



**NOTICE OF A WORK MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, OCTOBER 23, 2025**

5:30 pm

5:00 p.m. **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Work meeting on **Thursday, October 23, 2025 at 5:30 pm.** Members of the Council may participate by electronic means if needed. The Mt. Olympus Room 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 on 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)

The public is invited to observe the work session. Public comment is generally **not** taken during a work session

AGENDA

- 1. Welcome** – *Mayor Dahle*
- 2. Quarterly Reports**
UFA – Capt. Brown

UPD – Chief Hoyal
- 3. Wildland Urban Interface Update**
- 4. General Plan Update Overview**
- 5. Discussion of Proposed Terms of Contract with Brighton for Justice Court Expansion**
- 6. Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205**
- 7. Adjourn**

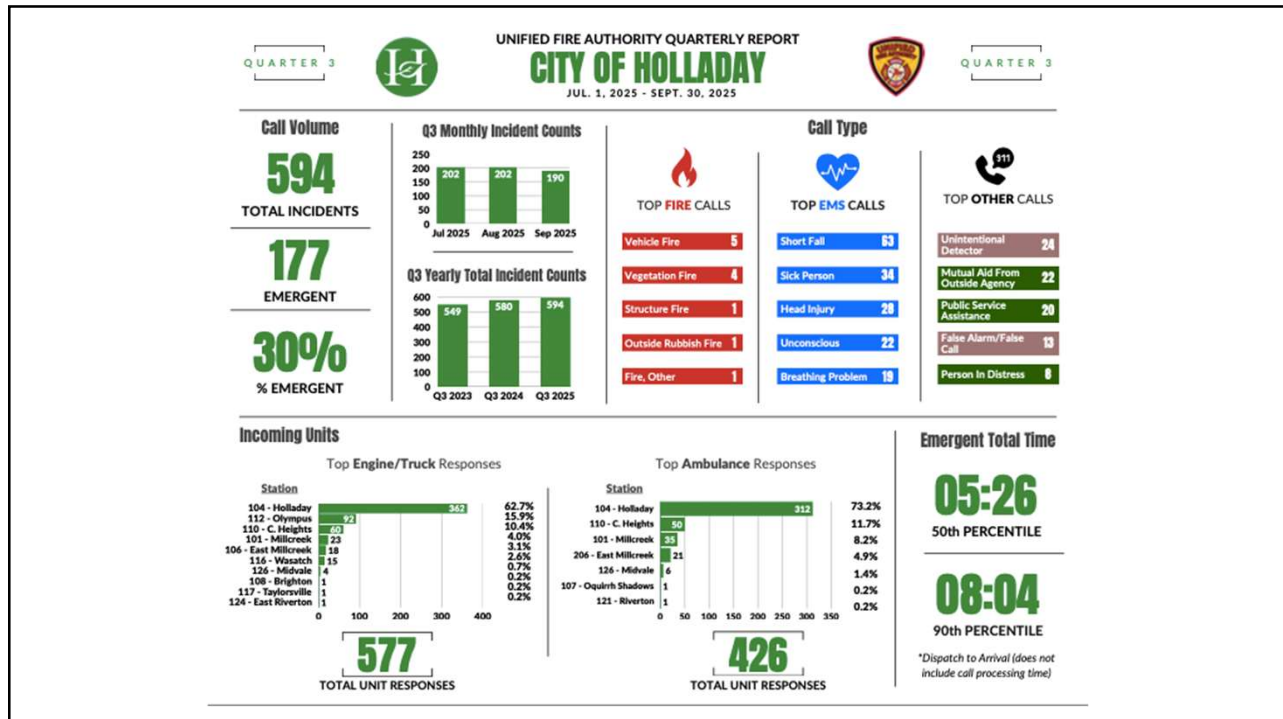
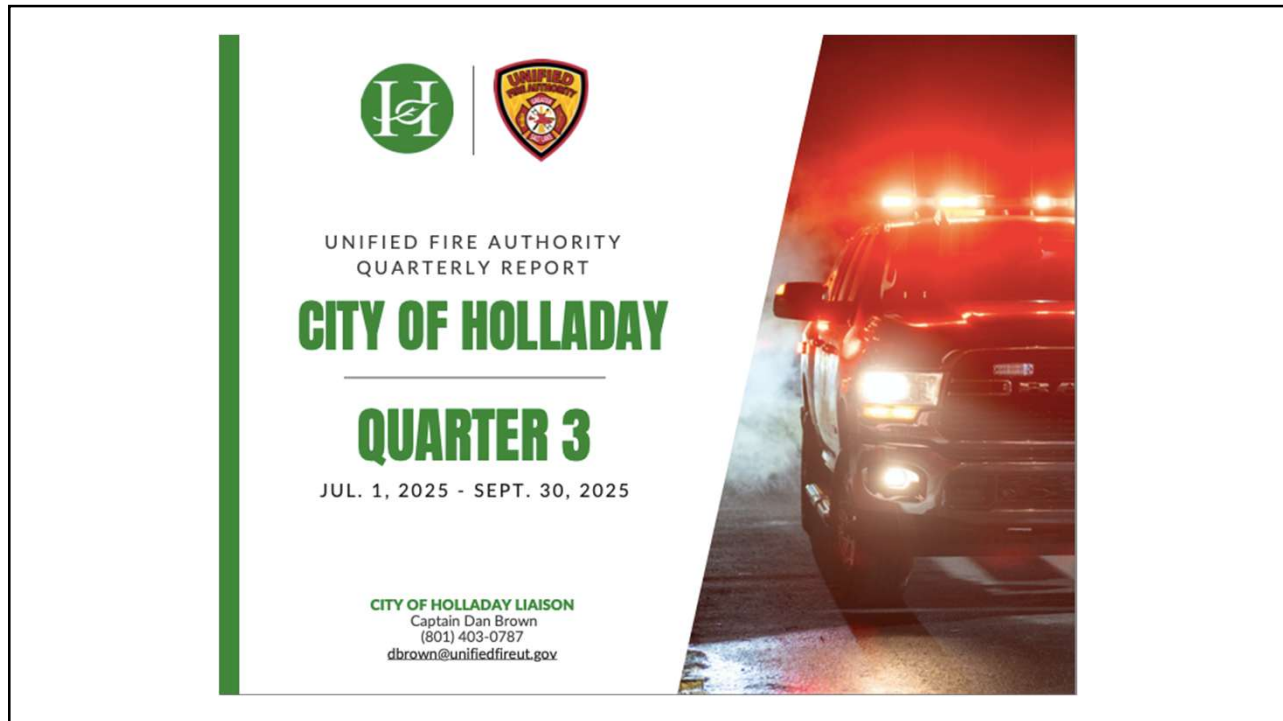
CERTIFICATE OF POSTING

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: Monday, October 20, 2025 at 10:00 am

*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





UNIFIED FIRE AUTHORITY
LITHIUM-ION BATTERY FIRE SAFETY
 COMMUNITY RISK REDUCTION

Overview: Powering Our World with Lithium-Ion Batteries

Lithium-ion batteries power a wide range of devices including smartphones, laptops, e-bikes, e-cigarettes, vehicles, smoke detectors, and even toys. When mishandled, these batteries may overheat, ignite, or in some cases, explode.

Understanding Battery Hazards

Lithium-ion batteries store a large amount of energy and can become a threat if not treated properly. Hazards are caused by thermal runaway, a chain reaction triggered by overcharging, physical damage, or manufacturing defects.

Warning Signs: How to Spot Danger Early

Discontinue use of the battery if you detect any of the following: odor, discoloration, excessive heat, deformation, leakage, or strange sounds. If it's safe, place the device away from flammable materials and **call 9-1-1**.

Recycle Responsibly

Do not put lithium-ion batteries in the trash.
 Do not put discarded batteries in piles.
 Recycling is always the best option.
 Dispose lithium-ion batteries at designated recycling facilities.

For a responsible way to dispose lithium-ion batteries, visit: cal2recycle.org/locator

SCAN HERE Or Use the QR Code

FOR MORE SAFETY TIPS

FOLLOW US

UNIFIEDFIREAUTHORITY.GOV



Incident Count by EMD Complaint

EMD Complaint	Incident Count
Falls	40
Medical Alarm	9
No Other Appropriate Choice	3
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	16
Sick Person	40
Traffic Accident	1
Traumatic Injury	2



