



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a public hearing on **Thursday, July 17, 2025 as close to 6:00 P.M. as possible** In the Holladay City Council Chambers, 4580 S 2300 E, Holladay, Utah.

The purpose of the hearing is to consider proposed amendments to the Site Development Master Plan for the Royal Holladay Hills Redevelopment area (aka Cottonwood Mall Redevelopment Area, 2007) within the Regional Mixed-Use zone (R/M-U). The proposal, brought by the applicant, Steve Petersen intends to update and clarify surface and terraced parking areas within the site and project signage locations at the perimeter of the site. Proceedings held in accordance with Holladay Ordinance §13.07.030.

The proposed amendment is available for public inspection on the City's website www.holladayut.gov and at the Community Development Dept during normal business hours.

The public can watch the live video stream of the meeting remotely at https://www.holladayut.gov/government/agendas_and_minutes.php. To make a public comment or to provide input during any public hearing, you can do so in the following ways:

1. In-person attendance at Holladay City Hall.
2. Email your comments by 5:00 PM on the meeting date to scarlson@holladayut.gov or call 801-527-3890.

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, Deseret News and others who have indicated interest.

DATE POSTED: Thursday, July 3, 2025 @ 10:00 am

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



GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project:	Holladay Hills
Address of Project:	4800 South Highland Drive

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	
LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)	
SITE PLAN <input type="checkbox"/> PERMITTED of <input type="checkbox"/> CONDITIONAL	REZONE of PROPERTY
SUBDIVISION PLAT	GENERAL PLAN AMENDMENT
CONDOMINIUM PLAT	<input checked="" type="checkbox"/> CODE AMENDMENT
CONDITIONAL USE PERMIT	PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
SPECIAL EXCEPTION	HISTORIC SITE DESIGNATION
NON-CONFORMING USE DECLARATION	DEVELOPMENT AGREEMENT AMENDMENT
OTHER:	ANNEXATION

Applicant Name: (Please Print)	Property Owners Name: (Please Print) <i>*ATTACH SIGNED "OWNER AFFIDAVIT"</i>		
<i>KMW Development, LLC</i>			
Applicant's Mailing: Address: P.O. Box 71405	City: SLC	State: UT	Zip: 84171
Applicant Phone: <i>801 365-2001</i>	Applicant's Email Address: <i>Steve@millrock.net</i>		

Main Contact Person (Please Print):
Name: *Steve Peterson* Phone: *801.365.2001* email: *Steve@millrock.net*

Brief summary of proposal / request:

