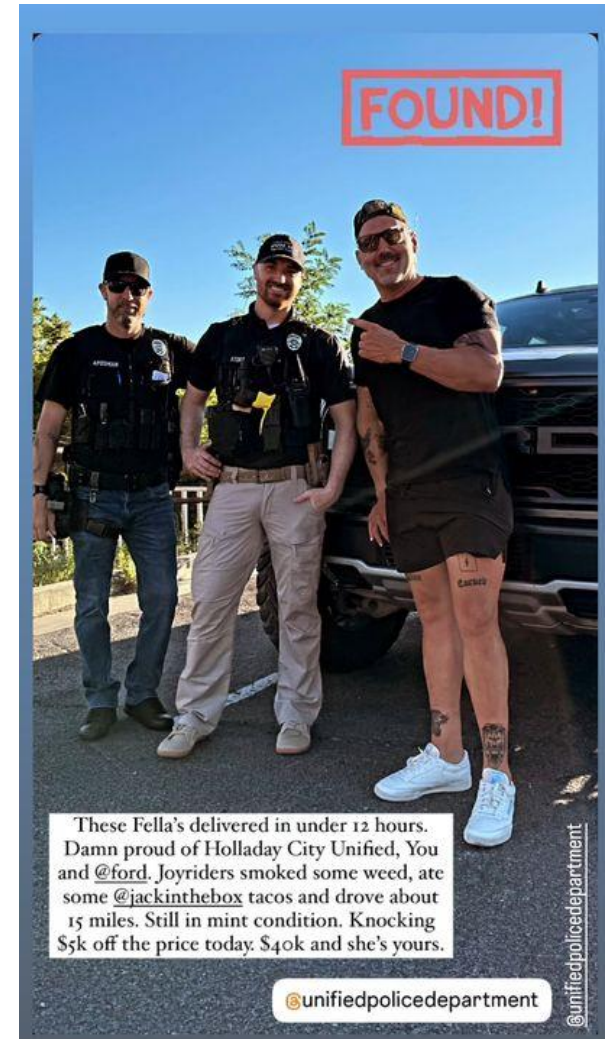
Cases of Note

- On August 23, 2024 Holladay Precinct Detectives were investigating an individual who was a restricted person and made specific threats against another person with weapons. Det. Saulnier obtained an arrest and a search warrant for the suspect residence. Coincidentally, the suspect called UPD the same time that the warrant was being served on an unrelated matter. An arrest plan was developed and executed without incident. A search of his home yielded, machetes, hatchets, rope, hacksaws, and additional materials found to be illegal for a restricted person to possess. The suspect was transported to jail on charge of Cat 1 Restricted person in possession of dangerous weapons. UFA Bomb Techs responded due to threats of by the suspect of making homemade bombs, but none were found. This was a great collaborative effort from several different investigative units at UPD and from UFA.
- On August 10, 2024, as part of an ongoing joint narcotics investigation with HSI, the Millcreek, Holladay and Midvale DEU obtained a search warrant for a Holladay residence. With the assistance of UPD SWAT, UPD K9, and Holladay detectives, DEU served the warrant and detained three occupants. Anabolic steroids, methamphetamine, and a distributable amount of bath salts were located and seized. The suspects will be charged with multiple felonies.
- On September 9, 2024, Officers were dispatched to a Holladay address on a report of a recovered stolen vehicle. Evidence of stolen property was seen in the vehicle, house, and curtilage of the house where the car was parked. Further investigation led to the recovery of approximately \$10k in stolen tools, a gun, and other property that was connected to multiple burglaries across the valley. Also recovered was an assistant fire chief's fire gear that was stolen in a vehicle burglary case in Sandy. Holladay Detectives were able to return the majority of the property, are coordinating with several different police agencies and have arrested the suspects.