UNIFIED
POLICE
GREATER SALT LAKE

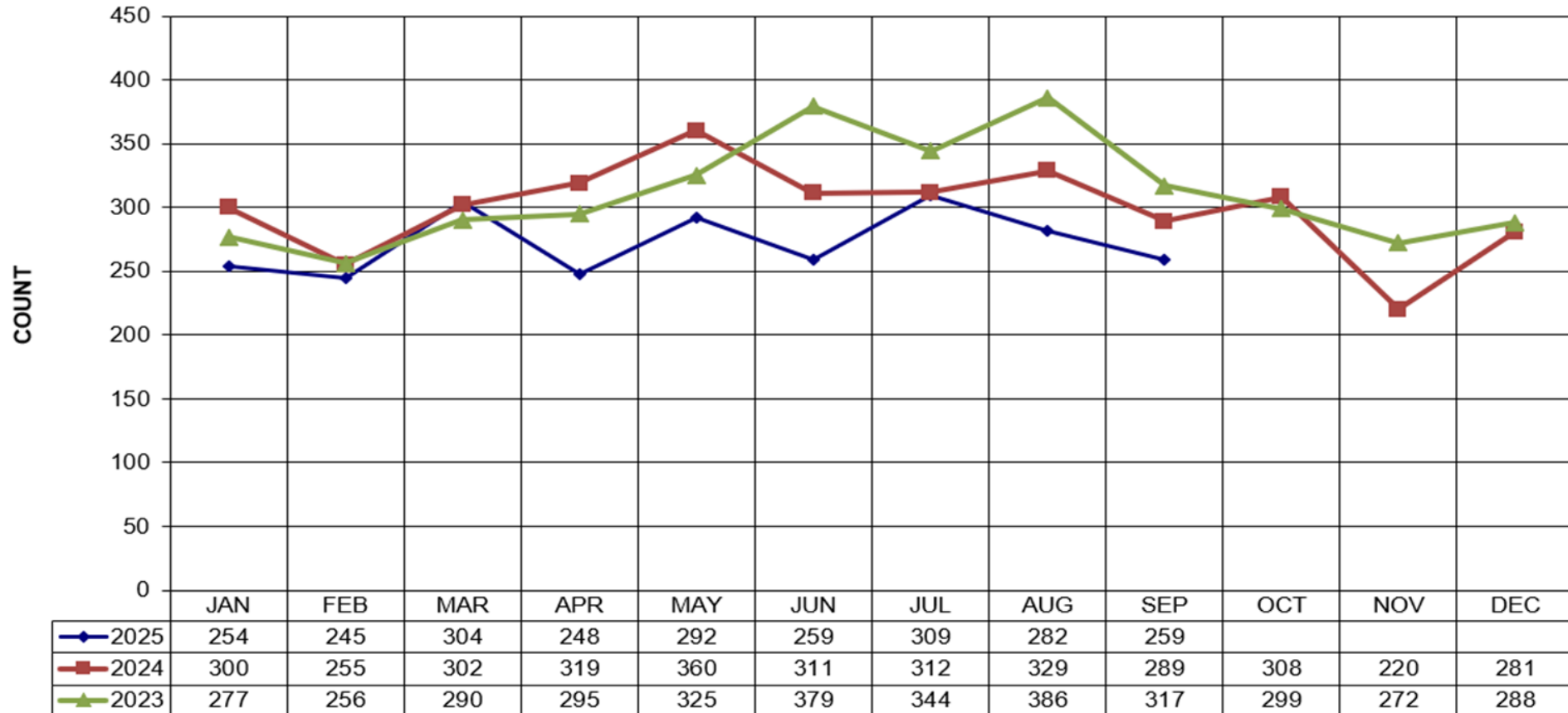


Unified Police Department City of Holladay Precinct

Third Quarter Report
July – September 2025



City of Holladay Crime Trend
2023-2025





Holladay City General Offenses Third Quarter 2025

Offense	2024	2025	Difference
ARSON	1		-1
AGG ASSAULT			
ASSAULT	24	27	3
BURGLARY	4	12	9
BURGLARY ALARM	90	57	-33
CIVIL RIGHTS			
CONSERVATION	4		-4
COUNTERFEITING			
CRIMES AGNST PER			
DAMAGED PROP	26	23	-3
DRUG COURT			
DRUGS	14	11	-3
EMBEZZLEMENT			
ENTICEMENT			
ESCAPE (WARRANT)	4	3	-1
EXPLOITATION			
EXTORTION	2	1	-1
FAMILY OFFENSE	59	74	15
FORGERY		1	1
FRAUD	28	28	
GAMBLING			
HEALTH/SAFETY	1	3	2
HOMICIDE			
INV OF PRIVACY	11	35	24
JUVENILE OFF		1	1

Offense	2024	2025	Difference
KIDNAP	3		-3
LARCENY	64	52	-12
LIQUOR	1	6	5
MORALS	1		-1
OBSCENITY			
OBST JUDICIAL	2	5	3
OBST POLICE	1		-1
PROACTIVE ENF			
PROPERTY CRIME		1	1
PROSTITUTION			
PUBLIC ORDER	205	186	-19
PUBLIC PEACE	227	169	-58
ROBBERY	3	1	-2
ROBBERY ALARM	9	6	-3
RUNAWAY	2	4	2
SEX ASSAULT	3	1	-2
SEX EXPLOIT	2		-2
SEX OFFENSE	6	5	-1
STOLEN PROP			
STOLEN VEHICLE	15	6	-9
THREAT TERR		1	1
TRAFFIC	116	132	16
WEAPON OFFENSE	4	4	
(blank (no ncic yet))			
Total	932	855	-72



Holladay City Traffic Offenses Third Quarter 2025

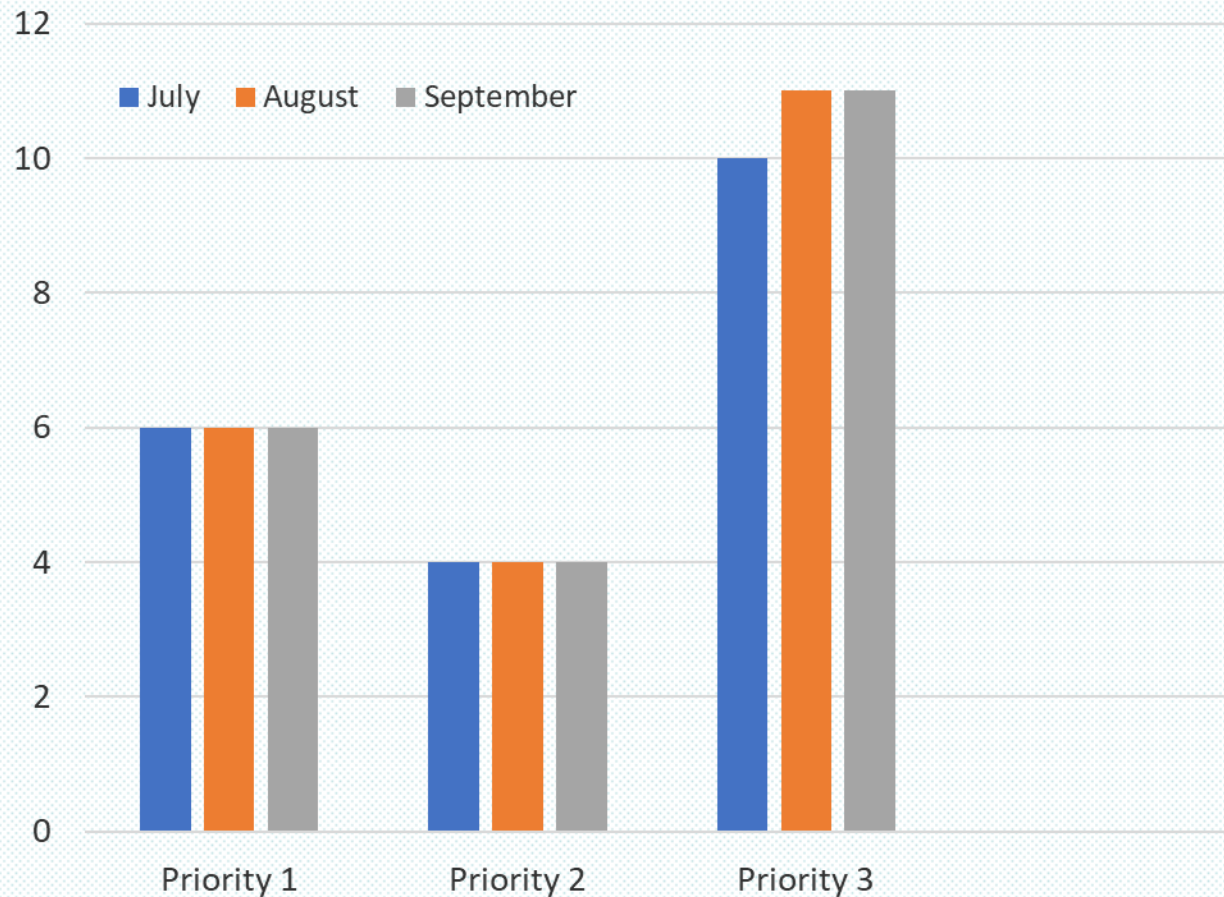
Traffic Cases	July	Aug	Sept
TRAF-COMMERCIAL VEH INSP			
TRAF-DRIVING UNDER .05 ALCOHOL		1	
TRAF-DRIVING UNDER DRUGS/CL A		1	1
TRAF-DRIVING UNDER DRUGS/CL B			
TRAF-DRIVING UNDER ALCOHOL/CLB		1	1
DUI-2 OR MORE CONV IN 10 YRS	1		
TRAF-INJ ACC ALCOHOL INVOLVED			
TRAF-ALCOHOL IN OR ABOUT A VEH	1		1
TRAF-FLEEING	1		1
TRAF-FREE TXT	2	5	2
TRAF-HIT AND RUN	8	6	8
TRAF-IMPOUND/ABAND VEH	6	4	2
TRAF-MOVING TRAFFIC VIOLA	4		2
TRAF-NON MOVING TRAFFIC VIOLAT			
TRAF-ACCIDENT INVOL PEDESTRIAN	2	1	2
TRAF-OFFICER INVOLVED ACCIDENT	1		
TRAF-NON-REPORTABLE ACCIDENT	8	11	2
TRAF-REPORTABLE ACCIDENT	14	14	18
Total Traffic Cases	48	44	40

Holladay City Citations & Booking Arrests

	J	A	S
Booking Arrests			
Citations	137	196	160



Holladay Patrol Response Times





Holladay City Council District 1 - Third Quarter 2025

JULY 2025	
ASSAULT	8
BURGLARY	3
BURGLARY ALARM	20
DAMAGED PROP	8
DRUGS	3
ESCAPE	2
FAMILY OFFENSE	29
FRAUD	11
FRAUD ELDERLY	1
HEALTH/SAFETY	2
INV OF PRIVACY	16
LARCENY	19
PROPERTY CRIME	1
PUBLIC ORDER	73
PUBLIC PEACE	51
ROBBERY ALARM	3
RUNAWAY	2
SEXUAL OFFENSE	4
STOLEN VEHICLE	3
TRAF-DUI	1
TRAFFIC	47
WEAPON OFFENSE	2
TOTAL	309

AUGUST 2025	
ASSAULT	3
BURGLARY	1
BURGLARY ALARM	6
DAMAGED PROP	4
DRUGS	2
FAMILY OFFENSE	3
FRAUD	3
INV OF PRIVACY	1
LARCENY	3
OBST JUDICIAL	3
PUBLIC ORDER	14
PUBLIC PEACE	12
TRAFFIC	11
TOTAL	66

SEPTEMBER 2025	
ASSAULT	3
BURGLARY ALARM	4
DRUGS	2
FAMILY OFFENSE	5
FORGERY	1
FRAUD	3
INV OF PRIVACY	3
LARCENY	2
LIQUOR	2
OBST JUDICIAL	1
PUBLIC ORDER	17
PUBLIC PEACE	12
ROBBERY ALARM	1
TRAFFIC	15
TOTAL	71



Holladay City Council District 2 - Third Quarter 2025

JULY 2025	
ASSAULT	3
BURGLARY ALARM	3
DAMAGED PROP	2
FAMILY OFFENSE	4
FRAUD	1
INV OF PRIVACY	4
LARCENY	3
PUBLIC ORDER	7
PUBLIC PEACE	10
ROBBERY ALARM	2
RUNAWAY	1
TRAFFIC	4
TOTAL	44

AUGUST 2025	
ASSAULT	1
BURGLARY	2
BURGLARY ALARM	3
DAMAGED PROP	2
FAMILY OFFENSE	6
FRAUD	3
INV OF PRIVACY	6
LARCENY	4
PUBLIC ORDER	9
PUBLIC PEACE	15
STOLEN VEHICLE	2
TRAFFIC	12
TOTAL	65

SEPTEMBER 2025	
ASSAULT	1
BURGLARY	1
DAMAGED PROP	3
FAMILY OFFENSE	2
FRAUD	1
HEALTH/SAFETY	1
INV OF PRIVACY	1
JUVENILE OFF	1
LARCENY	5
LIQUOR	1
PUBLIC ORDER	8
PUBLIC PEACE	15
THREAT TERRORISM	1
TRAFFIC	5
WEAPON OFFENSE	1
TOTAL	47