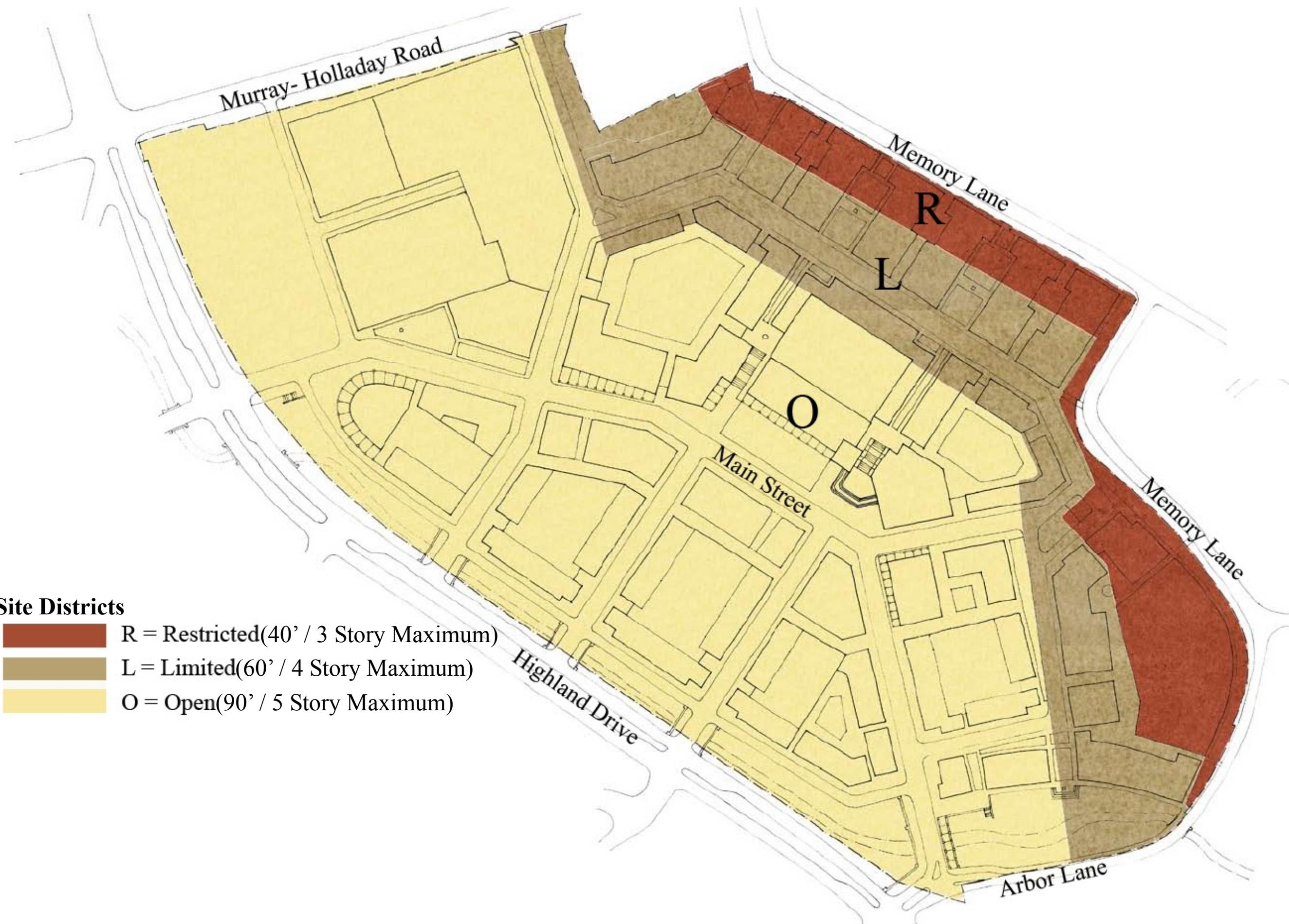
Clarifying land use plan and parking within a RMU zone.

FILING FEES: (ORD 3.35)			OFFICE USE ONLY
SITE PLAN REVIEW	\$600.00	REZONE OF PROPERTY	\$900.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00
SUBDIVISION: <i>Final = 6% of the cost of improvements</i>	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00
SPECIAL EXCEPTION	\$600.00	OTHER:	
SUBDIVISION AMENDMENT	\$500.00	FINAL TOTAL DUE:	

NEXT STEPS:

1. To be considered COMPLETE, this form must be accompanied by all applicable "project tracking" checklist(s)/submittals or it will not be accepted.
2. Complete applications must be submitted 3 weeks prior to the desired Planning Commission date
3. Applications are reviewed every Tuesday by the Holladay TRC. You will be notified of any deficiencies, decisions and/or meetings dates at that time
4. Your Attendance at the Planning Commission and/or City Council meetings is required by the applicant or a representative of the applicant.

Permitted Land Uses by District and Building Functions



Site Districts

- R = Restricted(40' / 3 Story Maximum)
- L = Limited(60' / 4 Story Maximum)
- O = Open(90' / 5 Story Maximum)

This table sets forth Land Use categories to delegate specific Functions and uses within established Districts

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		■	■
Detached housing	■	■	■
Ancillary Units (only permitted on lots greater than 0.20 acres)	■		
LODGING			
Hotel (no room limit)			■
Inn (up to 12 rooms)			■
Bed and Breakfast (up to 5 rooms)		■	■
School Dormitory			■
COMMERCIAL			
Office		■	■
Live-Work Unit		■	■
Open-Market Building			■
Retail Building			■
Department Store Building			■
Display Gallery			■
Push Cart (mobile)			■
Restaurant			■
Kiosk (fixed)			■
Liquor Selling Establishment			*****
CIVIC			
Bus Shelter	■	■	■
Assembly Spaces			■
Fountain or Public Art	■	■	■
Library		■	■
Live Theater			■
Movie Theater			■
Museum			■
Outdoor Auditorium			■
Parking Structure			■
Playground	■	■	■
Surface Parking Lot		■	■
Religious Assembly			■
CIVIL SUPPORT			
Police Station			■
Funeral Home			■
Hospital			■
Medical Clinic			■
Postal Office			■
EDUCATION			
College			■
Trade School			■
Elementary School			■
Childcare Center			■

