



**NOTICE OF A MEETING OF THE  
CITY OF HOLLADAY CITY COUNCIL  
THURSDAY, MARCH 19, 2026**

- 5:00 p.m. Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*
- 5:30 p.m. Briefing Session & Work Meeting** –
- a. Wasatch Front Waste & Recycling Update** – *Emily*
  - b. Bus Stop Discussion** - *Jon*

**PUBLIC NOTICE IS HEREBY GIVEN** that the Holladay City Council will hold a Council meeting on **Thursday, March 19, 2026 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](mailto:scarlson@holladayut.gov)

**AGENDA**

- I. **Welcome** – *Mayor Fotheringham*
- II. **Pledge of Allegiance** – *Mei Hashimoto*
- 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](mailto:scarlson@holladayut.gov) with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below*
- IV. **Consideration of Ordinance 2026- 02 Amending the Budget for Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026**
- V. **City Manager Report** - *Holly*
- VI. **Council Report & District Issues**
- VII. **Reconvene in a Work Meeting:**
  - a. **2026 Legislative Session Wrap-up** – *Spatafore's*

- b. **Spring Lane Update- MHTN**
- c. **Accessory Dwelling Units (ADU) Update - Jon**
- d. **Calendar**  
*Council Meetings – April 16, April 23, May 7,14 & 21*

VIII. ***Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205***

IX. ***Adjourn***

**Public Comment Polic & 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 certify that the above agenda notice was posted at Holladay City Hall, the City website [www.holladayut.gov](http://www.holladayut.gov), the Utah Public Notice website [www.utah.gov/pmn](http://www.utah.gov/pmn), and the Holladay Library.*

***DATE POSTED: Monday, March 16, 2026***  
*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**

**ORDINANCE NO. 2026-02**

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF HOLLADAY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026**

**WHEREAS**, the City Council of the City of Holladay has adopted, by ordinance, the budget for the City for the fiscal year beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of the state statute; and

**WHEREAS**, the City Manager has prepared and filed with the City Recorder a proposed amendment to the adopted budget for consideration by the City Council; and

**WHEREAS**, said proposed amendment reflects changes in the budget to account for actual revenues received and expenditures incurred; and

**WHEREAS**, the proposed amendments have been duly noticed and a public hearing held on March 5, 2026 and

**WHEREAS**, all conditions precedent to the amendment of the budget have been accomplished; and

**WHEREAS**, the City Council determines that amending the fiscal year 2025-2026 budget is in the best interest of the health, safety, and welfare of the citizens of the City of Holladay;

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

**Section 1.** Budget Amendment Adoption. The budget amendments attached hereto as Exhibit A and made a part of this Ordinance are hereby adopted and incorporated in the budget of the City of Holladay, Utah for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the requirements of state law.

**Section 2.** Certification. The City Recorder is hereby directed to have this Ordinance certified by the City Manager as the City Budget Officer.

**Section 3.** Effective Date. This ordinance shall take effect immediately upon posting.

**PASSED AND APPROVED** this 19<sup>th</sup> day of March, 2026.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

David Sundwall	Yea	Nay ___
Matt Durham	Yea	Nay ___
Natalie Bradley	Yea	Nay ___
Drew Quinn	Yea	Nay ___
Emily Gray	Yea	Nay ___
Paul Fotheringham	Yea	Nay ___

**ATTEST:**

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Stephanie N. Carlson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 19<sup>th</sup> day of March, 2026.