Holladay City Council District 3 - Third Quarter 2025

JULY 2025	
ASSAULT	2
BURGLARY ALARM	5
DAMAGED PROP	1
DRUGS	2
FAMILY OFFENSE	17
FRAUD	5
HEALTH/SAFETY	1
INV OF PRIVACY	7
LARCENY	5
PUBLIC ORDER	30
PUBLIC PEACE	11
SEXUAL OFFENSE	2
TRAFFIC	14
TOTAL	102

AUGUST 2025	
ASSAULT	3
BURGLARY	1
BURGLARY ALARM	3
FAMILY OFFENSE	5
LARCENY	5
LIQUOR	3
PUBLIC ORDER	14
PUBLIC PEACE	10
ROBBERY	1
SEXUAL ASLT	1
TRAFFIC	5
WEAPON OFFENSE	1
TOTAL	52

SEPTEMBER 2025	
ASSAULT	4
BURGLARY ALARM	3
DAMAGED PROP	3
DRUGS	1
ESCAPE	1
FAMILY OFFENSE	13
INV OF PRIVACY	3
LARCENY	2
OBST JUDICIAL	1
PUBLIC ORDER	10
PUBLIC PEACE	16
TRAFFIC	8
TOTAL	65



Holladay City Council District 4 - Third Quarter 2025

JULY 2025	
ASSAULT	1
BURGLARY ALARM	2
DAMAGED PROP	2
ESCAPE	1
FAMILY OFFENSE	4
LARCENY	1
PUBLIC ORDER	9
PUBLIC PEACE	6
TRAFFIC	2
TOTAL	28

AUGUST 2025	
ASSAULT	1
BURGLARY ALARM	4
FAMILY OFFENSE	5
FRAUD	1
INV OF PRIVACY	1
LARCENY	2
PUBLIC ORDER	8
PUBLIC PEACE	8
RUNAWAY	2
TRAFFIC	7
TOTAL	39

SEPTEMBER 2025	
BURGLARY ALARM	1
DAMAGED PROP	1
FAMILY OFFENSE	1
FRAUD	2
LARCENY	3
PUBLIC ORDER	7
PUBLIC PEACE	2
ROBBERY ALARM	1
TRAFFIC	3
TOTAL	21



Holladay City Council District 5 - Third Quarter 2025

JULY 2025	
ASSAULT	1
BURGLARY	2
BURGLARY ALARM	4
ESCAPE	1
FAMILY OFFENSE	1
FRAUD	2
FRAUD ELDERLY	1
HEALTH/SAFETY	1
LARCENY	5
PROPERTY CRIME	1
PUBLIC ORDER	14
PUBLIC PEACE	11
STOLEN VEHICLE	2
TRAFFIC	13
WEAPON OFFENSE	1
TOTAL	60

AUGUST 2025	
ASSAULT	2
BURGLARY	1
BURGLARY ALARM	7
DAMAGED PROP	2
DRUGS	2
EXTORTION	1
FAMILY OFFENSE	5
FRAUD	2
INV OF PRIVACY	1
LARCENY	2
PUBLIC ORDER	13
PUBLIC PEACE	12
ROBBERY ALARM	1
TRAFFIC	9
TOTAL	60

SEPTEMBER 2025	
ASSAULT	1
BURGLARY	3
BURGLARY ALARM	6
DRUGS	1
FRAUD	1
INV OF PRIVACY	3
LARCENY	5
PUBLIC ORDER	13
PUBLIC PEACE	11
SEXUAL OFFENSE	1
STOLEN VEHICLE	1
TRAFFIC	9
TOTAL	55



Cases of Note

- On August 24, 2025, Officers responded to an apartment complex following reports of a shooting. The caller reported the victim had been shot in the leg by an unidentified male who then fled the apartment. Officers arrived and rendered first aid, prior to UFA's arrival. The victim was transported to a local hospital in serious condition. Information at the scene indicated the suspect was an acquaintance of the victim, who got into a verbal altercation with the victim before pulling out a black handgun and shooting him in the leg. The Violent Crimes Unit investigated this case searched for the suspect. They arrested him about 11 days later for several felonies including aggravated assault causing serious injury, discharge of a firearm causing serious injury, possession of a firearm by a restricted person, and drug offenses.
- On July 15, 2025, Officers were dispatched to the above-listed address on the report of a water leak that had caused a severe mudslide. Upon arrival, a unified command was established with Unified Fire Authority. All public works agencies, including Salt Lake City Public Works, were requested to respond to the scene to locate the source of the leak. Two homes in the direct path of the mudslide were evacuated as a precaution. No injuries were reported. Officers responded to assist from Holladay, Millcreek and Magna Precincts.
- On September 4, 2025, through investigative means, Midvale Detectives identified a suspect involved in a burglary in Midvale. A plan was put into place to arrest the subject as he attempted the sale additional stolen property. With the assistance of on duty SWAT members, the suspect was taken into custody without incident. A search of the suspect's vehicle and residence, which is in Holladay, yielded 8 firearms, \$3120 US Currency, 35 silver bullion coins and jewelry taken during the burglary. Suspect was booked into jail on multiple felony charges. Detectives from Magna, Holladay, Millcreek and Midvale assisted with operation.



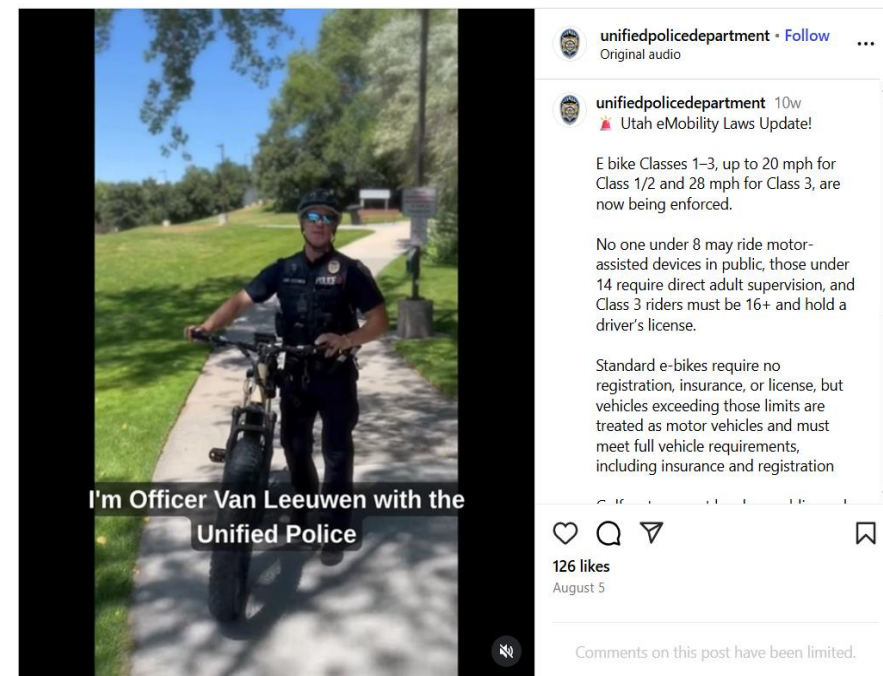
UNIFIED
POLICE
GREATER SALT LAKE

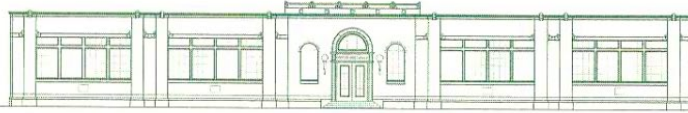


E-Bike Educational Campaign

- There is a lot of misinformation and confusion about which e-devices are legal or not legal on the public roads.
- We trained all our officers on the different e-devices.
- We created an information sheet and posted it for public information,
https://holladayut.gov/news_detail_T16_R188.php
- An article was written for the Holladay Journal with the similar information.
- The attached video was created for all UPD partner communities.
- Officers spent most of July and August making educational stops.
- Beginning September 1st we began issuing citations.

https://www.instagram.com/reel/DM_DQGfyjex/





City of Holladay
CITY COUNCIL

CITY OF HOLLADAY COUNCIL STAFF REPORT

MEETING DATE: October 23, 2025

SUBJECT: Requirements of HB 48, Wildland Urban Interface Modifications

SUBMITTED BY: Gina Chamness, City Manager, Jonathan Teerlink, Community and Economic Development Director, Captain Dan Brown, Unified Fire Authority Liaison

BACKGROUND/SUMMARY: During the 2025 Legislative session, the Legislature adopted, [HB 48](#) Wildland Urban Interface Modifications. This bill requires cities to adopt and enforce the Utah Wildland Urban Interface (WUI) building code standards within their municipal boundaries. The current (2006) adopted standards address construction materials, defensible space, emergency vehicle access, and other fire-safety measures for construction in high-risk areas. Failure to adopt or enforce these standards could make the city ineligible for state cost coverage in the event of wildfire under cooperative fire agreements.

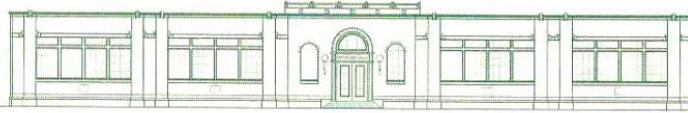
The state's Division of Forestry, Fires, and State Lands (FFSL) has conducted a comprehensive wildfire hazard assessment for all land within the state of Utah. This assessment, along with a host of related data, is summarized online at <https://wildfirerisk.utah.gov>.

FFSL has considered a variety of elements in developing a structure exposure score (SES) for property by using advanced wildfire simulation models which include the following elements:

- Proximity to wildland vegetation
- Wildfire likelihood and intensity of potential wildfire in the area
- Ember travel risk
- Distance to other structures

The SES modeling assigns and maps structures using a 10-class scale; Class I, being the lowest or minimal exposure to Class 10 being the highest wildfire risk, extreme exposure.

HB 48 also requires that insurers use the map provided by FFSL to determine whether a property that they may insure is at high risk for a wildfire, and sets conditions on rate increases, cancellation or non-renewals as they related to wildfire conditions. Further, HB 48 anticipates that properties in high-risk area will be assessed a fee, which will be used to create a Wildland



**City of Holladay
CITY COUNCIL**

Urban Interface Prevention Preparedness and Mitigation Fund. Counties will be responsible for administering this portion of the program.

The bill also anticipates an on-the-ground parcel by parcel inspection program for prevention and mitigation efforts. In the first year, a flat fee will be assessed based on the square footage of structures for all properties in the designated area, with possible reductions in future years based on mitigation efforts. The program is still going through the rulemaking process at the state level, and many important details remain to be worked out during that process.