■ Permitted by Right

***** Permitted subject to compliance with applicable State of Utah regulation

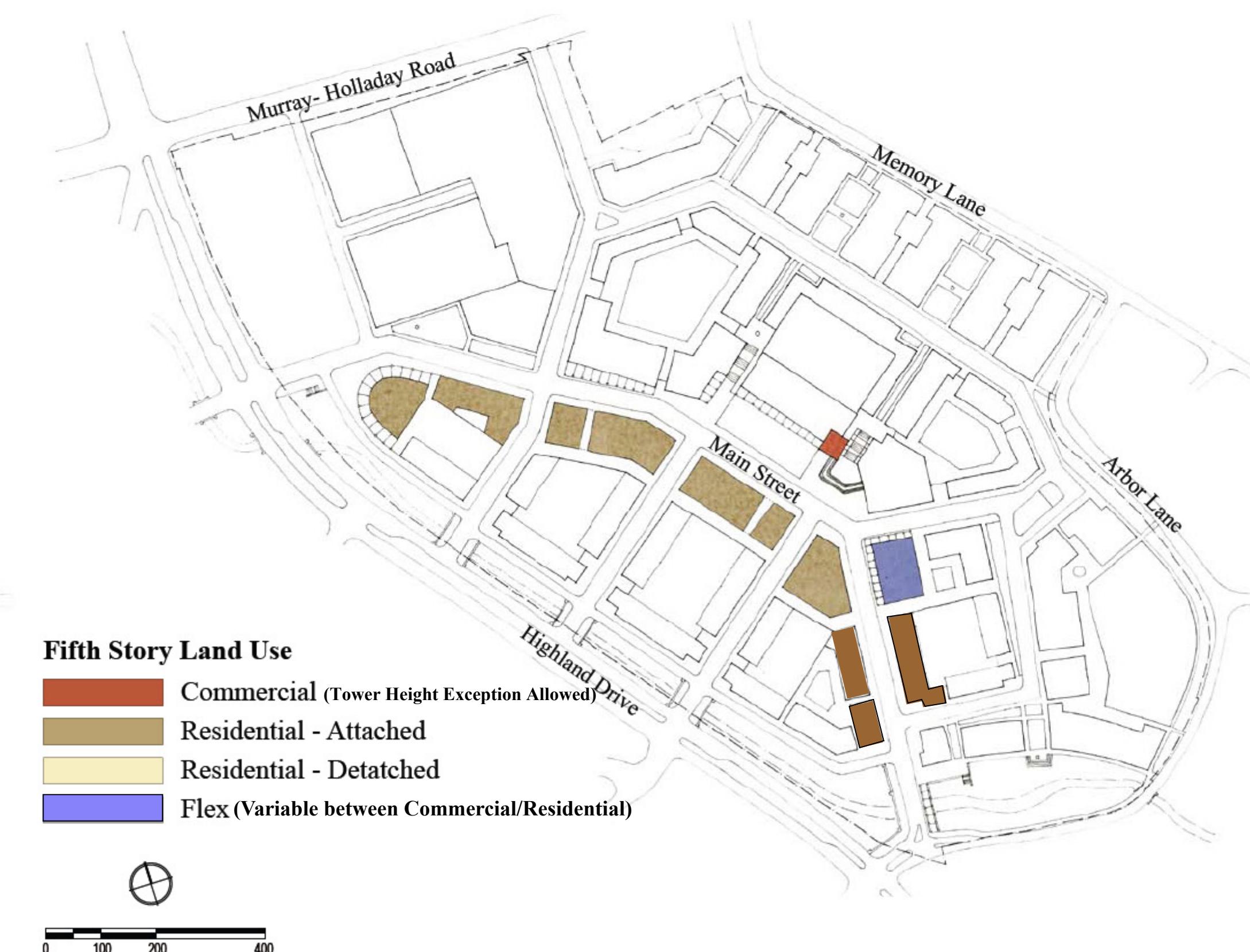
