



NOTICE OF PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, July 15, 2025 as close to 6:00 P.M.** as possible, in the Holladay City Council Chambers, 4580 S 2300 E, Holladay UT.

The purpose of the hearing is to consider a proposed text amendment 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 material for this 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 remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options

1. In-person attendance at Holladay City Hall or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@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 and Desert News and others who have indicated interest.

DATE POSTED: Thursday, July 3, 2025 at 10:30 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)
<input type="checkbox"/> SITE PLAN () PERMITTED of () CONDITIONAL	<input type="checkbox"/> REZONE of PROPERTY
<input type="checkbox"/> SUBDIVISION PLAT	<input type="checkbox"/> GENERAL PLAN AMENDMENT
<input type="checkbox"/> CONDOMINIUM PLAT	<input checked="" type="checkbox"/> CODE AMENDMENT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> HISTORIC SITE DESIGNATION
<input type="checkbox"/> NON-CONFORMING USE DECLARATION	<input type="checkbox"/> DEVELOPMENT AGREEMENT AMENDMENT
<input type="checkbox"/> OTHER:	<input type="checkbox"/> ANNEXATION

Applicant Name: (Please Print)		Property Owners Name: (Please Print) <i>ATTACH SIGNED "OWNER AFFIDAVIT"</i>	
		KMW Development, LLC	
Applicant's Mailing:			
Address: P.O. Box 71405		City: SLC	State: UT Zip: 84177
Applicant Phone:		Applicant's Email Address:	
801 365-2001		Steve@millrock.net	
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: Final = 6% of the cost of improvements	\$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:	

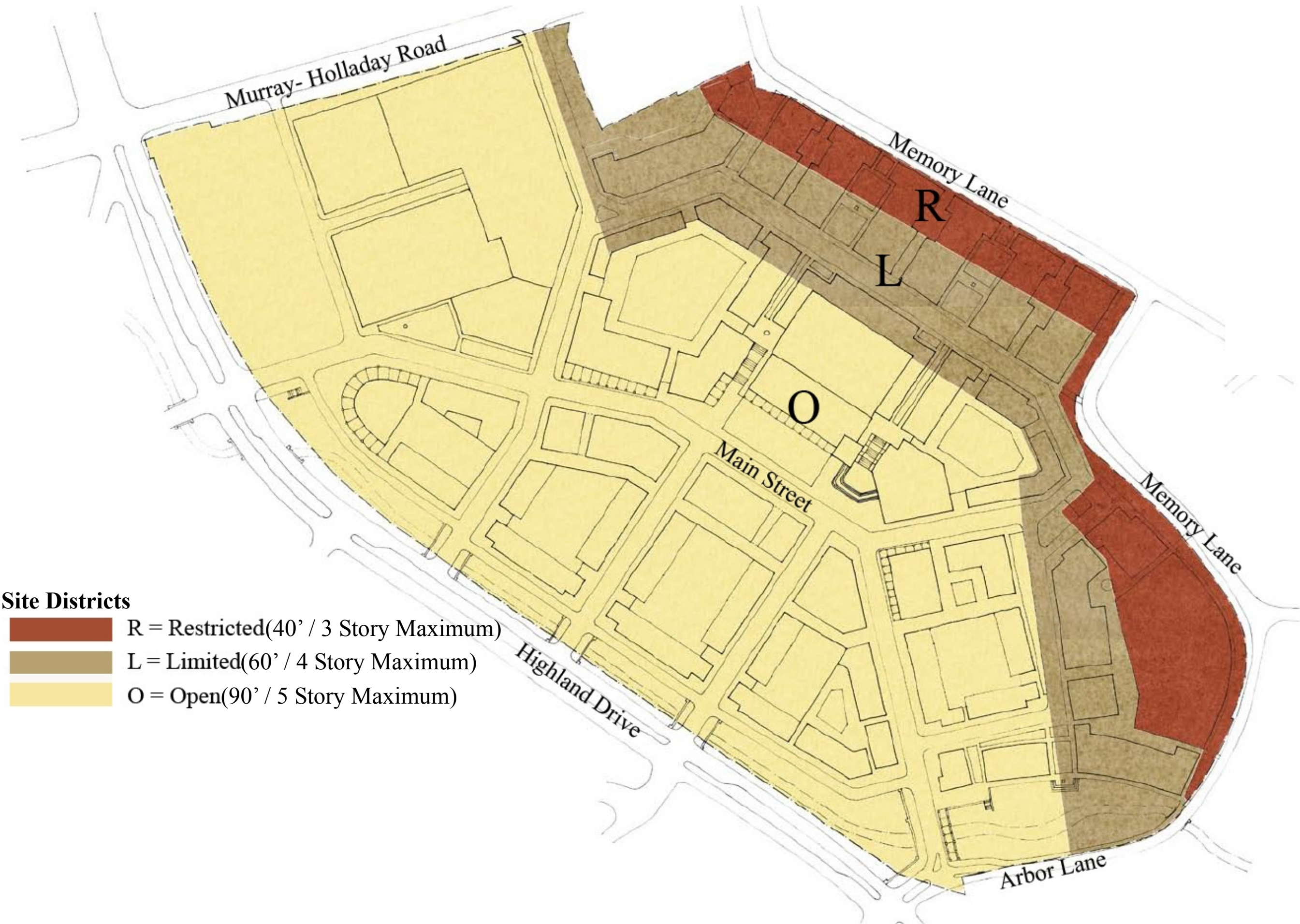
FILE NUMBER	
PARCEL NUMBER	
GENERAL PLAN	
ZONE	
ACREAGE	
PC ACTION	DATE
CC ACTION	DATE
FILE DATE	