City Staff, along with the City Attorney and staff from the Unified Fire Authority, have carefully reviewed the requirements of the new law, as well as data generated by the FFSL. Our recommendation is for the city to adopt a Wildland Overlay Zone. The state's adopted WUI building code would be required in that zone, adding additional landscaping requirements and potentially additional cost to building in that overlay zone. Administration will primarily be done by the Building Division of the CED Department and the UFA.

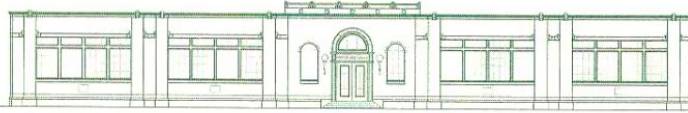
Process: Creation of a new zone in Title 13 requires that the Planning Commission first review and forward a recommendation for the zone to the City Council. The Planning Commission is set to begin consideration of a new zone at its next meeting. As the Commission begins its work, there are a couple of policy questions for the Council to consider.

Policy Questions:

- 1) **How would the Council like to define the wildland urban interface in the new ordinance and zone?** In state law, the wildland urban interface includes this definition: the zone where structures and other human development meets, or intermingles with, undeveloped wildland.

Some other communities have added other elements to this definition, including the existence of vegetative fuel, and in a few cases, the existence of critical infrastructure. What the Council chooses to include in the definition may impact the structure exposure score that the Council chooses to adopt for level of risk.

- 2) **What level of risk should be considered in this zone?** If the Council chooses a narrower definition of the wildland urban interface, we may want to adopt an overlay in areas designated with a level 5 or above structure exposure score. This score has been identified by the UFA as the recommended structure risk score to address. This definition and areas are shown in the "Structure Exposure Score" map. As the Structure Exposure Score areas are prepared at a state-wide level, the areas bisect parcels and, in some cases, structures. Staff has also prepared a refined overlay boundary of these



City of Holladay
CITY COUNCIL

- 3) designated areas shown in **dark blue** on the map titled “Wildland Urban Interface Overlay Zone” provided below.

If the Council would like to include a broader definition of the interface, the Council could consider an overlay in areas designated with a level 4 or above structure exposure score. This would add the areas in **light blue** to the “Wildland Urban Interface Overlay” area.

Mapping Exhibits.

Map 1: “Structure Exposure Scores” as provided by FFSL

Map 2: Draft “Wildland Urban Interface Overlay” proposed zone boundary

Map 3: Draft *Optional* Wildland Urban Interface Zone – Including SES Score of 4

Map 4: Composite overlay of all mapping efforts.

Communication with Residents:

Outreach by the Commission – Review of this overlay zone will be presented to the commissioners during a public meeting on October 28th. Notice for this meeting will be sent to all property owners of homes within the proposed overlay zone. UFA fire marshals will be present at this meeting to review the code and overlay zone.

During and following the comment period, the UFA and Community and Economic Development departments will evaluate the public input to determine if changes are warranted and develop a recommendation for the Planning Commission.

Outreach when being considered by Council – Upon a recommendation by the commission, a new notice for the City Council meeting will be sent to all property owners of homes within the proposed overlay zone. Similar presentations will be provided by staff and UFA representatives.

FISCAL IMPACT:

Undetermined. We expect additional costs for both staff, to administer the new zone overlay, and property owners. It is possible some of those costs could be reimbursed by the new Fund, but that is not yet known.

ATTACHMENTS:

- Draft 13.70 Wildland Urban Interface Fire Code
- WUI Overlay Mapping
- ICC Wildland Urban Interface Code, 2006
- HB48

STRUCTURE EXPOSURE SCORES

This map displays generalized polygon features derived from raster data representing structure exposure scores. The polygons illustrate areas classified as exposure risks, corresponding to categories 5, 6, and 7 on a 1-10 risk scale.

While other state sponsored maps provide the detailed roster-based exposure data, this version simplifies those results into broader polygon zones to support easier visualization and general interpretation. These generalized areas allow users to understand spatial patterns of exposure risk across the city without focusing on pixel level variations.

- WUI - SES - 4
- WUI - SES - 5
- WUI - SES - 6
- WUI - SES - 7

The Structure Exposure Score (SES)

What it measures:

The Structure Exposure Score (SES) represents a structure's overall wildfire hazard by evaluating both the likelihood of a wildfire reaching that location and the expected intensity and ember exposure if a fire occurs.

How it's calculated:

The SES is generated by the Utah Division of Forestry, Fire, and State Lands (FFSL) using advanced wildfire simulation models and statewide GIS data

Key factors in the calculation include:

- Proximity to wildland vegetation - distance to flammable fuels surrounding the structure.
- Wildfire likelihood - probability of a fire starting and spreading to the site.
- Wildfire intensity - modeled flame length and heat levels expected during a fire.
- Ember travel risk - potential for embers to ignite structures beyond the direct flame front.
- Distance to other structures - clustering of nearby homes and buildings that can increase exposure.

The scoring system:

Each structure receives a score within a 10-class scale, where:

Class I = lowest wildfire risk, minimal exposure.

Class X = highest wildfire risk, extreme exposure.

These SES values form the foundation for Utah's High-Risk Wildland Urban Interface (WUI) maps and guide wildfire preparedness, mitigation planning, and policy decisions under HB 48.

MAP DISCLAIMER

This map is for planning purposes only. Wildfire risk data, including the Structure Exposure Score (SES) and WUI boundaries, was developed by the Utah Division of Forestry, Fire, and State Lands (FFSL) using wildfire models and statewide data. The information shown is generalized and subject to change. No warranty is made regarding accuracy, and users must verify all information before making decisions. Neither City of Holladay City nor the State of Utah assumes liability for use of this map.



County of Salt Lake, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



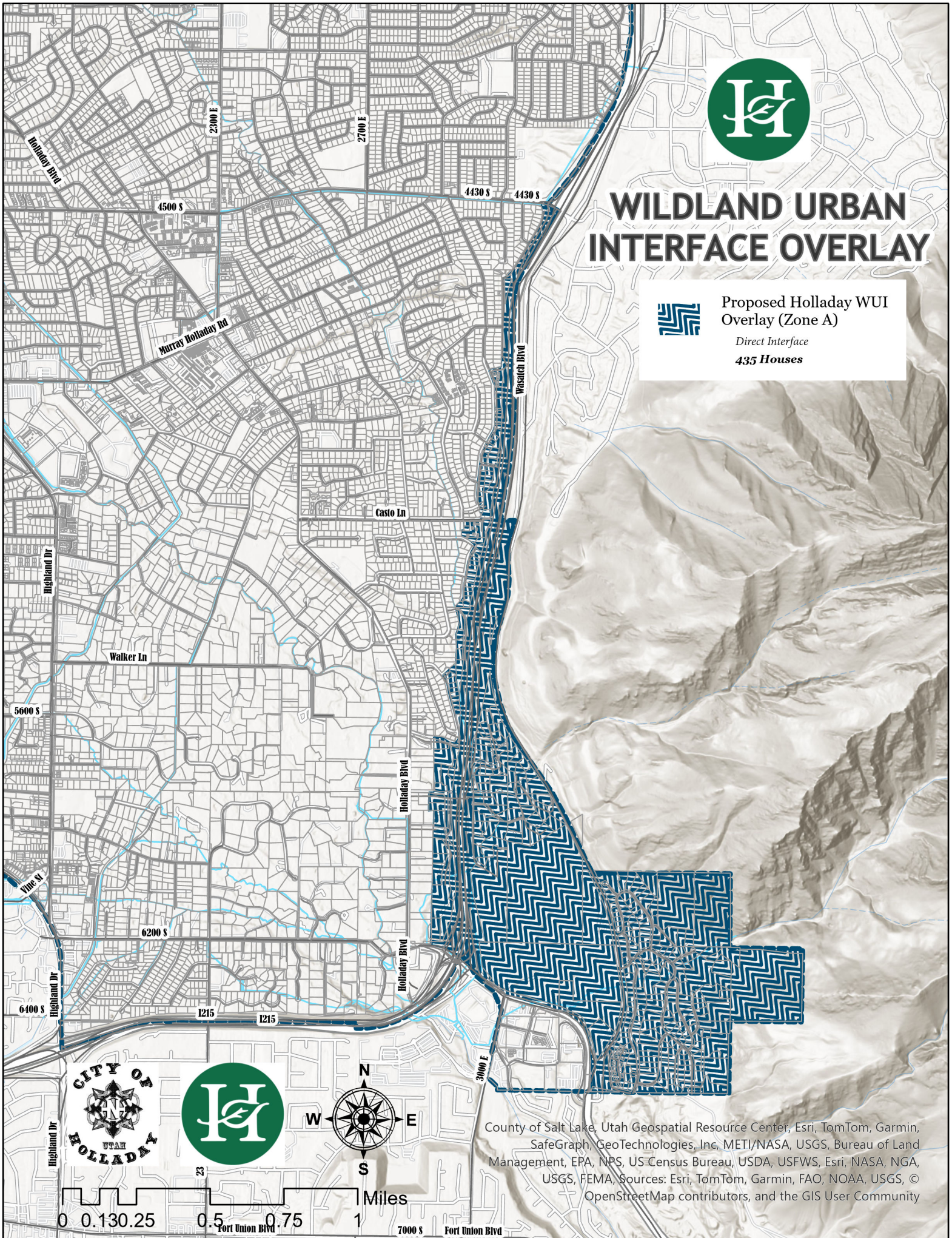
WILDLAND URBAN INTERFACE OVERLAY



Proposed Holladay WUI
Overlay (Zone A)