Case of Note

- Reported stolen Ford truck
- It was reported stolen about 2:00 PM
- Ford wanted contact from a detective to track the truck
- Detectives wrote a search warrant for the location data on the truck
- Ford responded about three hours later with the location
- The truck was in Salt Lake City
- Detectives Aposhian and Story went to the address and found the truck
- Unfortunately, it was unoccupied, but the owner was happy to have his truck back and still in “mint condition.
- The owner posted this photo on social media and tagged the Unified Police Department



CITY OF HOLLADAY

ORDINANCE NO. 2024-

**AN ORDINANCE OF THE CITY OF HOLLADAY AMENDING SECTION 13.14.031:
ACCESSORY DWELLING UNITS**

WHEREAS, the City of Holladay, as part of its Moderate Income Housing Plan, has studied and revised City regulations governing Accessory Dwelling Units and has determined that revisions to its ordinances should be made to assist in the availability of more affordable housing in the City, while still protecting property values; and

WHEREAS, the Planning Commission has held a public hearing on the proposed ordinance revisions and recommended the revision be adopted;

WHEREAS, the City Council has provided the opportunity for public input and now desires to adopt the revisions;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Amendment. Section 13.14.031: Accessory Dwelling Units of the City of Holladay Municipal Code is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this ___ day of November, 2024.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Ty Brewer	Yea	Nay ____
Matt Durham	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____
Drew Quinn	Yea	Nay ____

1 **13.14.031: ACCESSORY DWELLING UNITS:**

2 Accessory Dwelling Units are meant to assist in the creation of new housing units; support a more
3 efficient use of existing housing stock and infrastructure; and provide housing that responds to changing
4 family needs, smaller households, and increasing housing costs within the City and not a response to
5 supplemental income or vacation rental opportunities.

6 Existing or new construction of Accessory Dwelling Units of any type may only be established on a
7 parcel with a single-family detached structure within all residential zones when the following standards
8 are met. In addition to applicable remedies for correction of non-compliance set forth in Chapter 13.94 of
9 this Title, pursuant to Utah Code Ann. § 10-9a-530(5), the City may hold a lien against any property in
10 violation of any provision of this Title relating to the creation and/or maintenance of an
11 Internal Accessory Dwelling Unit. The City shall follow the provisions of Utah Code Ann. §10-9a-530(5)
12 in the creation and filing of any lien.

13 A. Accessory Dwelling Unit as defined in section 13.04.040, shall:

14 1. Comply with applicable building, health, and fire codes.

15 2. Be subject to approval of a Building Permit (section 13.08.100) and issuance of a Certificate of
16 Occupancy (sections 13.04.050, 13.01.060).

17 3. If rented, be rented for a minimum of thirty (30) consecutive days. A rented ADU is subject to
18 annual approval of a License (section 5.68.020). The licensing fee can be found in the Consolidated Fee
19 Schedule.

20 4. Owner Occupied: No accessory dwelling unit shall be created, established, or occupied in a single-
21 family dwelling unless the owner of the property or an immediate family member, defined as the spouse,
22 parent, child, sibling, grandparent, or grandchild, occupies either a portion of the main dwelling or a
23 detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner
24 occupied" shall be defined as full time residency within the home by the property owner(s) as shown on
25 the County tax assessment rolls. Owner occupancy requirement shall not apply to the accessory dwelling
26 unit when:

27 a. The owner cannot live in the dwelling due to a bona fide temporary absence of three years or
28 less (i.e: military, job assignment, sabbatical, or voluntary service);

29 b. The owner was living in the dwelling immediately prior to leaving for the temporary job
30 assignment, sabbatical, or voluntary service; and

31 c. The owner resumes primary occupancy of residence upon returning from the temporary
32 military, job assignment, sabbatical, or voluntary service absence;

33 d.: Dwelling unit Occupancy: The occupants of an accessory dwelling unit shall be limited to a
34 single family, defined as (in accordance with Utah Code §10-91-505.5):

35 i. One person living alone; or

36 ii. Any number of persons related by blood, marriage, adoption, or other legal
37 relationship living together as a single housekeeping unit; for purposes of this definition
38 of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent,
39 grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent,

and great-grandchild. The term "related" does not include other, more distant relationships.

iii. Up to four (4) unrelated persons living as a single-family housekeeping unit.

5. Provide one additional onsite parking stall above the minimum required set forth in section 13.80.040; and replace any parking spaces displaced by the construction of an ADU from a garage or carport. If an accessory dwelling unit is being added outside of the existing footprint of the home, onsite parking must meet the minimums required in section 13.80.040, determined by the number of bedrooms in the accessory dwelling unit. Parking reduction provisions according to 13.80.040.B.