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. Planning Commission convenes each month on the 1st and 3rd Tuesday. City Council convenes the 1st and 3rd Thursday of each month
5. 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

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.

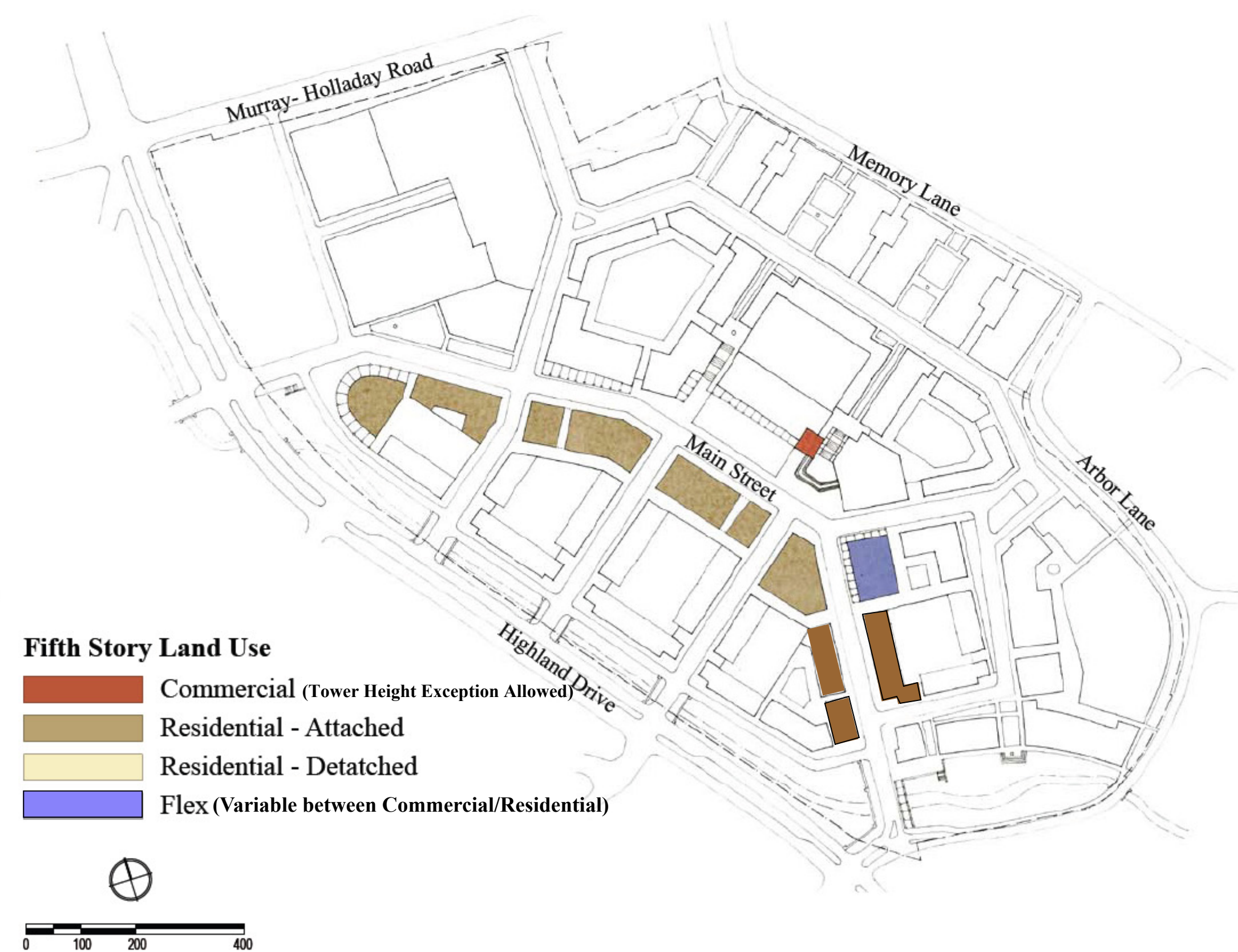
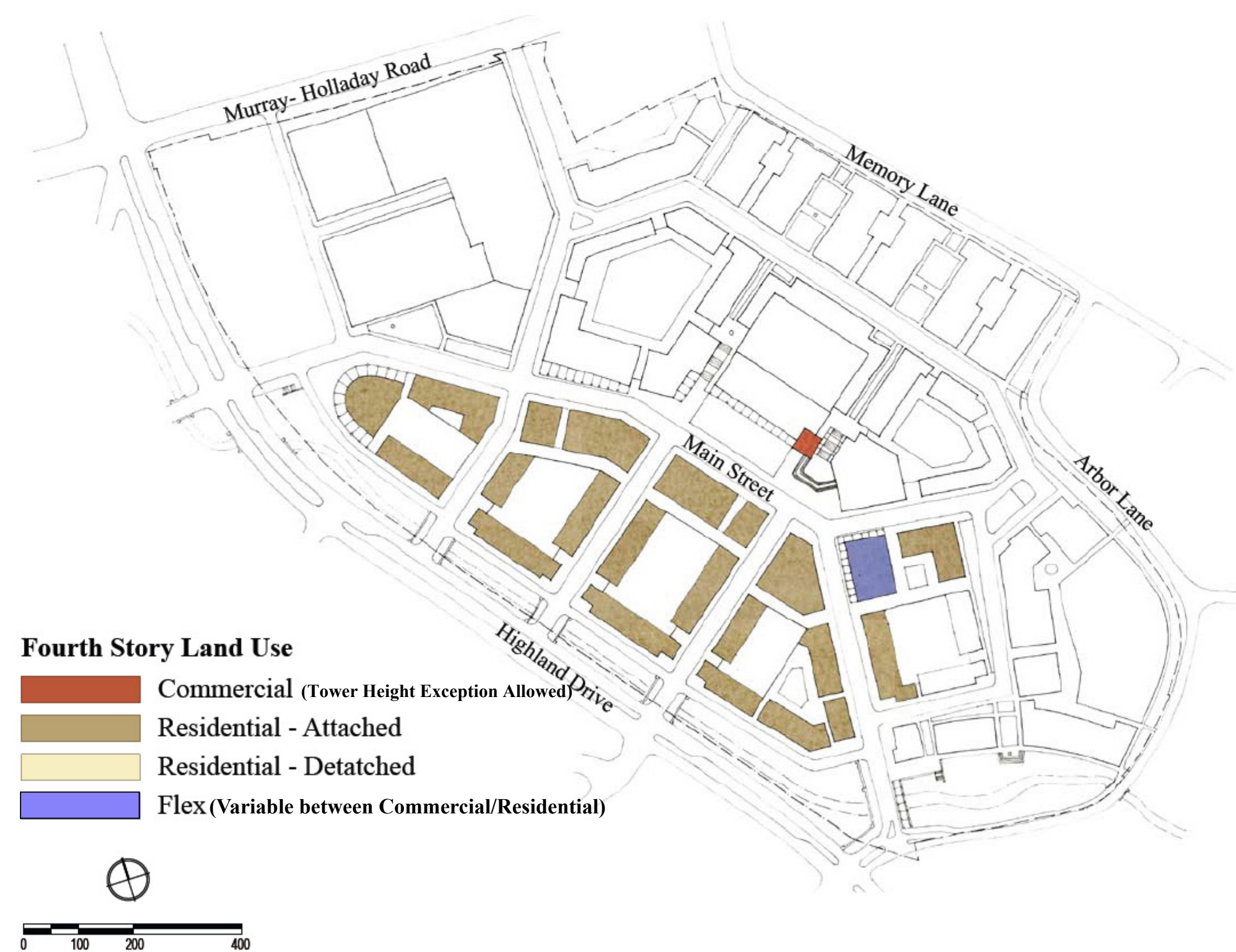
DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

BUILDING FUNCTIONS

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a principal building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the accessory dwelling shall not exceed 1,000 square feet. Accessory buildings are only permitted on lots greater than 0.20 acres.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 2.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.
LODGING		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times.
OFFICE		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
RETAIL			Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.