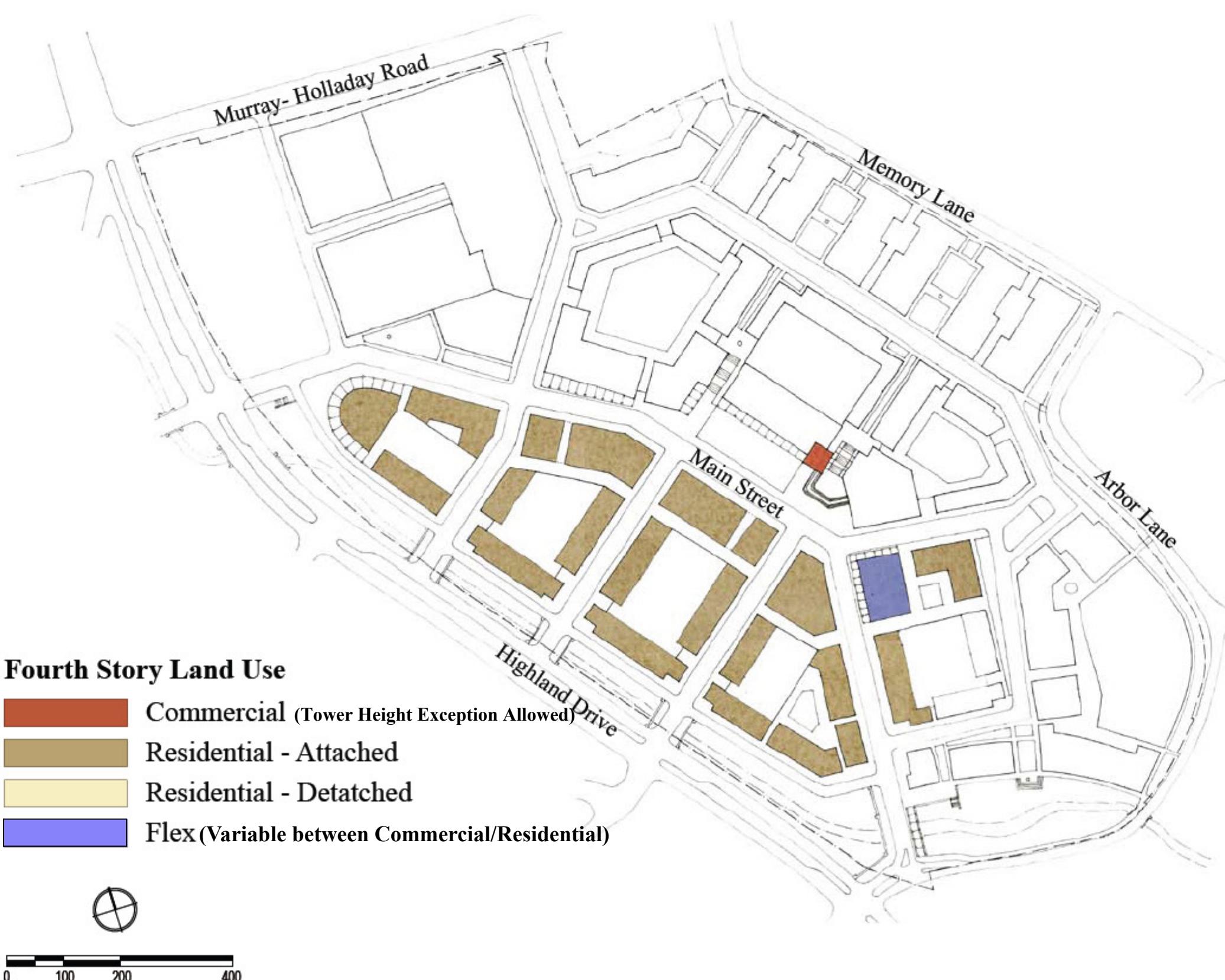
Note: Live/Work Units are not regulated as home occupational units.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