6. Maintain the same address as the primary dwelling with the addition of "Unit B"

7. Not operate on separate utility meters from the primary dwelling. The ADU tenant shall have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and HVAC equipment, etc.

8. ADU shall not be permitted on a property with a failing septic tank.

B. Internal Accessory Dwelling Unit as defined in section 13.04.040, shall:

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

2. Provide egress window(s) for existing and new construction which meet minimum size standards as per Chapter 15.08 Building Codes.

C. External Accessory Dwelling Unit, as defined in section 13.04.040, shall:

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

2. Provide a footprint size of a minimum of two hundred (200) square feet and maximum footprint as per Chart 13.14.101.

3. Structures shall comply with setbacks for external ADUS as per section 13.14.110, chart 13.14.101. Setbacks may be reduced according to the setback reduction chart, not to exceed the "no closer than (Feet)" distance required for accessory buildings. The property owner of the proposed setback reduction shall file a signed agreement detailing the context/treatment applied and the resulting setback distance with the Community and Economic Development department.

Chart 13.14.032

Context/Treatment	Setback reduction
No lights on sides abutting residential properties	10%
Fencing	
1. 8' fence height agreement or 6' masonry wall	1. 30%
2. 8' masonry wall	2. 50%
Single floor structure with maximum 10' wall height	50%
Immediately adjacent to an existing accessory building on a neighboring property	80%
Below grade living space only	100%
Additional/upgraded certified energy efficient material/construction designed to reduce sound	100%

Coordination with abutting property owner to build adjacent ADUs	100%
Immediately adjacent to a non-residential land use	100%
Other proposed buffering treatment (additional vegetation, screening/acoustic walls, window treatments, architectural feature, color choice, biophilic elements etc.)	10% per item

4. Height does not exceed twenty-five feet (25') in height above existing grade.

5. The height of accessory buildings containing a dwelling unit shall comply with graduated height standards as per 13.14.070.2

6. Comply with Lot Coverage maximums as per section 13.14.080.

7. Design standards of any EADU shall include the following. These standards are intended to increase privacy and minimize impact to neighboring residents.

a. Security and/or building lighting shall be "dark sky" compliant, to include the following:

- i. Only LED, incandescent light sources in the spectrum of white or off white (light yellow tones in the kelvin scale of 5,000k or lower, i.e. warmer).
- ii. Fixtures shall feature a "full cut-off" type hood and mounted in such a manner that the cone of light does not cross any property line of the site.
- iii. Lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

b. Primary and secondary access points including but not limited to doors, windows, patios, garage doors, etc. shall not open into a required setback.

c. Required setbacks shall be maintained with landscaping which provides a buffer to neighboring properties.

8. Conversion of existing accessory buildings, including non-conforming structures, to EADUS is allowed with standards.

a. Shall meet all design standards within 13.14.031.C6.

b. Structures that do not conform to the building footprint sizes shown in Chart 13.14.101 must apply for a conditional use permit for a footprint that exceeds the allowed size.

c. Structures that do not conform to setbacks in Chart 13.14.101 shall select from appropriate setback reduction measures as shown in chart 13.14.032.

d. A second level above 12 feet may not be added or converted to living space when the accessory structure does not meet the required accessory structure setbacks per section 13.14.110, chart 13.14.101.

e. Any in-line addition over 50% of the linear measurement of a non-conforming setback shall comply with all applicable setback and height requirements.