Direct Interface

435 Houses



County of Salt Lake, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



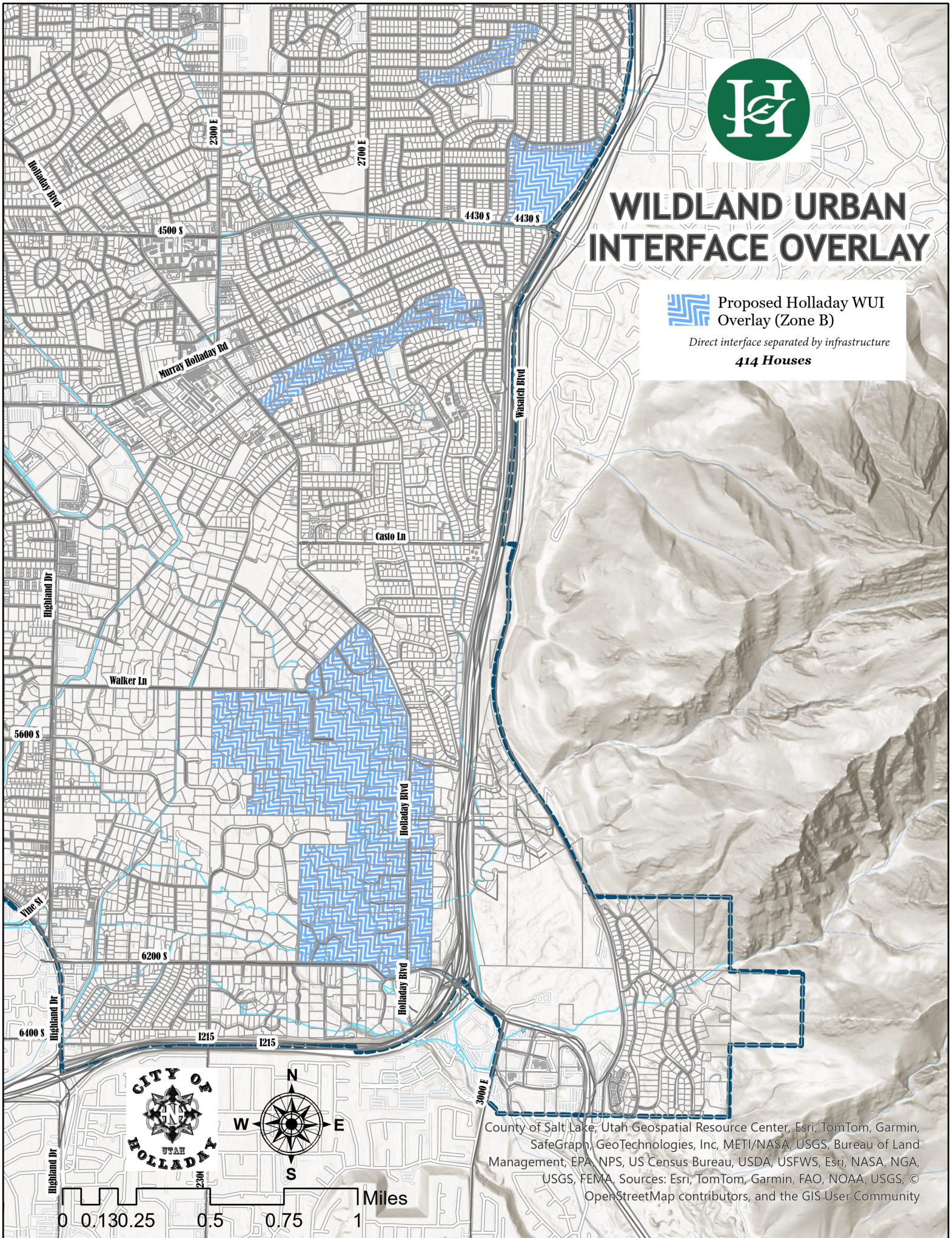
WILDLAND URBAN INTERFACE OVERLAY



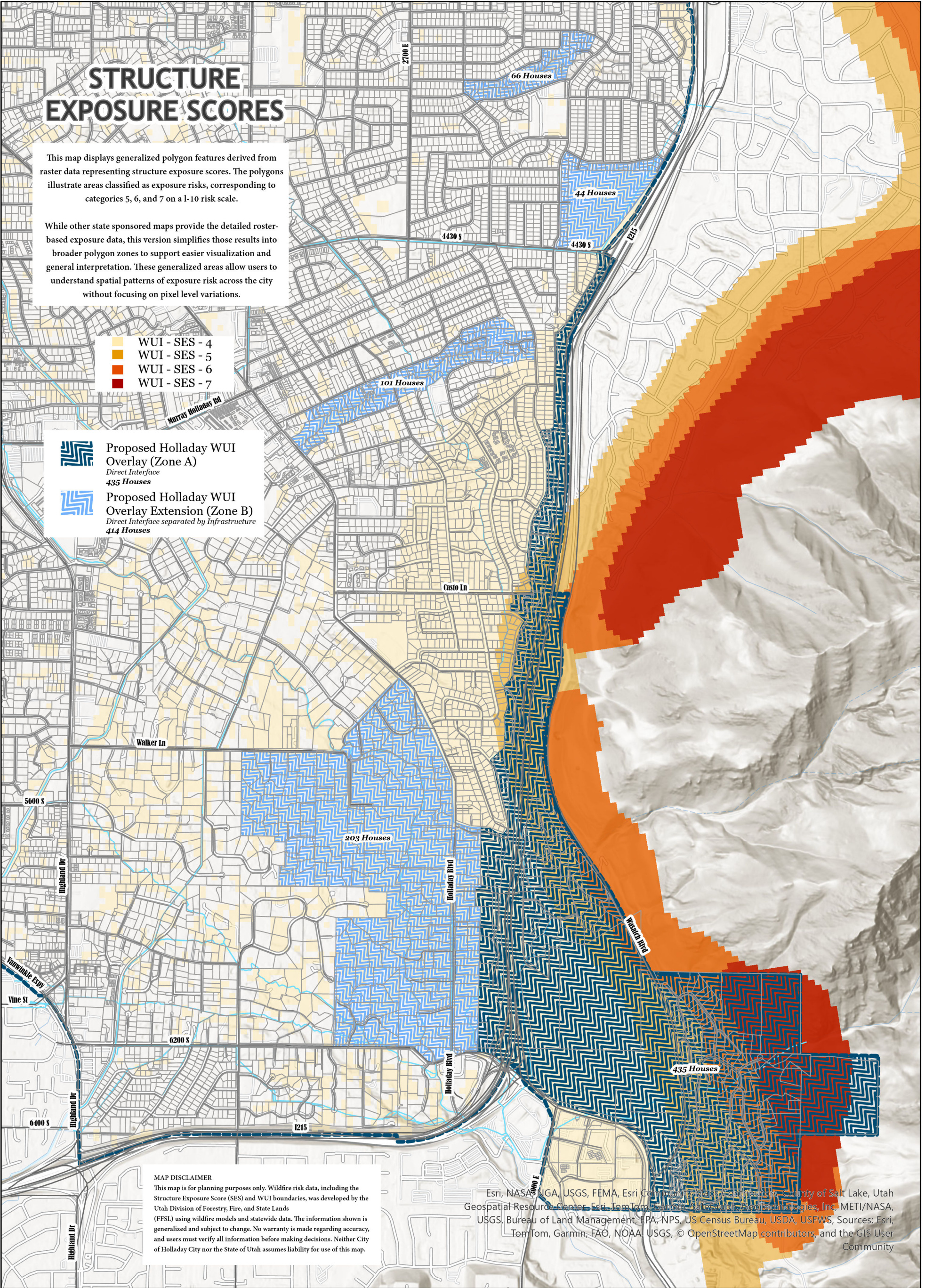
Proposed Holladay WUI
Overlay (Zone B)

Direct interface separated by infrastructure

414 Houses



County of Salt Lake, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





Holladay
Horizons
A 10-Year Vision

Holladay City Council Meeting

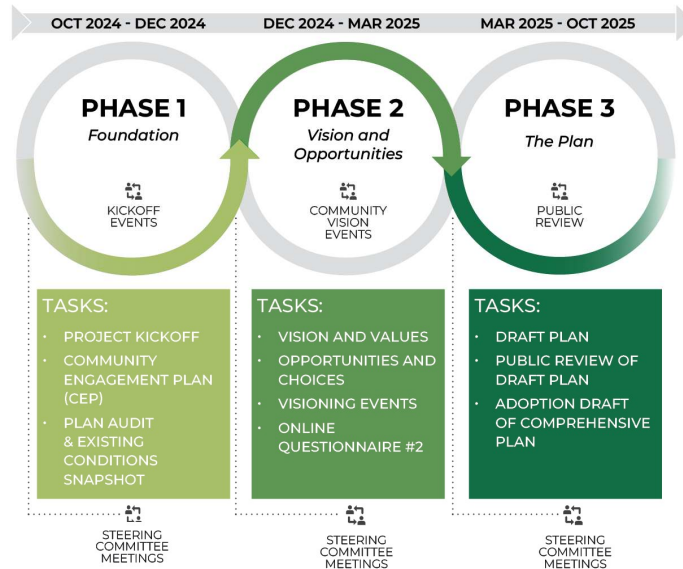
10.23.25

AGENDA



1. Project Overview
2. Public Engagement Overview
 1. Foundation Highlights
 2. Visioning and Opportunity Highlights
 3. Plan Review Highlights
3. Key Changes
4. Chapter Summaries
5. What's Next

PROJECT OVERVIEW



PROJECT OVERVIEW



Public Engagement Overview



Foundation Highlights



- ✓ Outreach
 - 3 Pop Up events with 250+ participants
 - 1 questionnaire with 244 respondents
 - One on one interviews



Foundation Highlights



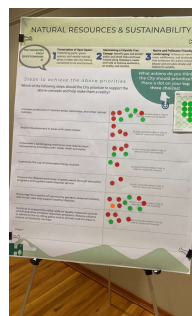
- ✓ Key Themes Emerged
 - Neighborhood Character & Preservation
 - Walkability & Infrastructure
 - Parks, Recreation, & Open Space
 - Responsible Development
 - Local Economy

Overall, residents want Holladay to remain a charming, connected, and integrated with nature while addressing concerns about overdevelopment, affordability, and infrastructure.

Visioning and Opportunities Highlights



- ✓ Outreach
 - 4 Steering Committee Meetings
 - 2 Vision and Values events with 50+ participants over two days
 - 1 questionnaire with 151 respondents



Visioning and Opportunities Highlights



✓ Key Themes Emerged:

- Preservation of Holladay's Character
- Environmental Stewardship
- Walkability and Connectivity
- Community Spaces and Cultural Identity
- Housing Affordability and Flexibility
- Economic Development
- Responsible Growth and Infill
- Transparency and Governance

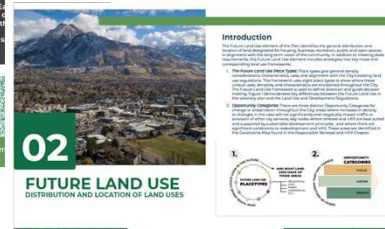
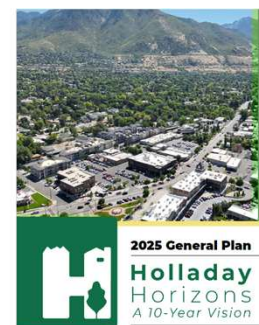
Holladay residents envision a future that preserves the city's distinct character and natural beauty while embracing thoughtful, small-scale growth, improved walkability, and inclusive community spaces—guided by transparent governance and a commitment to sustainability.

Plan Review Highlights



✓ Outreach

- 65+ comments



Visioning and Opportunities Highlights



Holladay has preserved its character as a beautiful and unique community that is safe, family-friendly, and a highly desirable place to live, work, and play. As Holladay changes and evolves, the City considers the needs of future generations while maintaining what is valued today.