Conceptual Land Use Regulatory Plan - Conceptual Uses by Story



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)	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

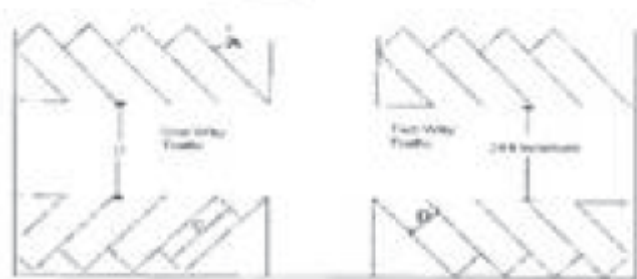


TABLE 3

Total Parking Stalls Provided On Property	Required Minimum 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
601 to 1,000	2 percent of total
1,001 and over	20 plus 1/100 stalls 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 façade 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.

Life Safety /Fire Protection Requirements

Roads- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. The building is equipped throughout with an approved automatic sprinkler system. Fire apparatus access roads shall have an unobstructed width of not less than 20-26 feet except for approved security gates or bollards. An unobstructed vertical clearance of not less than 13 feet 6 inches is required.

Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. A minimum 75,000 lb. road base/weight capacity is required.

Dead end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Bridges-

Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

Water Supply-

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Fire hydrants shall comply with Section 508.5.1 through 508.5.6.



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

Minimum Parking Requirements**

The Required Parking table summarizes the minimum parking requirements for each site or, conversely, the amount of building allowed on each site given the parking available. These numbers are subject to adjustment based on the accepted Shared Parking Analysis.

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	2.0/dwelling	1.5 / dwelling	1.0 / dwelling
LODGING		1.0 / bedroom	1.0 / bedroom
OFFICE		2.0/ 1000 sq. ft.	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.**

General Parking Guidelines*

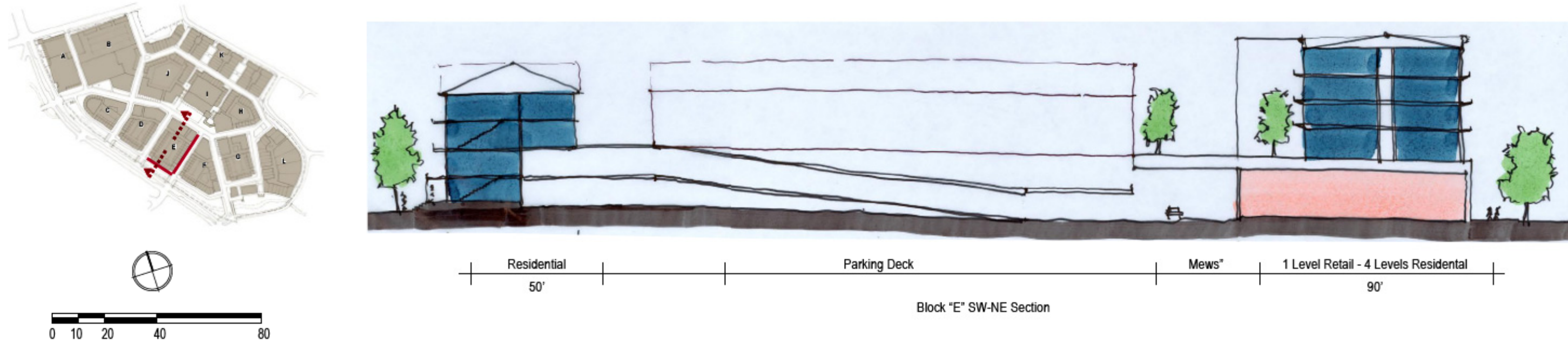
Parking Stalls (Reference from Walker/Desman)

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		20%	-	Maximum
Parking Reduction			661	Minimum
GRAND TOTAL			4,421	Maximum
			2,643	Minimum