Chart 13.14.101

Lot Size In Square Feet	Total Footprint (Permitted Use)	No Closer Than (Feet)
Less than 8,000	800	3
8,001 to 14,600	850	4
14,601 to 21,200	900	5
21,201 to 27,800	950	6
27,801 to 34,400	1,000	7
34,401 to 41,000	1,050	8
41,001 to 47,600	1,100	9
47,601 to 54,200	1,150	10
54,201 to 60,800	1,200	11
60,801 to 67,400	1,250	12
67,401 to 74,000	1,300	13
74,001 to 80,600	1,350	14
Over 80,600	1,400	15

13.100.010: TABLE OF ALLOWED USES:

Use	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-2 1, R-1-4 3, R-1-8 7	R-2-8/ R-2-10	R-M	PO	HC R	O-R-D	P	R O	NC	C-1	C-2	H V	R/M-U	L U
Accessory Uses*																
External accessory dwelling unit	P ¹⁹	P ¹⁹	P ¹⁹													
Internal accessory dwelling unit	P ¹⁹	P ¹⁹	P ¹⁹													
Accessory dwelling unit	P ²³	P ²³	P ²³	P ²³	P ²³											

NOTE: 23. When accessory to a detached single-family dwelling.

**CHAPTER 13.07
DEVELOPMENT REVIEW AND APPROVAL FOR LEGISLATIVE PROCEDURES**

SECTION:

13.07.010: Purpose

13.07.020: General Plan Amendment

13.07.030: Text And Zoning Map Amendment

13.07.040: Temporary Land Use Regulation

13.07.050: Historic Site Designation

13.07.010: PURPOSE:

The purpose of this chapter is to establish procedures and standards for review and approval of land use and development applications that are legislative proceedings. These procedures are adopted to assure that all applications are processed on a uniform basis.

13.07.020: GENERAL PLAN AMENDMENT:

****NO AMENDMENT PROPOSED**

13.07.030: TEXT AND ZONING MAP AMENDMENT:

****NO AMENDMENT PROPOSED**

13.07.040: TEMPORARY LAND USE REGULATION:

****NO AMENDMENT PROPOSED**

13.07.050: HISTORIC SITE DESIGNATION:

~~An application for a historic site designation for a district, building, structure, object or property within the city shall follow the procedure set forth in section 2.24.060 of this code.~~

~~A. Purpose: As a means of providing recognition and encouraging historic preservation, this section sets forth the procedure for historic site designation for a district, building, structure, object or property within the city.~~

~~B. Authority: The city council shall act as the Land Use Authority and may designate historic properties in the city to the "City of Holladay Historic Site Register".~~

~~C. Initiation: Proposal for historic designation may be made by a property owner, or the property owner's authorized agent. An agent of a property owner shall provide an affidavit of authorization from the owner.~~

~~D. Submission Requirements: Submission for Historic Site Register designation shall be as provided in section 13.03.020 of this title~~

~~E. Noticing Requirements: The city shall provide notice as per public noticing provisions provided in Appendix C: "Noticing" of this Title.~~

~~F. Criteria: Any district, building, structure, object or site listed by the National Register of Historic Places may be designated to the city's historic site register. Alternatively, any district building, object or site may be designated if it meets all the criteria outlined below:~~

- ~~1. It is located within the city.~~
- ~~2. It is at least 50 years old.~~
- ~~3. Historic integrity:~~

- ~~a) It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.~~

4. ~~If the structure does not meet the integrity requirements outlined in subsection 3(a) of this section, it may still qualify for designation if it meets one of the following requirements for exceptional significance:~~

- a) ~~It is directly associated with events of historic significance in the community.~~
- b) ~~It is closely associated with the lives of persons who were of historic importance to the community.~~
- c) ~~It exhibits significant methods of construction or materials that were used within the historic period.~~

5. ~~One of the following Historic Designations does not involve a city review~~

- a) ~~National Register of Historic Places~~
- b) ~~Utah State Historic Preservation Office~~

3. ~~If the structure does not meet requirements outlined in subsection 2(1) of this section, the council may determine the site to qualify for designation if documentation is provided ascertaining that the site meets one of the following requirements for exceptional significance:~~

- a) ~~It is directly associated with events of historic significance in the community.~~
- b) ~~It is closely associated with the lives of persons who were of historic importance to the community.~~
- c) ~~It exhibits significant methods of construction or materials that were used within the historic period.~~

1. ~~Vernacular shall retain its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.~~

G. Procedure:

1. ~~After the application for a historic designation is complete, the community and economic development director shall review for completeness, accuracy and compliance with the provisions set forth in this chapter and shall provide written recommendation to the city council.~~
2. ~~Following receipt of the community and economic development director's recommendation, the city council shall hold a public hearing on the proposed designation during a public meeting in accordance with noticing provision of 13.102.010 Appendix C.~~
3. ~~The city shall notify the property owner in writing of the city council's determination within one week of the decision.~~