**RECORDED** this 19<sup>th</sup> day of March, 2026.

City of Holladay Proposed Budget Amendment					
General Ledger Account Description	FY26 Original Budget	Proposed Change	FY26 Proposed Amended Budget	Description	
<b>General Fund</b>					
<b>Revenues</b>					
Appropriated Fund Balance	-	226,252	226,252	Increase use of fund balance	
<b>TOTAL RECOMMENDED REVENUE BUDGET</b>					
<b>ADJUSTMENTS - GENERAL FUND</b>	\$ -	\$ 226,252	\$ 226,252		
<b>Expenditures</b>					
Salaries & Wages	-	65,500	65,500	City Prosecutor & Paralegals	
Employee Benefits	-	29,399	29,399	City Prosecutor & Paralegals	
Training	-	1,200	1,200	City Prosecutor & Paralegals	
Software	-	5,000	5,000	City Prosecutor & Paralegals software	
Prosecuting Attorney	225,000	(30,000)	195,000	Reduction in contracted prosecuting services	
Christmas Decorations	10,000	50,000	60,000	Village Lighting	
Transfer to CP	1,385,155	(50,000)	1,335,155	Reduced transfer to CP for Lighting	
Building Inspection Contract	50,000	40,000	90,000	Third party inspection services	
Transfer to LBA	-	201,150	201,150	Debt sevice payment	
Increase in Fund Balance	85,997	(85,997)	-	Decrease contribution to fund balance	
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET</b>					
<b>ADJUSTMENTS - GENERAL FUND</b>	\$ 1,756,152	\$ 226,252	\$ 1,982,404		
<b>Arts Fund</b>					
<b>Revenues</b>					
Ticket Sales	25,000	15,000	40,000	Community Theatre Ticket Sales	
Individual Donations Arts Council	2,000	40,000	42,000	Individual donation for Community Theater	
<b>TOTAL RECOMMENDED REVENUE BUDGET</b>					
<b>ADJUSTMENTS - ARTS FUND</b>	\$ 27,000	\$ 55,000	\$ 82,000		
<b>Expenses</b>					
Salaries & Wages	64,919	8,250	73,169	Adjustment for seasonals salaries Concert Producer and Event Coordinator	
Employee Benefits	38,551	750	39,301	Adjustment for seasonals salaries Concert Producer and Event Coordinator	
Adm - Musical Licensing	3,100	8,000	11,100	Community theater event	
Program - Supplies	1,150	15,000	16,150	Community theater event	
Advertising / Public Relations	10,650	1,500	12,150	Community theater event	
Concessions / Refreshments	900	500	1,400	Community theater event	
Individual Artist Payments	15,300	10,500	25,800	Community theater event	
Facility Rental	15,000	1,500	16,500	Community theater event	
Volunteer Appreciation	1,750	1,000	2,750	Community theater event	
Professional Services	15,800	4,000	19,800	Community theater event	
Contribution to Fund Balance	-	4,000	-	Contribution to fund balance	
<b>TOTAL RECOMMENDED EXPENSE BUDGET</b>					
<b>ADJUSTMENTS - ARTS FUND</b>	\$ 167,120	\$ 55,000	\$ 218,120		
<b>Grants Fund</b>					
<b>Revenues</b>					
Energy Efficiency Grant	143,927	(43,927)	100,000	Correction to energy efficiency grant City match	
Transfer from Capital Projects	-	46,721	46,721	Skatepark security camera City match /	
State Homeland Security Grant	-	7,500	7,500	Skatepark security camera grant	
<b>TOTAL RECOMMENDED REVENUE BUDGET</b>					
<b>ADJUSTMENTS - GRANTS FUND</b>	\$ 143,927	\$ 10,294	\$ 154,221		
<b>Expenditures</b>					
Homeland Security Grant	-	10,294	10,294	Skatepark security camera	
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET</b>					
<b>ADJUSTMENTS - GRANTS FUND</b>	\$ -	\$ 10,294	\$ 10,294		
<b>Capital Projects Fund</b>					
<b>Revenues</b>					
Approp Fund Balance	7,466,496	46,721	7,513,217	Energy eefficiency grant match /Skatepark security camera City portion	
Transfer from General Fund	1,385,155	(50,000)	1,335,155	Village Lighting	
<b>TOTAL RECOMMENDED REVENUE BUDGET</b>					
<b>ADJUSTMENTS - CAPITAL PROJECTS FUND</b>	\$ 8,851,651	\$ (3,279)	\$ 8,848,372		
<b>Expenditures</b>					
Lighting upgrades Village	100,000	(50,000)	50,000	Village Lighting	
Transfer to Grants Fund	-	46,721	46,721	Energy eefficiency grant match / Skatepark security camera City portion	
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET</b>					
<b>ADJUSTMENTS - CAPITAL PROJECTS FUND</b>	\$ 100,000	\$ (3,279)	\$ 96,721		

SPRING LANE  
ADAPTIVE REUSE PLAN  
BRIDGING DOCUMENT  
**CITY COUNCIL**

*March 19th, 2026*





# AGENDA

VISION AND GOALS

MASTER PLAN OVERVIEW

BRIDGING DOCUMENT OVERVIEW

DOG PARK TOUR

MOVING FORWARD

# VISION

To create a vibrant and inclusive local park that fosters belonging and connection. Spring Lane will have innovative design and programming to provide year-round activation, preserve the neighborhood character, utilize resources efficiently, and establish a cherished destination enriched with local heritage and creative placemaking.