Draft Date: April 2025

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Conceptual Land Use Regulatory Plan - Conceptual Uses by Story



Draft Date: April 2025

Site Parking Plan

Parking Design Standards

A. Size: Required parking stalls shall be rectangular with a minimum width of nine feet (9') and a minimum length of eighteen feet (18'), in accordance with table 1 of this section. If the stall is perpendicular to a curb, the length shall be measured from the curb face. Each parking stall shall have independent access from a driving aisle. A parking stall may contain less than eighteen feet (18') of pavement in length if all of the following conditions are met:

1. The stall has a standard six inch (6") curb face that will allow vehicles to extend over a landscaped area of no less than six feet (6') in width;
2. Each stall contains no less than sixteen feet (16') of pavement in length measured from curb face;
3. No pedestrian pathway or landscaping that prevents a standard vehicle from overhanging the curb is within two feet (2') of any curb face; and
4. All other requirements of this code are met.

B. Location: Required parking stalls shall not be located in delivery areas, service driveways, driving aisles, drive-in stacking lanes, shopping cart storage areas, or areas in front of overhead service doors. Designated loading space shall not encroach into any fire lane or pedestrian pathway.

C. Separation From Rights Of Way: Except as provided above, wheel or bumper guards shall be placed in parking stalls where necessary to prevent any part of a standard sized vehicle from extending beyond a parking stall boundary line, intruding on a pedestrian way, or contacting any wall, fence, or planting. A physical separation or barrier, such as vertical curbs, may be required in order to separate parking stalls from access to a second travel lane.

D. Layout: All off street parking stalls shall be designed in accordance with the dimensions and specifications set forth in table 1 and table 2 of this section.

E. Accessibility Requirements: All parking facilities shall comply with accessibility requirements of the city's then current building code. The number of accessible spaces required by the city's building code as of the enactment of this section is shown in table 3 of this section.

F. Markings: All required parking stalls shall be marked and maintained to be permanently visible.

G. Surface: Required parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone or masonry to a sufficient thickness to withstand repeated vehicular traffic, and shall be constructed according to the city's street standards and specifications.

H. Tables: **

TABLE 1			
A (Angle of Stalls)	B (Width of Stalls)	C (Length of Stalls)	D (Width of Aisle)
0°	10'	22'	20 (12")
30°	9'	18'	20 (15")
45°	9'	18'	20 (15")
60°	9'	18'	24"
90°	9'	18'	24"

* One-way traffic only.

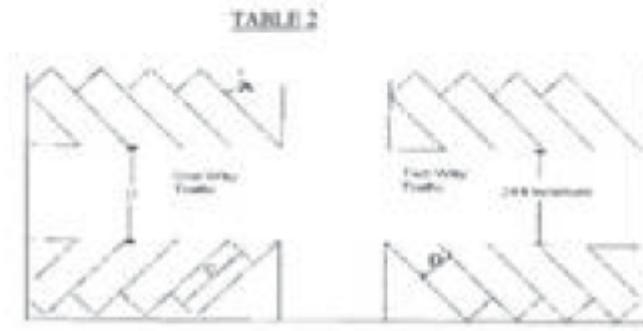


TABLE 2		Total Parking Stalls Provided On Property	Required Number of Accessible Spaces
1 to 25	1		
26 to 50	2		
51 to 75	3		
76 to 100	4		
101 to 150	5		
151 to 200	6		
201 to 300	7		
301 to 400	8		
401 to 600	9		
501 to 1,000	2 percent of total		
1,001 and over	20 plus 1/100 of total over 1,000		

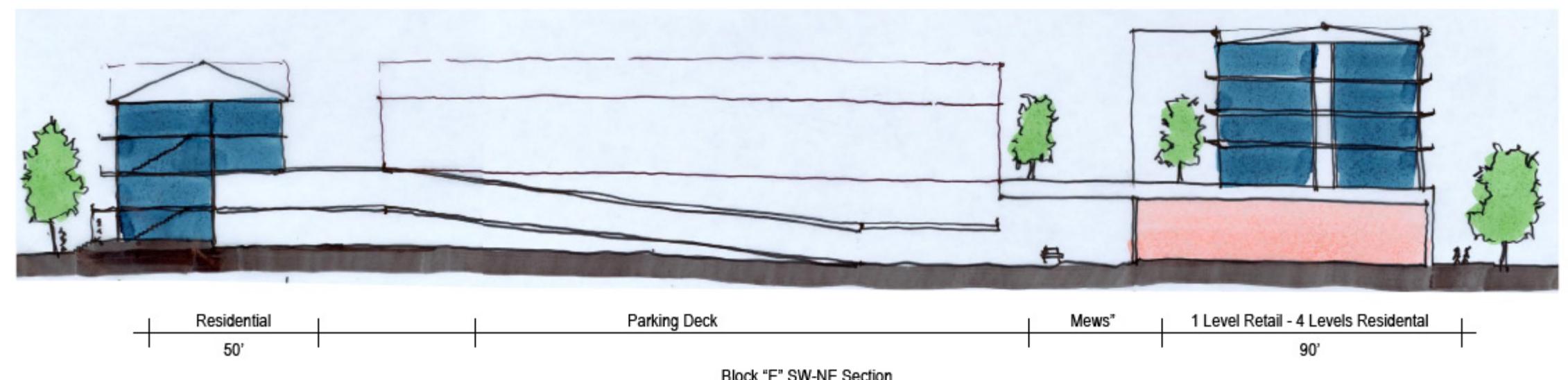
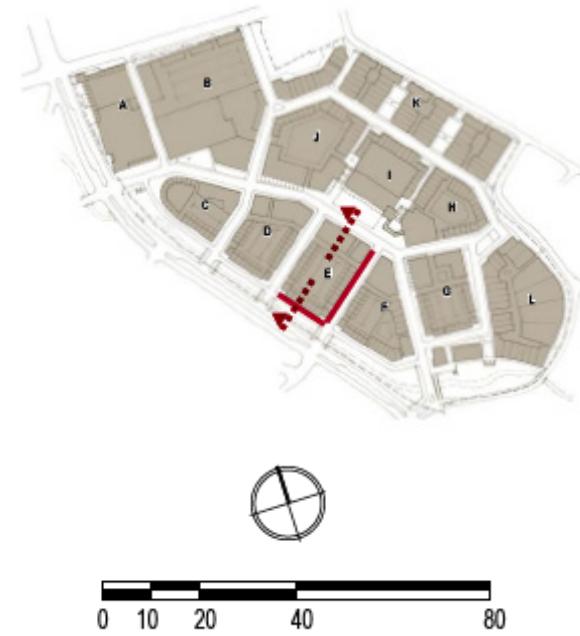
Total Parking Stalls Provided On Property	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 600	9
501 to 1,000	2 percent of total
1,001 and over	20 plus 1/100 of total over 1,000