H. ~~Effect of Approval: Approval of an application for historic designation shall not be deemed an approval of any zone, conditional use permit, site plan, or other land use or modification/construction permit. Approval of a particular zone or permit shall be obtained in accordance with applicable provisions of this title.~~

I. Removal of properties from the city's historic site register.

1. ~~Properties which, in the council's opinion, no longer meet the criteria for eligibility may be removed from the historic site register after review and consideration by the council. The city council may, upon mailing public hearing, without public notice, amend adopted historic site register, including deleting existing sites or adding additional sites. Decision shall be made during a regularly scheduled public meeting~~
2. ~~The property owner, or the property owner's authorized agent may petition the council to remove, without a public notice, a designated property from the historic site register. Upon mailing a public hearing notice, the decision shall be made during a regularly scheduled public meeting. An agent of a property owner shall provide an affidavit of authorization from the owner.~~

Commented [JT1]: Section amended to clarify Historic elements

I. Property Owner(s) of officially designated historic sites may obtain a historic site certificate from the city containing the historic name of the property, the date of council designation, and signature of the mayor.

H. Appeal: Any person adversely affected by a final decision of a historic designation by the city council may appeal that decision to the district court as provided in Utah Code Annotated section 10-9a-801 et seq., as amended

DRAFT

CHAPTER 13.86 HISTORIC PRESERVATION

SECTION:

- 13.86.010: Purpose
- 13.86.020: Historic Sites ~~Designated Register~~
- 13.86.030: Historic Site Modification Permit Conditional Use Permit Required
- 13.86.040: Noncomplying Conditional Uses
- 13.86.045: Protective Maintenance Required
- 13.86.050: Site Modification
- 13.86.060: Additional Uses For Historic Sites
- 13.86.065: Modification Defined
- 13.86.070: Interpretation Of Chapter

13.86.010: PURPOSE:

For the purpose of this chapter the term preservation shall refer to the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

This chapter is enacted to establish a Historic Site Register and to provide a sustainable means by which a property owner may maintain a historic site designated by the city council. Provisions within this chapter intend to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value which are unique and irreplaceable assets. To accomplish this purpose, planning commission may approve conditional permits for additional land uses approval is required for and all modifications to historical sites.

13.86.020: HISTORIC SITES ~~DESIGNATED REGISTER~~:

A. Existing Sites: Each of the following structures and sites in the city is designated a historic site and are subject to the provisions and standards of this chapter:

1. David Branson Brinton home, 1981 East Murray-Holladay Road, Holladay.
2. Santa Anna Casto home, 2731 Casto Lane, ~~Salt Lake City~~ Holladay (relocated to City Hall Park, 2009).
3. William J. Bowthorpe home, 4910 Holladay Boulevard, Holladay.
4. George Boyes home, 4766 Holladay Boulevard, Holladay.
5. Anders Hintze home, 4249 South 2300 East, Holladay.
6. Brinton-Dahl home/dairy, 1501 E Spring Lane, Holladay.
7. David McDonald home, 4659 S Highland Drive, Holladay.
8. Carl Peterson home, 2152 E Walker Lane, Holladay.

B. Amendments: The city council may amend the above list of historic sites and structures, including removing or designating of additional historic sites, subject to the amendment procedures in chapter 13.07.050 of this code.

13.86.030: ~~HISTORIC SITE MODIFICATION REQUIREMENTS~~ CONDITIONAL USE PERMIT REQUIRED:

A. Modifications: A conditional use permit is required for any modifications to a historic site or structure, including modifications to the landscaping, fencing or appearance of any lot, ~~or demolition~~, construction, alteration, relocation, improvement or conversion of a historic site.

B. Demolitions: A site listed on the Historic Site Register proposed to be demolished or extensively altered is subject to the following

1. Upon verification of a complete permit, the city will delay issuing the modification permit for a maximum of 30 days to document the property. The property owner shall work with the city staff in the collaboration with other entities, where needed, in providing access to the site for documentation process.
2. Documentation shall include, at minimum, exterior photographs of all elevations of the structure. When possible, both exterior and interior measurements of the structure will be made in order to provide an accurate floor-plan drawing of the structure.