## COMMUNITY + CONNECTION



Bringing local community members together through memorable gathering spaces



Creating an engaging environment for people of all ages and abilities

## SUSTAINABLE + RESILIENT



Creating a more water-wise & sustainable neighborhood park



Creating a bicycle-friendly park encourages sustainable and resilient modes of connecting the community

## INNOVATIVE + FLEXIBLE



Flexible outdoor spaces for all types of activities, events, and groups



Year-round activities establish the park as a destination during any season

## LEGACY + PLACEMAKING



A memorable destination by honoring the educational heritage of the site



Creating identity through local art and natural elements connects the neighborhood with the nature around it

# PLAN OVERVIEW



**SITE CONDITIONS**

**VISION & GUIDING  
PRINCIPLES**

**ENGAGEMENT & PROCESS**

**MASTER PLAN CONCEPT**

**PHASING & COST**

# PHASE 1: COMMUNITY ENGAGEMENT REVIEW

## ADJACENT RESIDENTS WORKSHOP

- Approximately 22 participants whose properties back onto the site

## STAKEHOLDER INTERVIEWS

- Granite School District
- Impact United
- Salt Lake County Parks and Recreation

## ONLINE SURVEY (680 RESPONSES)

- Top most requested write-in amenities: **dog park, splash pad, bike/pump track, pickleball, walking/jogging path, seating, shade structures**
- Concerns with **noise and lighting** at night

## COMMON THEMES AND PRIORITIES

- A recreation space for **all ages**
- **Keeping parts of Spring Lane Elementary** as a historic marker
- Support for **youth sports leagues** and ensuring appropriate fields are available to use
- Saving the mature trees and/or **planting more trees for shade**, noise mitigation, and beautification
- **Maintain viewshed** to the mountains



Adjacent Residents Workshop - Group Activity



Overview of the proposed park facing east

# 2024 CONCEPT PLAN REVIEW



# PROGRAMMING PREFERENCES

## Alignment

- Does the original park master plan still align with the City's priorities?
- If not, what priorities have changed?

## Parking

- What level of improvement is desired for the existing parking lot?
- Is there still an interest in expanding the lot to the south?

## Field Use

- What is the intent for the use of these fields?
- Should we focus on general use? Or for specific youth sports?



## Pickleball Courts

- How many pickleball courts will be needed for our site? (4, 6, more?)

## Circulation

- Is there still interest in having multiple perimeter path types?
- Should we focus on a single looped path? If so, which material is preferred?

## Fields

- Is there a desire to keep as much of the open space a "traditional" bluegrass lawn?
- Is there interest in converting non-field grass into a more water-wise option? (native grass, more shrubs, etc)

## Irrigation

- Should the entire irrigation system be upgraded at this time? Or should we try and reuse what we are able of the older system?

# DOG PARK DISCUSSION



## Positives

- Nice open feel
- Mature trees
- Lots of shade

## Challenges

- Maintenance and labor
- Upkeep costs

## Considerations

- Get the dog community involved
- Neighbor input is critical
- Design for easy upkeep and access

# PROPOSED ADAPTIVE REUSE FEATURES



## Building facade

The building's geometric facade will be reincorporated in a number of elements in the park including a new plaza area and mural.

## Bridge walkways

Existing bridge hallways will be repurposed to facilitate a connection between the central core of the park and active recreation areas to preserve the 'heart' of Spring Lane Elementary.

## Glulam beams

The iconic glulam beams of Spring Lane Elementary are to be repurposed on site as trellis elements along the primary walking path around the park.

A winter landscape with snow-covered ground, bare trees, a mountain peak, and a pavilion. The scene is overlaid with a semi-transparent green filter. The text "BRIDGING DOCUMENT OVERVIEW" is centered in white, bold, sans-serif font.

# BRIDGING DOCUMENT OVERVIEW

# PURPOSE

## SCOPE:

- Document suitable for Design-Build procurement is targeted for late Summer 2026
- Refine the existing concept design and programming elements on-site to one preferred illustrative site plan
- Cost estimates for the development of the preferred concept

## IN PROGRESS:

- Site survey
- Review of existing irrigation system
- Finalization of program elements



A winter landscape featuring a snow-covered field in the foreground. In the middle ground, there is a wooden gazebo with a peaked roof. Several large, bare trees are scattered throughout the scene. In the background, a range of mountains with snow-capped peaks is visible under a clear blue sky. The entire image has a semi-transparent green overlay.