***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.**

Conceptual Parking Deck Cross Section Sample



Draft Date: April 2025



General Growth Properties, Inc.
110 North Wacker Drive
Chicago, IL 60606
(312) 960-5000

Cottonwood

Site Development Master Plan - Regional Mixed-Use Development
City of Holladay, County of Salt Lake, State of Utah

DUANY PLATER - ZYBERK & CO.
ARCHITECTS AND TOWN PLANNERS

TORTI GALLAS AND PARTNERS



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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:

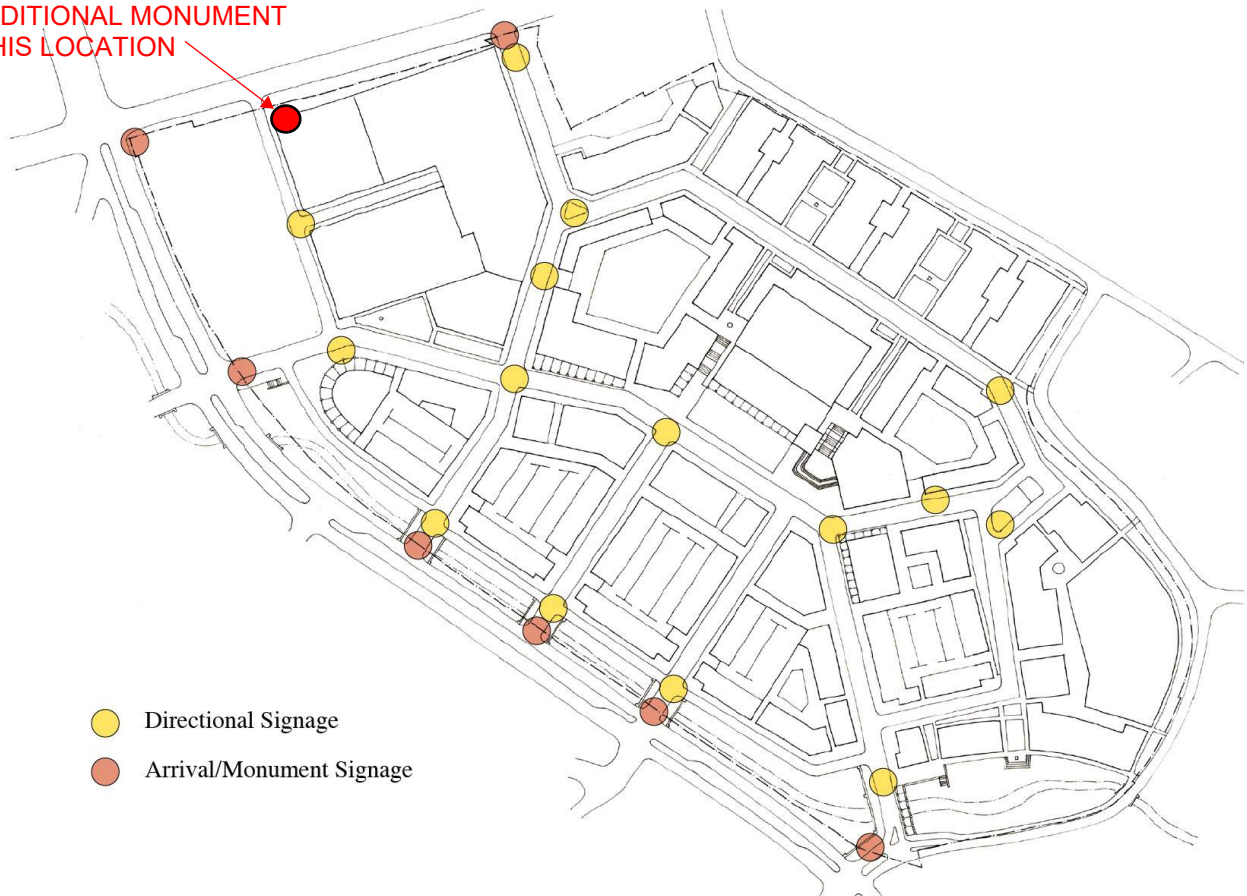
1. Traffic signs and signals that are standardized by speed/perception research.
2. Monument signs are those that are applied to a structure independent of a building.
3. Signage that is applied directly to a building and referred to as wall signs.
4. Signage that is perpendicular to a building façade, 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.