3. The demolition permit will be issued after 30 days of the initial application whether or not the city has completed documenting the building. The permit may be issued earlier if documentation is completed before the 30-day deadline.
 1-4. The documentation will be kept on file with the Community and Economic Development Department, which shall be open to the public.

B. Application: Applications for a conditional use permit on a historic site shall be made by the property owner in the manner and subject to the procedures and requirements set forth in section 13.08.040 of this title. To the extent that the requirements of this chapter and section 13.08.040 of this title are inconsistent, the requirements of this chapter shall prevail.

13.86.040: NONCOMPLYING CONDITIONAL USES:

The planning commission shall not approve a conditional use for a historic site which would be contrary to the purposes of this chapter by adversely affecting the architectural significance, the historical appearance, or the educational and historical value of the site unless all the following conditions have been met:

- A. Conditional Use Permit Requirements: The application meets the requirements for a conditional use permit set forth in section 13.08.040 of this title;
- B. Zone Requirements: The application meets all the requirements of the base zone in which the property is located;
- C. Length Of Term Before Planning Commission: The application has been pending before the planning commission for a period of at least one year.

13.86.045: PROTECTIVE MAINTENANCE REQUIRED:

A. Maintenance Required: In addition to the requirements of the applicable building code, the owner of any historic site shall maintain and repair the historic site in accordance with this section. A historic site shall not be destroyed by neglect of any structure that has or is incurring permanent damage, by weather, or by vandalism.

B. Extent Of Maintenance: The owner shall maintain and repair the historic site to the extent that in the opinion of the city is sufficient to prevent damage to the structural components or the exterior of the structure, or to prevent the collapse of the structure, or to prevent the structure from becoming so deteriorated as to render impossible its repair and preservation.

C. Investigation: The city can investigate the condition of any historic site. Upon finding that the historic site is dilapidated or deteriorating, the city shall notify the property owner by certified letter of the failure of meeting city codes and standards. The city shall identify specific repairs and any work necessary to comply with the conditions and requirements approved by the city. The owner shall have one hundred twenty (120) days from written notification to complete necessary repairs and improvements that were approved by the city. All effort to work with the property owner will be expended before written notification is mailed to the property owner. Failure to complete the necessary repairs and work within one hundred twenty (120) days shall constitute a violation of this chapter

13.86.050: SITE MODIFICATION:

Upon application by the property owner and according to the procedures and requirements set forth in section 13.08.040 of this title, The planning commission may modify all yard, parking, landscaping, height and other requirements of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience and general welfare will not be impaired. The planning commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including, but not limited to, noise, ~~glare~~ Dark Sky compliant lighting, dust or odor.

13.86.060: ADDITIONAL USES FOR HISTORIC SITES:

A. Residential And Forestry Zones: The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the forestry or residential zone in which the site is located:

- Antique shop.
- Art shop.
- Boarding house.
- Child nursery.
- Dental office or clinic.
- Dwelling, single-, two-, three-, four- or multiple- family (in addition to a maximum of 16 units per acre).
- Nursing home.
- Office.
- Private educational institution.
- Reception centers.
- Restaurant.
- Other uses of similar intensity to the above.

B. Commercial Zone: The planning commission may approve any use listed in the a commercial zone of this title for a historic site located in a commercial zone including residential dwellings, ancillary to the primary commercial use.

13.86.065: MODIFICATION DEFINED:

For purposes of this chapter, "modification" means demolition or construction where a demolition or building permit is required. "Modification" also includes substantial changes to landscape, fencing or appearance of a historic site. "Modification" does not include minor changes to landscape, fencing or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds or trimming.

13.86.070: INTERPRETATION OF CHAPTER:

This chapter does not guarantee the right of any person, firm or corporation to any provision of this chapter.