# COMMUNITY ENGAGEMENT

# PHASE 2: COMMUNITY ENGAGEMENT OVERVIEW



**NOTIFICATIONS**  
ONLINE/PHYSICAL  
*MARCH*

- SOCIAL MEDIA
- FLYERS
- POSTCARDS/ MAILERS
- A-FRAMES



**SURVEY**  
ONLINE  
*MARCH*

- SOCIAL PINPOINT
- WEBSITE UPDATES



**OPEN HOUSE**  
IN-PERSON  
*APRIL*

- INTERACTIVE
- DISCUSS VISION
- UNDERSTAND TRADE-OFFS

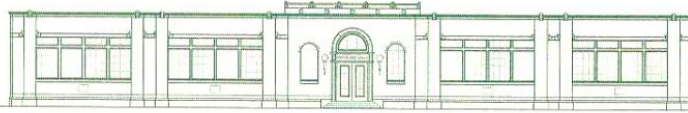


**COUNCIL MEETING(S)**  
IN-PERSON  
*MARCH - APRIL*

- DOG PARKS TOUR
- PRESENTATIONS
- ENGAGEMENT SUMMARY MEMO

# NEXT STEPS

- *ONLINE SURVEY AND OPEN HOUSE (APRIL 15TH)*
- *ENGAGEMENT SUMMARY MEMO*
- *PARK CONCEPT REFINEMENT*



**City of Holladay**  
HOLLADAY CITY COUNCIL

## COUNCIL STAFF REPORT

**MEETING DATE:** March 19<sup>th</sup>, 2026

**SUBJECT:** Discussion – Accessory Dwelling Unit Update (Title 13.14.031 VS SB284)

**SUBMITTED BY:** Jonathan Teerlink, CED Director

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**ACTION:**

*Discussion only*

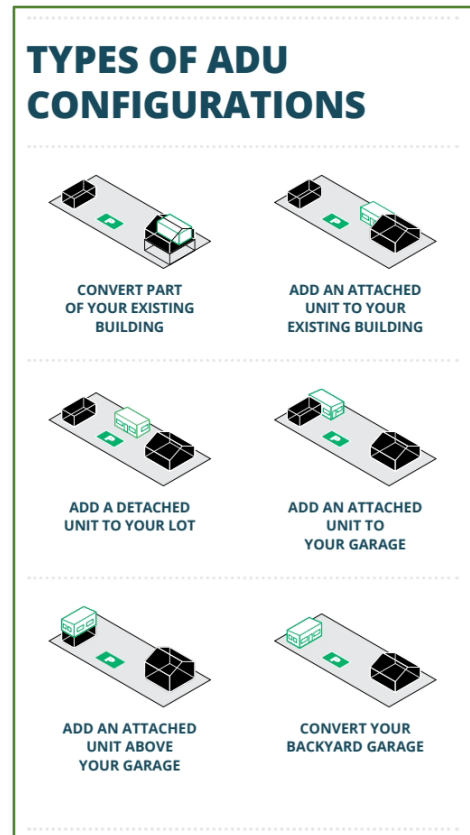
**SUMMARY:**

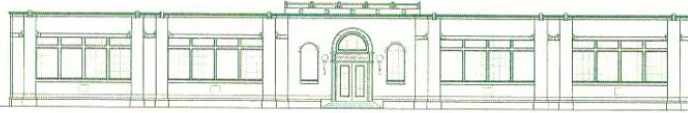
Accessory Dwelling Units serve as a state mandated approach to addressing housing shortages and affordability concerns. City of Holladay has maintained compliance with state statutes by updating existing ordinances and expanding allowances to anticipate future housing needs.

**BACKGROUND:**

A land use law that has been making headlines for the past few years highlights a property owner’s additional property right at a single-family residence. The allowance originated from state legislation (2021) with the intent to immediately create new, affordable housing types. The statute mandated new municipal zoning regulations to expand the historic use of any single-family home to allow an additional dwelling unit or Accessory Dwelling Unit within the home. Known as an Internal Dwelling Unit (IADU), the city council adopted a complying ordinance in late 2021.

In Holladay, the ADU is not a new land use concept. Known historically as a Guesthouse, the City has allowed this land use since the city’s incorporation. The City’s version of a non-rentable, detached, tiny home was limited to properties ½ acre or larger in size. At the time, the larger lot size standard presumed minimal impact to neighboring properties which meant their use was largely contained with the City’s estate areas. With the council’s 2021 ordinance update, the term was modified and the use expanded – with limitations.





**City of Holladay**  
HOLLADAY CITY COUNCIL

Since 2021 additional amendments to the Holladay’s ADU ordinance have been studied by staff and adopted by city council. The amendments centered on the City’s goal of creating affordable housing. The amendments achieve that goal while also maintaining compliance with state’s affordable housing statutes and reporting requirements.