I. Parking Structures:

1. May cover all buildable area of a block.
2. Shall generally be concealed by liner buildings. Liner buildings shall be built up to the frontage lines and have a minimum depth of 20 feet.
3. The facade of a parking garage that is not concealed behind habitable space shall be screened to conceal all internal elements such as plumbing pipes, ducts and lighting. Ramping shall be internalized and spandrels shall not be exposed.
4. Parking structure vehicular access at frontage lines shall be a maximum of 42 feet wide and shall be setback 20 feet from the frontage line.
5. Parking structures shall provide at least one pedestrian entrance directly onto the sidewalk in addition to any internal connections to the building served.

** Site may consist of both parallel and angled parking.

Conceptual Parking Deck Cross Section Sample



RESTRICTED	LIMITED	OPEN
RESIDENTIAL	2.0/dwelling	1.5 / dwelling
LODGING		1.0 / bedroom
OFFICE		2.0/ 1000 sq. ft.
RETAIL		3.0 / 1000 sq. ft.
ASSEMBLY		1 / 5 seats

**All Minimum Parking Requirements shall be required prior to each subdivision approval.

Draft Date: April 2025

*All Parking Ratios and Final Stall Counts subject to modification determined by Shared Parking Analysis and by overall Master Plan. General Parking Guidelines are calculated by ULI and ICSC Standards and Guidelines.



* Final parking locations to be confirmed with final plan submissions.

General Parking Guidelines*

Parking Stalls (Reference from Walker/Desman)

Site Parking Requirements Table

	Quantity	Ratio	Total Spaces	Max/Min
Retail	641,516	4.5/1000	2,887	Maximum
	481,137		2,165	Minimum
Office	130,709	3/1000	392	Maximum
	98,032		294	Minimum
Residential	614	1.86/DU	1,142	Maximum
	454		844	Minimum
Total			4,421	Maximum
			3,303	Minimum
Mixed Use Shared Parking Reduction		20%	-	Maximum
			661	Minimum
GRAND TOTAL			4,421	Maximum
			2,643	Minimum

Conceptual Site Signage Standards*

SIGNAGE:

The graphic technique of imparting verbal and symbolic information, especially when applied to a building.