- A City with Distinct Character
- A City of Quality Neighborhoods
- Walkable and Connected Community
- A Strong Local Economy
- Remarkable Recreation and Natural Spaces
- Responsible Renewal and Infill

Key Changes



Key Changes



- State Compliance
 - **Water Element**
 - Transportation
 - Housing
- Future Land Use consolidation
- Updates to data and key considerations and use of the **Plan Portal**
- Goals and Policies
 - Formatting
 - Consistency
 - and some changes*

Water Element



Legislative Requirements

- Analyze the effect of permitted development or patterns of development on water demand and water infrastructure.
- Consider methods of reducing water demand and per capita water use for existing development.
- Consider methods of reducing water demand and per capita water use for future development.
- Evaluate modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.

Water Element



Legislative Requirements

The Water Element must also consider:

- Regional Conservation Goals
- Effect Of Water Conservation and Use On The Great Salt Lake
- 2065 Goal for Salt Lake Region: 169 gpcd

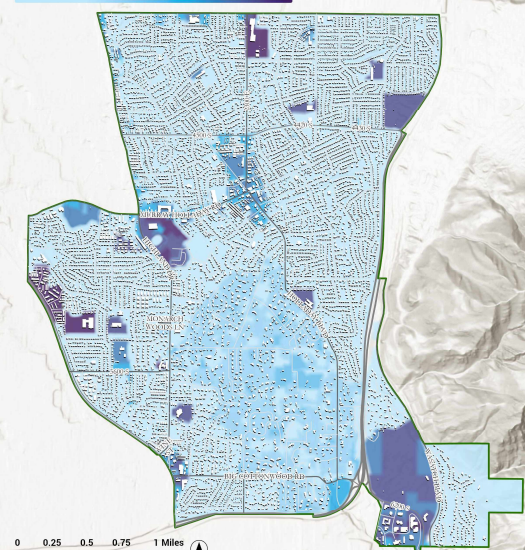
Water Element

Current and future conditions

- The total share of the water districts supply that is used within the city limits is subject to change, however, the combined total capacity of all districts that intersect Holladay's boundary is well beyond the City's projected demand of 7391.5 ac-ft. per year or 2,407 Mgal per year.
- Per capita water use in 2065: 151 gpcd

Water Provider	Salt Lake City Public Utilities (2025)	Holladay Water Company (2019)	JVWCD (2024)
Residential Use	73	182	120.3
Commercial Use	72	13	25.6
Institutional Use	19	14	17.3
Total	174	209	167.8
Goal	174(2030), 164(2040)	197 (2035)	173 (2035)
DNR Salt Lake County Goal (2023)	187	187	187

Holladay Buildout Daily Water Usage Gallons Per Day

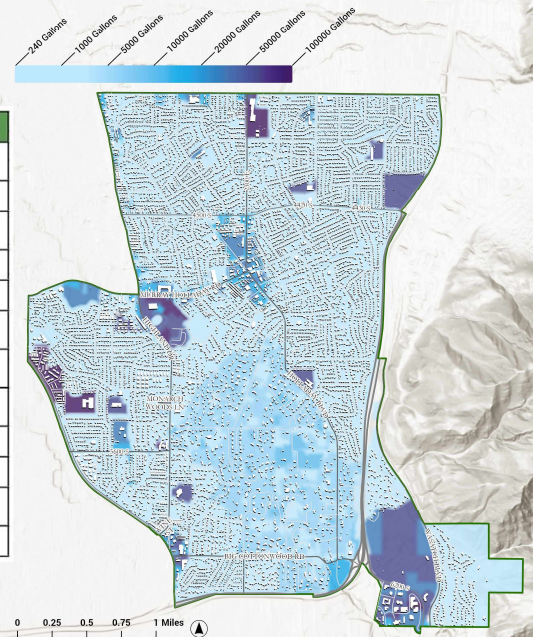


Water Element

WATER USAGE AT BUILDOUT

Future Land Use	Total GPD	Employment Indoor GPD	Employment Outdoor GPD	Residential Indoor GPD	Residential Outdoor GPD
Commercial	40,723	21,554	14,369	1,680	3,120
Community Mixed Use	203,103	92,359	61,573	17,210	31,961
Country Estates	164,736	0	0	57,658	107,078
Holladay Village	426,076	228,385	152,256	15,902	29,532
Low Density Residential	1,936,080	0	0	677,628	1,258,452
Medium Density Residential	717,672	0	0	251,185	466,487
Mixed Use Regional	2,078,758	1,091,252	727,502	91,001	169,002
Open Space	167,421	98,436	65,624	1,176	2,184
Public	857,111	513,547	342,364	420	780
Residential Foothills	2,640	0	0	924	1,716
Total	6,594,320	2,045,534	1,363,689	1,114,784	2,070,313

Holladay Buildout Daily Water Usage Gallons Per Day

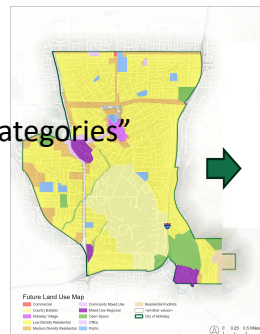


Building the Map



Changes

- Consolidation
 - Stable/protected
 - Area Plans integrated
- Overlay of “opportunity categories”

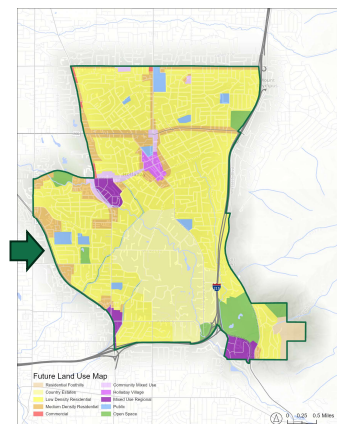


HIGHLAND DRIVE SMALL AREA
MASTER PLAN

THE HOLLADAY CROSSROADS
SMALL AREA MASTER PLAN
(INCLUDING THE HOLLADAY
CROSSROADS PLANNING STUDY)



Adopted May 18, 2017



Building the Map



Changes

- Detailed descriptions

- Mixed Use-Regional Commercial (MU-RC)** - Suggested zones: R/M-U
This district is intended to support the purpose and intent of the Holladay Hills Site Development Master Plan (SDMP).



Regional Mixed Use (MU-R)

SUGGESTED DENSITY

Density: 20-50 Dwelling Units Per Acre

ZONING ALIGNMENT

Zoning Districts: R/M-U, MCR

LAND USE MIX

Primary Uses:

Medium density residential, High density residential

Mixed Use:

Commercial retail, Personal service, Restaurants, Office

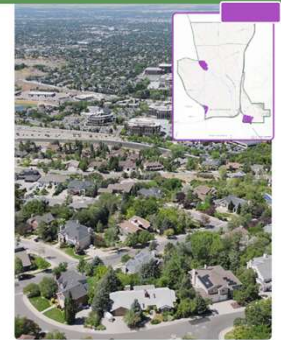
Secondary Uses:

Open space and recreation

DESCRIPTION

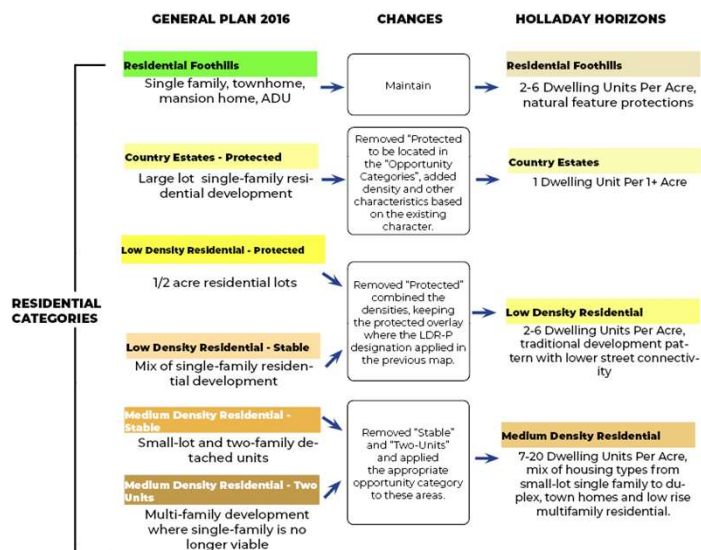
This land use category supports uses with the highest intensity in the City. These areas support a broad range of uses, including higher density housing, office, retail, restaurants, and commercial uses. A key aspect of their development is connectivity, not only within the neighborhood but to the larger region. Incorporating features such as pedestrian crossings, sidewalks, and multimodal transportation options. These areas are destinations where community members and visitors can go to meet their needs, while also encountering valuable places to enjoy public life without having to get back in the car.