**ADU ORDINANCE ADOPTION HISTORY:**

- 1999, City of Holladay allows detached Guesthouses on ½ acre or larger properties.
- 2021, the State of Utah statute mandates internal accessory dwelling units as permitted uses. Municipalities were allowed to place additional regulations on external accessory dwelling units (EADUs).
- Through 2021, the Council worked on a compliant text amendment. The provisions allowed IADUs and limited EADUs to parcels ½ acres or larger.
- 2024, as part of the state’s annual Moderate Income Housing report, the city amended the ADU ordinance to allow EADUs on any parcel with a single-family home. Additional standards are also codified.
- 2026, the [currently enrolled State of Utah SB284](#) enacted §10.21.304 ([line 1993](#)) which states that by 10/1/2026 a municipality must adopt an ordinance permitted DADUs on any lot 11,000 sq ft or larger. The statute provides additional standards
- As of 2021, The Community and Economic Development Department have issued or are actively reviewing permits for 48 new ADUs.

**STATE COMPLIANCE:**

The council’s 2024 amendment decisions further implement the moderate-income housing strategy adopted by the City of Holladay to *“create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones”*. This action was successfully reported during the 2025 MIH audit. Additionally, the council’s preference to discuss and adopt new ADU standards which revised current provisions of ordinance [§13.14.031](#) provided *direct alignment with all SB284 provisions of the state’s 2026 legislation.*

**ADUs IN THE FUTURE:**

It is the staff’s opinion that the council should be commended when taking steps that provide foresight into land use decisions. Planning is a forward-thinking process intended to anticipate change rather than to react to change. There is a lot of momentum around the housing conversation in Utah ADUs, which are an effective tool to improve the availability of housing. Taking advantage of this momentum is encouraging while furthering the discussion of ADU accessibility in Holladay.

	<b>What is currently permitted?</b>				
	<a href="#">Holladay ordinance</a>	<a href="#">Cottonwood Heights</a>	<a href="#">Millcreek</a>	<a href="#">Sandy</a>	<a href="#">Murray</a>
<b>Zones</b>	<ul style="list-style-type: none"> <li>All Residential zones, but cannot be added to attached style homes (twin/town)</li> </ul>		<ul style="list-style-type: none"> <li>All single-family residential zones</li> </ul>	<ul style="list-style-type: none"> <li>All single-family residential zones</li> </ul>	<ul style="list-style-type: none"> <li>By specified overlay zone</li> </ul>
<b>Lot Size</b>	All		<ul style="list-style-type: none"> <li>All - External must be on min 8,000sqft</li> </ul>	All	<ul style="list-style-type: none"> <li>Minimum 10,000 sq ft</li> </ul>
<b>Owner Living On Site</b>	Yes, required		Yes	yes	yes
<b>Type of ADU (Internal vs. External)</b>	Internal and External		Internal and External on min 8,000sqft	Internal only <ul style="list-style-type: none"> <li>"guesthouse" only one &gt;20,000sqft</li> </ul>	Both internal and external
<b>Parking Requirements</b>	External addition - meet parking standards (by bedrooms)		One additional stall	Onsite parking (no reference to min. #)	One additional stall
<b>Utilities</b>	No secondary metering		No separate secondary utilities	No separate secondary utilities	No separate secondary utilities
<b>Impact Fees</b>	None, but fire access is required (turnaround or sprinklers if a detached structure is more than 150 ft)		?	?	?
<b>Residential or Other Uses Allowed in unit</b>	None	none	none	No reference found	None
<b>How Permitted?</b>	Staff review. ADU permit, ADU license if renting, building permit if remodeling, addition, conversion, or new	<ul style="list-style-type: none"> <li>Staff approval</li> <li>Business license required for renting</li> </ul>	<ul style="list-style-type: none"> <li>Staff approval</li> <li>Business license required for renting</li> </ul>	Staff approval via special use permit -	<ul style="list-style-type: none"> <li>Staff approval</li> <li>Business license required for renting</li> </ul>