There are four fundamental types of signage:

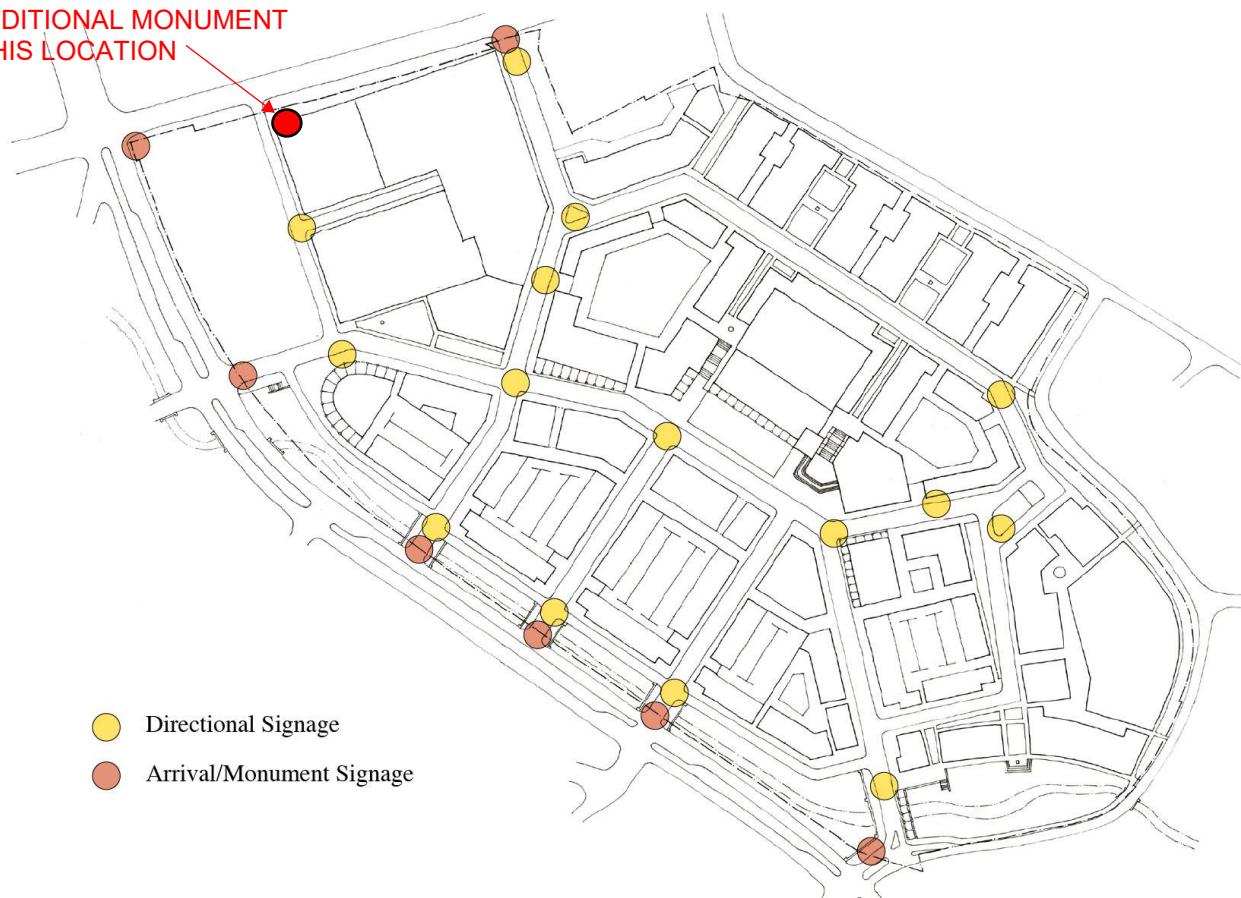
1. Traffic signs and signals that are standardized by speed/perception research.
2. Monument signs are those that are applied to a structure independent of a building.
3. Signage that is applied directly to a building and referred to as wall signs.
4. Signage that is perpendicular to a building façade, to be seen by the pedestrian passerby, also referred to as blade or fin signs.

Retail Signage:

Retail signage shall be an integrated design to include the storefront, the entrance, and the signage.

Uniform signage regulations shall be provided to ensure aesthetic continuity.

ADD AN ADDITIONAL MONUMENT SIGN TO THIS LOCATION



Temporary Site Signage Criteria

8

Fencing Signage: Surrounding Area Proximity: Maximum limit of 6 Foot Height wrapping project fencing area

Development Signage: Limited to a maximum of 7 two-sided development signs on property with maximum square footage of 800 square feet per side.

Construction Banners: A Maximum of 1 (one) banner per building wall side with a maximum of 10% wall coverage.

Directional Signage: Limited to site entrances, relocated entrances, private roads, streets, and construction areas.

*Detailed Project Sign Criteria will be required as adopted by Planning Commission and City Council as an Appendix prior to building permit approvals.