34 | Holladay General Plan

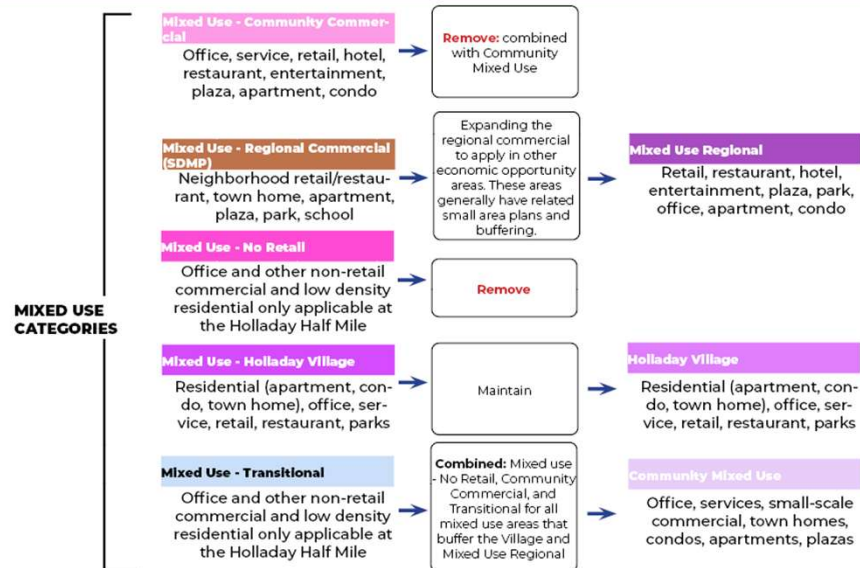


Holladay General Plan | 37

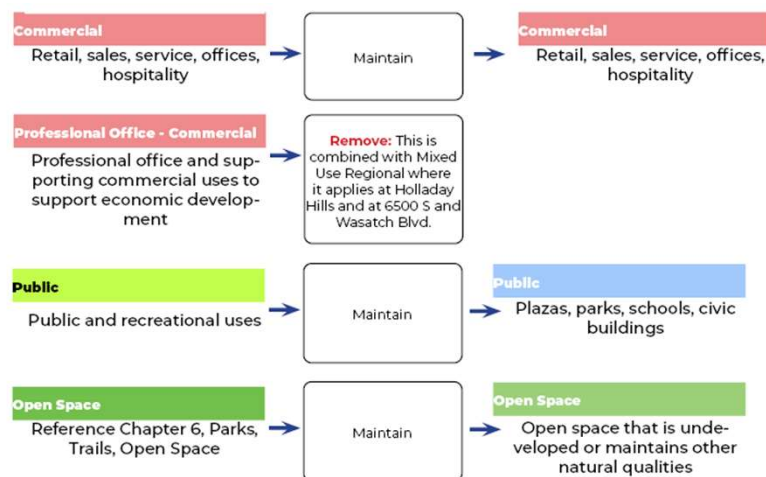
Building the Map



Building the Map



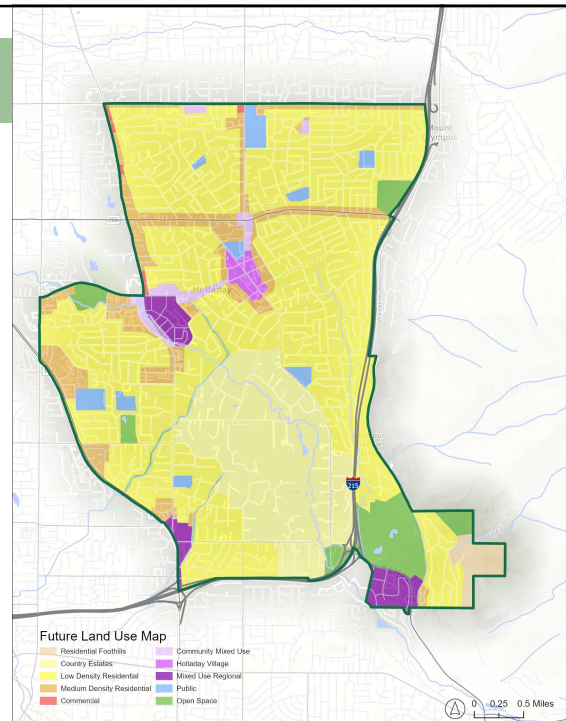
Building the Map



Building the Map

Suggested Designations (2025)

- Country Estates (CE)
- Residential Foothills (R-F)
- Low Density Residential (R-L)
- Medium Density Residential (R-M)
- Regional Mixed Use (MU-R)
- Holladay Village (HV)
- Community Mixed Use (MU-C)
- Public (P)
- Open Space (OS)



Land Use Changes



Placetype	Open Space and Recreation	Agriculture	Institutional	Single-family Residential	Medium-density Residential	High-density Residential	Mixed Use	Commercial/Retail	Corridor Commercial	Personal Services	Restaurants	Office
Country Estates												
Residential Foothills												
Low Density Residential												
Medium Density Residential												
Regional Mixed Use												
Holladay Village												
Community Mixed Use												
Commercial												
Public												

Primary Use

Secondary Use

Land Use Changes



Country Estates (CE)

SUGGESTED DENSITY

Density: 1 Primary Dwelling Unit Per 1+ Acres

ZONING ALIGNMENT

Zoning Districts: R-1-87, R-1-43

LAND USE MIX

Primary Uses: Single-family residential	Secondary Uses: Open space and recreation, Agriculture
---	---

DESCRIPTION

This land use category supports the unique historic building pattern of 1-2 acre lots with country lanes that cannot be found elsewhere in the Salt Lake Valley. Some distinct features of these residential areas are their low traffic streets beneath a dense tree canopy. These areas contain narrow, wandering lanes that are not well suited for high traffic, and streets do not generally include improvements like sidewalks or pedestrian crossings. Because of the lack of pedestrian and vehicle access, commercial and most civic uses are not appropriate in these neighborhoods.



28 | Holladay General Plan

Holladay General Plan | 29

Land Use Changes



Regional Mixed Use (MU-R)

SUGGESTED DENSITY

Density: 20-50 Dwelling Units Per Acre

ZONING ALIGNMENT

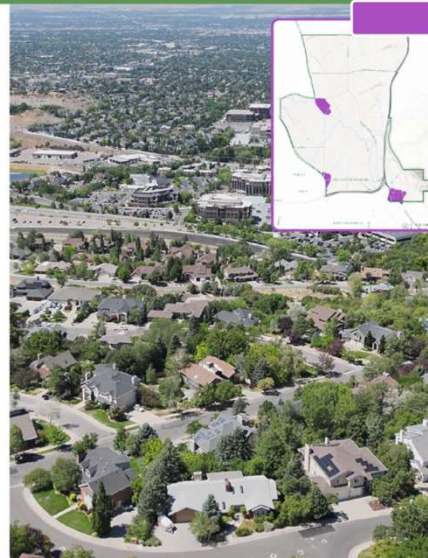
Zoning Districts: R/M-U, HCR

LAND USE MIX

Primary Uses: Medium density residential, High density residential	Mixed use	Commercial/retail, Personal services, Restaurants, Office	Secondary Uses: Open space and recreation
--	-----------	---	---

DESCRIPTION

This land use category supports uses with the highest intensity in the City. These areas support a broad range of uses, including higher density housing, office, retail, restaurants, and commercial uses. A key aspect of their development is connectivity, not only within the node but to the larger region, incorporating features such as pedestrian crossings, sidewalks, and multimodal transportation options. These areas are destinations where community members and visitors can go to meet their needs, while also encountering walkable places to enjoy public life without having to get back in the car.



36 | Holladay General Plan

Holladay General Plan | 37

Goals and Policies

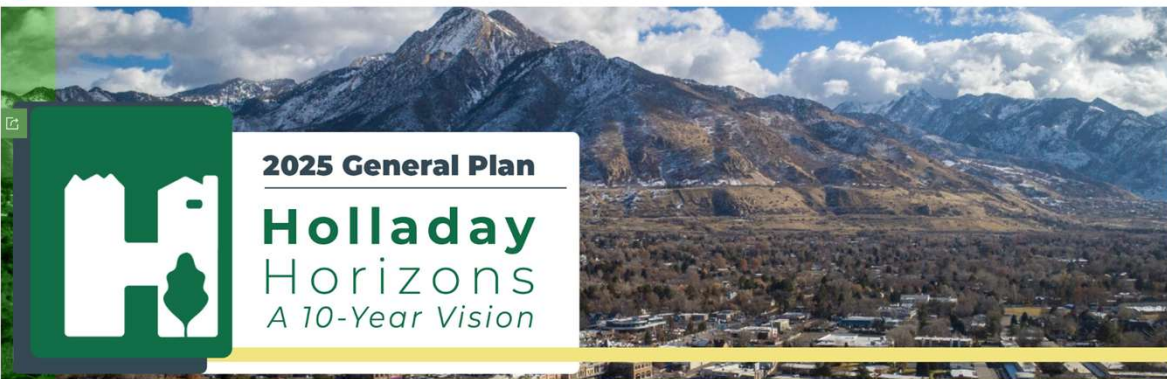


1. Use a consistent chapter structure so that it is clear where each Goal, Policy, and Implementation Measure can be found and how they relate to each other.
2. Establish clearer (less wordy) statements for visions, goals, and objectives.
3. Specify and clarify that the vision statements are future-oriented aspirations to reduce confusion.
4. Simplify goal and objective statements so they reference only one topic and can be more easily referenced when staff make recommendations. This may mean developing more goals.
5. Clearly differentiate Goals, Principles, and Implementation Measures visually
6. Consistently use these terms in each chapter and maintain the hierarchy
 1. Principle (One of the Vision Principles which sets the stage for the Chapter)
 2. Goals
 3. Policies
 4. Implementation Actions (table)

The Interactive Portal



 [Holladay General Plan](#) [Land Use](#) [Distinct Character](#) [Quality Neighborhoods](#) [Remarkable Recreation and Natural Spaces](#) [Local Economy](#) [More+](#)



2025 General Plan
Holladay
 Horizons
A 10-Year Vision

Holladay Horizons serves as a planning guide to assist in the decision-making processes while recognizing residential and economic development pressures. The adoption of a general plan is mandated by Utah State Code (10-9a-401) and must present the current and future need of Holladay's residents. Holladay has changed and evolving needs and challenges necessitated an update to the City's previous General Plan (2016). The goals and policies in the previous general plan were analyzed in the context of the conditions of 2025 alongside community feedback throughout the Holladay Horizons drafting process. Changes were made to goals and policies only where they were identified by key data or by the community. The Holladay Horizons General Plan, as an extension of the previous general plan, is intended to guide future development and growth over the next 10 to 15 years

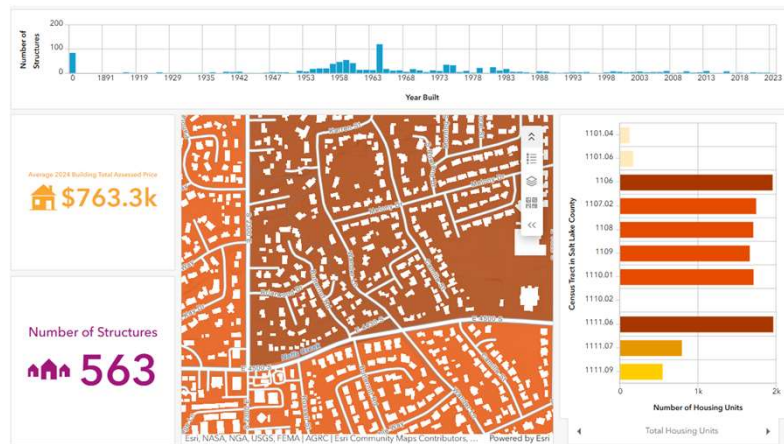
<https://holladay-general-plan-holladay.hub.arcgis.com/>

The Interactive Portal



Why?

- Easily accessible for community members
- Ability to investigate the City independently
- Easy to update, ensuring that it is relevant on the future



Vision, Goals, Policies



Holladay has preserved its character as a beautiful and unique residential community that is safe, family-friendly, and a highly desirable place to live, work, and play. As a City, we value our rich history and pride ourselves on providing neighborhood service rooted in tradition. As Holladay changes and evolves, we strive to consider the needs of future generations while protecting what is valued today.

The survey form is titled 'QUALITY NEIGHBORHOODS' and includes the following sections:

- Header:** 'Holladay...' followed by a statement: 'Holladay... residential neighborhoods of housing types and uses that reflect its vision for today.' Below this is a 'Yes' button and a 'No' button.
- Body:** A statement: 'Supports its distinct residential neighborhoods by providing a balance of housing types and access to residents' daily needs.' Below this is a 'Yes' button, a 'Maybe' button, and a 'No' button.
- Footer:** A section titled 'What would you change?' with a text input field and a 'Submit' button.