<b>State of Utah Legislative Direction</b>		
<b>City of Holladay - Moderate Income Housing Amendment</b>	<b>City of Holladay - 2024 ADU Amendments - MIH Compliance Report</b>	<b>2026 Legislation - SB 284 ADU Compliance Report</b>
<ul style="list-style-type: none"> <li>Council elected to adopt option E from §10.9.403</li> </ul> <p>"Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones"</p> <p><b>MIHP Reported:</b></p> <p><b>2023:</b> 1 ADU permit issued for new construction. 7 ADU conversion permits issued</p> <p><b>2024:</b> 4 ADU permits issued for new construction 7 ADU conversion permits issued</p> <p><b>2025:</b> 7 ADU permits issued for new construction 2 ADU conversion permits issued</p>	<ul style="list-style-type: none"> <li>All Residential zones, but cannot be added to attached style homes (twin/town)</li> </ul> <ul style="list-style-type: none"> <li>Any</li> </ul> <ul style="list-style-type: none"> <li>yes</li> </ul> <ul style="list-style-type: none"> <li>Internal and External</li> </ul> <ul style="list-style-type: none"> <li>One additional onsite parking spot</li> </ul> <ul style="list-style-type: none"> <li>Must be accessible</li> <li>No separation</li> </ul> <ul style="list-style-type: none"> <li>Do not collect</li> </ul> <ul style="list-style-type: none"> <li>Requires ADU rental for 30 consecutive days or more</li> <li>No STRs</li> </ul> <ul style="list-style-type: none"> <li>Permitted - staff review</li> </ul>	<ul style="list-style-type: none"> <li>ye</li> </ul> <ul style="list-style-type: none"> <li>Yes - exceeds statute (11,000)</li> </ul> <ul style="list-style-type: none"> <li>yes</li> </ul> <ul style="list-style-type: none"> <li>Yes, both allowed</li> </ul> <ul style="list-style-type: none"> <li>yes</li> </ul> <ul style="list-style-type: none"> <li>yes</li> </ul> <ul style="list-style-type: none"> <li>yes</li> </ul> <ul style="list-style-type: none"> <li>Yes</li> </ul>



- 28 † addresses requirements relating to an appeal or variance hearing;
- 29 † prohibits a legislative body from acting as an appeal authority;
- 30 † modifies the standard of review of a land use authority's decision to deny or approve a
- 31 land use application;
- 32 † modifies appeal requirements;
- 33 † requires a specified municipality to allow a detached accessory dwelling unit as a
- 34 permitted use in certain zones;
- 35 † clarifies notice requirements for a proposed county land use ordinance that is ministerial
- 36 in nature;
- 37 † modifies a county's authority to deny an applicant a building permit or certificate of
- 38 occupancy if the applicant has not completed an infrastructure improvement; and
- 39 † makes technical and conforming changes.

40 **Money Appropriated in this Bill:**

41 None

42 **Other Special Clauses:**

43 This bill provides a special effective date.

44 **Utah Code Sections Affected:**

45 AMENDS:

46 **10-2a-106 (Effective 05/06/26)**, as last amended by Laws of Utah 2023, Chapter 224 and

47 further amended by Revisor Instructions, Laws of Utah 2023, Chapter 224

48 **10-2a-206 (Effective 05/06/26)**, as last amended by Laws of Utah 2024, Chapter 518

49 **10-2a-220 (Effective 05/06/26)**, as last amended by Laws of Utah 2024, Chapter 518

50 **10-3-702 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 354

51 **10-20-102 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

52 First Special Session, Chapter 15

53 **10-20-301 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

54 First Special Session, Chapter 15

55 **10-20-302 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

56 First Special Session, Chapter 15

57 **10-20-501 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

58 First Special Session, Chapter 15

59 **10-20-502 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

60 First Special Session, Chapter 15

61 **10-20-507 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

62 First Special Session, Chapter 15  
63 **10-20-806 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
64 First Special Session, Chapter 15  
65 **10-20-807 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
66 First Special Session, Chapter 15  
67 **10-20-902 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
68 First Special Session, Chapter 15  
69 **10-20-910 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, First Special Session,  
70 Chapter 15  
71 **10-20-911 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
72 First Special Session, Chapter 15  
73 **10-20-1001 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
74 First Special Session, Chapter 15  
75 **10-20-1101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
76 First Special Session, Chapter 15  
77 **10-20-1106 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
78 First Special Session, Chapter 15  
79 **10-20-1107 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
80 First Special Session, Chapter 15  
81 **10-20-1109 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
82 First Special Session, Chapter 15  
83 **10-21-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
84 First Special Session, Chapter 15  
85 **13-43-205 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, First Special  
86 Session, Chapter 15  
87 **17-79-102 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
88 First Special Session, Chapter 14  
89 **17-79-205 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
90 First Special Session, Chapter 14  
91 **17-79-301 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
92 First Special Session, Chapter 14  
93 **17-79-302 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,  
94 First Special Session, Chapter 14  
95 **17-79-501 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

1966 area within a one-fourth mile radius of the center of the fixed guideway public  
1967 transit station platform.

1968 (b) "Station area" includes any parcel bisected by the radius limitation described in [  
1969 ~~Subsection (a)(i)] Subsection (26)(a)(i) or (ii).~~

1970 [~~(24)] (27) "Station area plan" means a plan that:~~

1971 (a) establishes a vision, and the actions needed to implement that vision, for the  
1972 development of land within a station area; and

1973 (b) is developed and adopted in accordance with this section.