13.102.010: NOTICING:
APPENDIX C – NOTICING

ACTION:	POSTED (ON THE CITY WEBSITE OR IN AT LEAST THREE (3) PUBLIC PLACES WITHIN THE CITY:	DIRECT MAILING:	PUBLISHED (UTAH PUBLIC NOTICE WEBSITE)* <i>Previously General Circulation:</i>
Agenda, Posting of; City Council, Planning Commission, Design Review Board, Tree Board.	Minimum 24 hours in advance of meeting. In Accordance with Utah State Code, as amended.		Minimum 24 hours in advance of meeting. In Accordance with Utah State Code, as amended.
Zone Map Amendments	10 days prior to the first hearing before Planning Commission and City Council. Any subsequent hearings shall be posted at least 24 hours prior to hearing. On the subject property .	Required mailing 10 days prior to the first hearing to each Affected Entity and to each Property Owner whose property is at least partially within the area to be zoned or rezoned.	10 days prior to the first hearing before the Planning Commission and City Council.
General Plan Amendments	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be posted at least 24 hours prior to hearing.	Required mailing 10 days prior to the first hearing to each Affected Entity, Wasatch Front Regional Council.	10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.
Ordinance Amendments	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be posted at least 24 hours prior to hearing.		10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.
<u>Historic Designations</u>	<u>10 days prior to the first hearing before City Council. Any subsequent hearings shall be posted at least 24 hours prior to hearing.</u>	<u>Required mailing 10 days prior to the first hearing to the affected property and to each property owner within 500 ft.</u>	<u>10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.</u>
Appeals of a; Administrative Decision, Planning Commission Decisions	10 days prior to the date set for the appeal, reconsideration, or call-up hearing.	Courtesy mailing 10 days prior to the appeal, reconsideration, or call-up hearing, to all parties who received mailed notice for the action being appealed.	10 days prior to the date set for the appeal, reconsideration, or call-up hearing.
Conditional Use Permit	10 days prior to the first hearing before the Planning Commission. On the subject property.	Courtesy mailing 10 days prior to the first hearing before the Planning Commission, to Property Owners within 500 ft.	10 days prior to the first hearing before the Planning Commission.
Administrative Conditional Use Permit	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final Action, to adjacent Property Owners.	No published notice required.
Variance Requests, Non-conforming Use Modifications	10 days prior to the first hearing before the Appeal Officer.	Courtesy mailing 10 days prior to the first hearing before the Appeal Officer, to owners within 500 ft.	10 days prior to the first hearing before the Appeal Officer.
Annexations	In accordance with current State law. Consult with the City of Holladay Recorder's Office.		
Subdivision & Condominium Plat Applications	10 days prior to the first hearing. On the subject property.	Courtesy mailing 10 days prior to the first hearing to Property Owners within 500 ft.	10 days prior to the first hearing before the Planning Commission and City Council.
Subdivision & Condominium Plat Amendments	10 days prior to the first hearing.	Courtesy mailing 10 days prior to the first hearing to Property Owners within 500 ft.	10 days prior to the first hearing before the Planning Commission and City Council.
Implementing an Amendment to Adopted Specifications for Public Improvements that Apply to a Subdivision or Development		The City shall give a thirty (30) day mailed notice and an opportunity to comment to anyone who has requested the notice in writing.	
Vacating or Changing a Public Street, Right-of-Way, or Easement	10 days prior to each hearing before the City Council on or near the Street, Right-of-Way, or easement in a manner that is calculated to alert the public.	Required mailing to each Property Owner of record of each Parcel or Lot that is accessed by the Public Street, Right-of-Way or easement at least 10 days prior to the hearing before the City Council.	10 days prior to the hearing before the City Council.
1) For all Applications, notice will be given to the Applicant of date, time, and place of the public hearing and public meeting to consider the Application and of any Final Action on a pending Application. 2) All notices, unless otherwise specified in this Code or by State law, must state the general nature of the proposed action; describe the land affected; and state the time, place and date of the hearing. Once opened, the hearing may be continued, if necessary, without re-publication of notice until the hearing is closed. 3) A copy of each Staff report regarding the Applicant, or the pending Application, shall be provided to the Applicant at least three (3) business days before the public hearing or public meeting. 4) If notice provided per this Section is not challenged within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper. 5) All days listed are the minimum number of days required.			