"neighborhood services" is not relatable

Vision, Goals, Policies



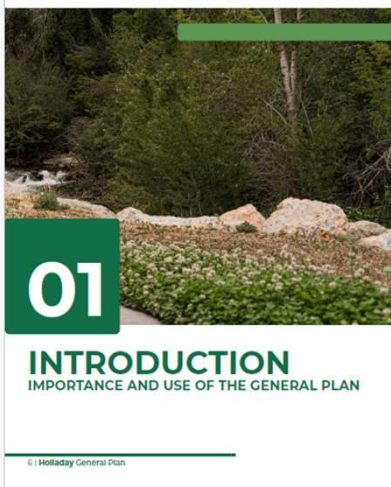
Holladay has preserved its character as a beautiful and unique residential community that is safe, family-friendly, and a highly desirable place to live, work, and play. ~~As a City, we value our rich history and pride ourselves on providing neighborhood service rooted in tradition.~~ As Holladay changes and evolves, we strive to consider the needs of future generations while protecting what is valued today.

Holladay has preserved its character as a beautiful and unique residential community that is safe, family-friendly, and a highly desirable place to live, work, and play. As Holladay changes and evolves, we strive to consider the needs of future generations while protecting what is valued today.

CHAPTER SUMMARIES

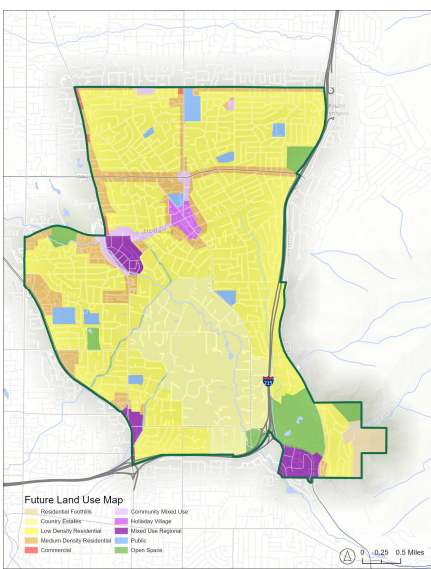


Chapter 1. Introduction



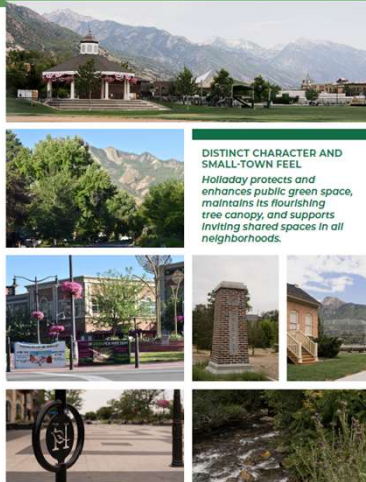
- Required elements:
 - Land Use, Water Use and Preservation, Transportation, Plan for Moderate Income Housing
- Additional and Crosscutting Elements
- How to Use the Plan
- Plan Process and Engagement
- Holladay Horizons Vision Statement

Chapter 2. Future Land Use



- Future Land Use Map and Place Types
 - Suggested Density
 - Zoning Alignment
 - Land Use Mix (primary and secondary uses)
 - Land Use Category Description
- Opportunity Categories and Evolve Map
 - Evolve
 - Sustain
 - Protect

Chapter 3. A City with Distinct Character

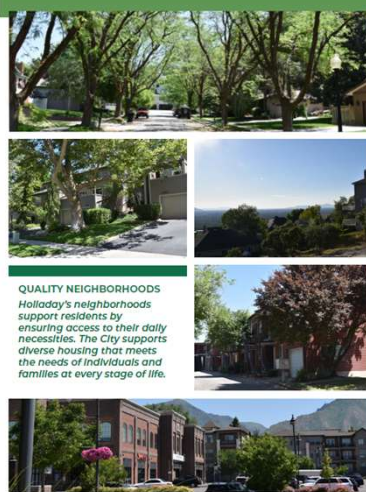


DISTINCT CHARACTER AND SMALL-TOWN FEEL
Holladay protects and enhances public green space, maintains its flourishing tree canopy, and supports inviting shared spaces in all neighborhoods.

16 | Holladay General Plan

- Vision Principle
- Key Considerations
 - Land Uses
 - Urban Design Characteristics Historic Resources
 - Neighborhood Preservation
- Goals and Policies

Chapter 4. A City of Quality Neighborhoods



QUALITY NEIGHBORHOODS
Holladay's neighborhoods support residents by ensuring access to their daily necessities. The City supports diverse housing that meets the needs of individuals and families at every stage of life.

Holladay General Plan | 17

- Vision Principle
- Key Considerations
 - Neighborhood Characteristics
 - Housing Trends
 - Housing Needs
- Goals and Policies

Chapter 5. Walkable and Connected Community



WALKABLE AND CONNECTED COMMUNITY
Holladay prioritizes bicycle, pedestrian, and transit connections while ensuring roadway networks continue to unite regional destinations with gathering spaces, businesses, neighborhoods, and recreation.



18 | Holladay General Plan

- Vision Principle
- Key Considerations
 - Public Transit and Regional Connections
 - Active Transportation
 - Holladay's Pedestrian Network
 - Holladay's Active Transportation Network
 - Major Corridors
- Goals and Policies

Chapter 6. A Strong Local Economy



A STRONG LOCAL ECONOMY
Holladay supports existing local businesses and builds upon commercial areas by providing opportunity for new businesses.

Holladay General Plan | 19

- Vision Principle
- Key Considerations
 - General Fund Revenue
 - Sales Tax Base
 - Economic Districts
 - Employment and Workforce
 - Competitiveness and Target Industries
 - Business Retention and Attraction
- Goals and Policies

Chapter 7. Remarkable Recreation and Natural Spaces



REMARKABLE RECREATION AND NATURAL SPACES
Holladay nurtures its public amenities and natural spaces, ensuring that its breathtaking views, access, and quality recreation spaces are maintained now and for future generations.



20 | Holladay General Plan

- Vision Principle
- Key Considerations
 - Natural Resources
 - Natural Hazards
 - Parks and Level of Service
 - Open Space
- Goals and Policies

Chapter 8. Responsible Renewal and Infill



RESPONSIBLE RENEWAL AND INFILL
Holladay grows thoughtfully, integrating new development cohesively, encouraging sustainable change, and providing exceptional service and infrastructure for infill, redevelopment, and existing neighborhoods.



Holladay General Plan | 21

- Vision Principle
- Key Considerations
 - Service Providers
 - Water Considerations
 - Constraints to Growth
- Goals and Policies

Appendix.



RESPONSIBLE RENEWAL AND INFILL

Holladay grows thoughtfully, integrating new development cohesively, encouraging sustainable change, and providing exceptional service and infrastructure for infill, redevelopment, and existing neighborhoods.

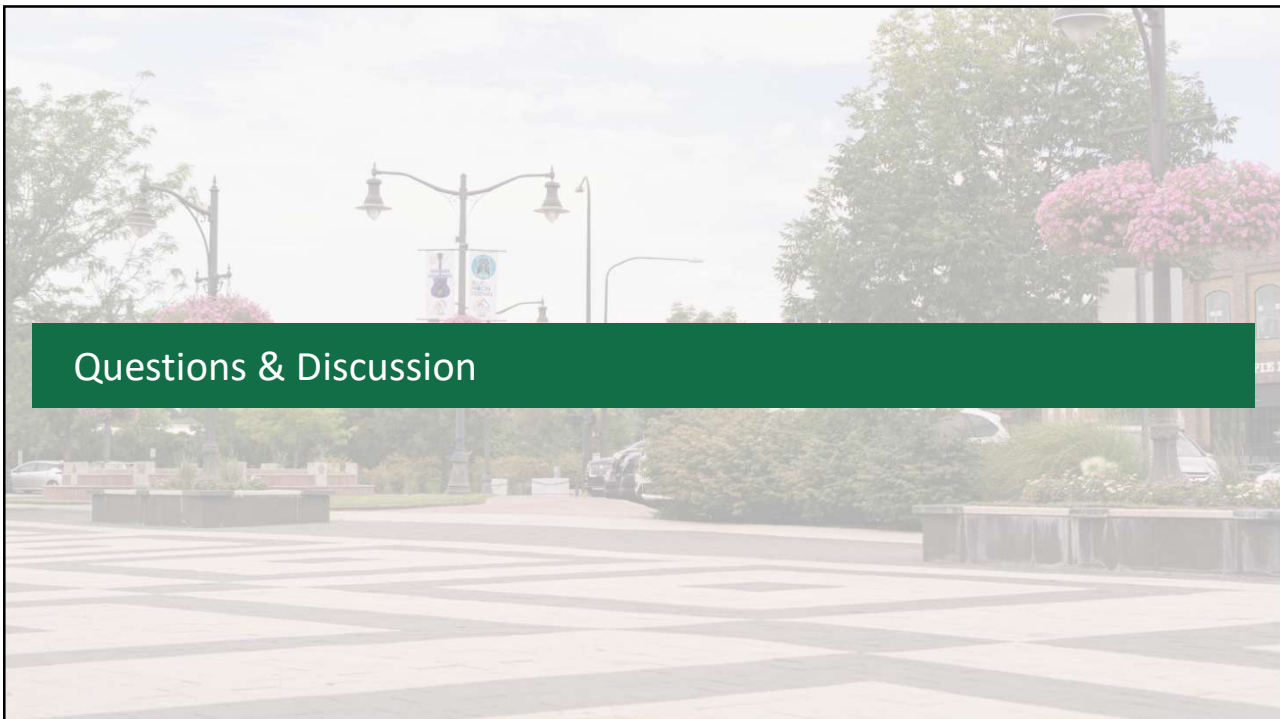


Holladay General Plan | 21

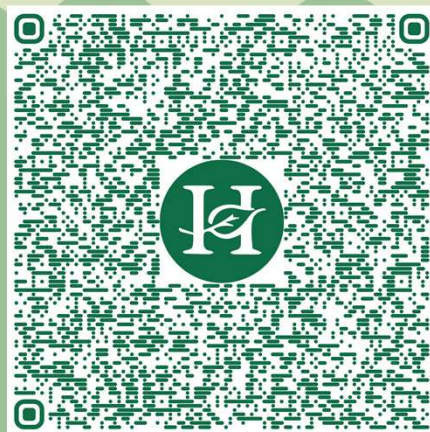
The Appendix will include...

- Public Engagement Summaries
- Area Plans

Questions & Discussion



NEXT STEPS



THANK YOU!