1974 [~~(25)] (28) "Subsequent progress report" means the annual report described in Subsection  
1975 10-21-202(2).~~

1976 [~~(26)] (29) "System improvements" means the same as that term is defined in Section  
1977 11-36a-102.~~

1978 [~~(27)] (30) "Tax commission" means the State Tax Commission created in Section 59-1-201.~~

1979 [~~(28)] (31)(a) "Tax increment" means the difference between:~~

1980 (i) the amount of property tax revenue generated each tax year by a taxing entity from  
1981 the area within a home ownership promotion zone, using the current assessed  
1982 value and each taxing entity's current certified tax rate as defined in Section  
1983 59-2-924; and

1984 (ii) the amount of property tax revenue that would be generated from that same area  
1985 using the base taxable value and each taxing entity's current certified tax rate as  
1986 defined in Section 59-2-924.

1987 (b) "Tax increment" does not include property revenue from:

1988 (i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);  
1989 or

1990 (ii) a county additional property tax described in Subsection 59-2-1602(4).

1991 [~~(29)] (32) "Taxing entity" means the same as that term is defined in Section 17C-1-102.~~

1992 Section 26. Section **10-21-304** is enacted to read:

1993 **10-21-304 (Effective 10/01/26). Detached accessory dwelling units.**

1994 (1)(a) A specified municipality shall adopt a land use regulation that permits a detached  
1995 accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and  
1996 contains a single-family dwelling, if the single-family dwelling is a permitted use on  
1997 the lot or parcel.

1998 (b) This section does not prohibit a municipality from adopting a land use regulation that  
1999 permits a detached accessory dwelling unit on a lot or parcel that is smaller than

- 2000                    11,000 square feet.
- 2001            (2) A land use regulation described in Subsection (1) shall:
- 2002                    (a) require that a detached accessory dwelling unit comply with all applicable building,
- 2003                    health, and fire codes; and
- 2004                    (b) include a process for the owner of a legally constructed accessory structure to
- 2005                    convert the accessory structure to a detached accessory dwelling unit subject to
- 2006                    applicable:
- 2007                    (i) dwelling and accessory structure setback requirements; and
- 2008                    (ii) building, health, and fire codes.
- 2009            (3) A land use regulation described in Subsection (1) may not:
- 2010                    (a) require a conditional use permit for a detached accessory dwelling unit if the
- 2011                    proposed detached accessory dwelling unit is located in a primarily residential zone;
- 2012                    (b) require more than two on-site parking spaces assigned to a detached accessory
- 2013                    dwelling unit that is 650 square feet or larger;
- 2014                    (c) require more than one on-site parking space assigned to a detached accessory
- 2015                    dwelling unit that is smaller than 650 square feet; or
- 2016                    (d) include design standards for a detached accessory dwelling unit that conflict with
- 2017                    Section 10-20-618.
- 2018            (4) A land use regulation described in Subsection (1) may:
- 2019                    (a) require a detached accessory dwelling unit to:
- 2020                    (i) conform to applicable land use regulations that regulate structure size, dimension,
- 2021                    height, and maximum lot coverage;
- 2022                    (ii) conform to setback requirements, that may take into account proximity to
- 2023                    property lines and other structures, easements, window orientation, massing, or
- 2024                    other elements; and
- 2025                    (iii) be designed consistent with the design of the single-family dwelling;
- 2026                    (b) prohibit a detached accessory dwelling unit from being:
- 2027                    (i) larger in size than the single-family dwelling located on the same lot or parcel;
- 2028                    (ii) located within a public utility easement or other recorded easement;
- 2029                    (iii) located in a front-yard area of a lot or parcel; or
- 2030                    (iv) rented for less than 90 consecutive days;
- 2031                    (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is
- 2032                    located reside in the detached single-family dwelling or detached accessory dwelling
- 2033                    unit located on the lot or parcel;

- 2034 (d) require that when a detached garage is converted to a detached accessory dwelling  
 2035 unit, any parking spaces required for the single-family dwelling that were located  
 2036 within the detached garage are replaced on-site;
- 2037 (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
- 2038 (f) prohibit a detached accessory dwelling unit if:
- 2039 (i) the detached accessory dwelling unit will not have adequate access to a required  
 2040 utility service that is a project improvement, including sanitary sewer, culinary  
 2041 water, electrical, or storm water; or
- 2042 (ii) a utility service that is a system improvement, including sanitary sewer, culinary  
 2043 water, electrical, or storm water, to which the detached accessory dwelling unit is  
 2044 required to connect does not have sufficient capacity to support the addition of the  
 2045 detached accessory dwelling unit to the utility service system improvements.

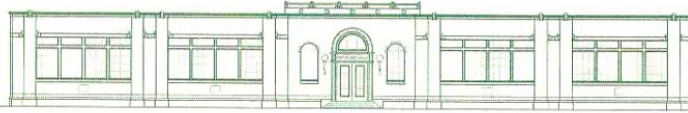
2046 (5) This section does not supersede:

- 2047 (a) a land use regulation that regulates a detached accessory building that is not a  
 2048 detached accessory dwelling unit;
- 2049 (b) prohibitions or restrictions on detached accessory dwelling units in a development  
 2050 agreement signed by a municipality on or before May 6, 2026; or
- 2051 (c) a land use regulation or administrative action that:
- 2052 (i) is not prohibited by law; and
- 2053 (ii) relates to a detached accessory dwelling unit.

2054 Section 27. Section **13-43-205** is amended to read:

2055 **13-43-205 (Effective 05/06/26). Advisory opinion.**

- 2056 (1) A local government, private entity, or a potentially aggrieved person may, in accordance  
 2057 with Section 13-43-206, request a written advisory opinion:
- 2058 (a) from a neutral third party to determine compliance with:
- 2059 (i) Sections 10-20-506, 10-20-507, 10-20-602, 10-20-604, 10-20-605, 10-20-902,  
 2060 10-20-904, 10-20-905, 10-20-910, 10-20-911, 10-20-912, and 10-20-1003;
- 2061 (ii) Sections 17-79-506, 17-79-507, 17-79-601, 17-79-602, 17-79-603, 17-79-803,  
 2062 17-79-804, 17-79-805, 17-79-811, 17-79-812, 17-79-813, and 17-79-903; and
- 2063 (iii) Title 11, Chapter 36a, Impact Fees Act; and
- 2064 (b) at any time before:
- 2065 (i) a final decision on a land use application by a local appeal authority under Title  
 2066 11, Chapter 36a, Impact Fees Act, or Section 10-20-1108 or 17-79-1008;
- 2067 (ii) the deadline for filing an appeal with the district court under Title 11, Chapter



**City of Holladay**  
HOLLADAY CITY COUNCIL

## **COUNCIL STAFF REPORT**

**MEETING DATE:** March 19<sup>th</sup> 2026

**SUBJECT:** City Bus Stop Enhancements Discussion

**SUBMITTED BY:** Jonathan Teerlink, CED Director

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### **SUMMARY:**

A continued discussion on the state of current bus stops in the city and potential enhancement options that would begin for those with the highest ridership.

### **DISCUSSION:**

Issues to address:

- Replace and repair existing benches that are failing, broken,
- Replacement of non-compliant ADA pads not ADA compliant,
- Stops feature benches but no all-weather bus shelters,
- Upcoming 3900 South bus rapid transit stops will require new pads,
- City of Holladay themed bus shelters

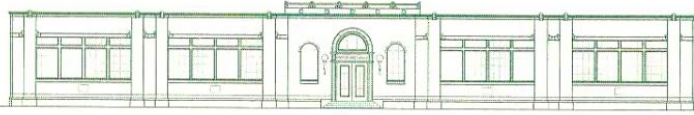
Staff is requesting council direction on

- If repairs and replacement of stops are made addressed, should the city begin to establish a theme used for all new bus stop shelters?
- Should shelter upgrades be only limited to high ridership locations? Holladay City Hall has low ridership but high visual impact.
- Consideration of staff preferred shelter theme options

### **FISCAL IMPACT:**

Allocation of funds to cover approximately





**City of Holladay**  
**HOLLADAY CITY COUNCIL**

**BUS STOP LOCATIONS/ CONDITIONS**

[4825 South Highland Drive](#)

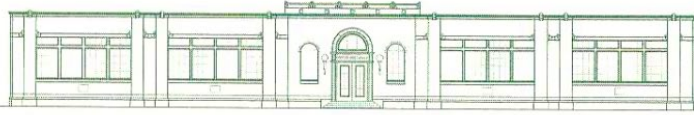
Rte 220



[1800 East Murray Holladay Rd](#)

Rte 45

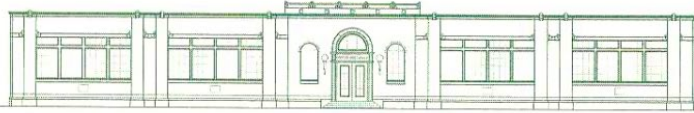




City of Holladay  
HOLLADAY CITY COUNCIL

POTENTIAL SHELTER THEME STUDY





**City of Holladay**  
HOLLADAY CITY COUNCIL

CITY STAFF RECOMMENDED BUS SHELTER CONCEPT:

