

PLANNING COMMISSION

City of Holladay



CITY OF HOLLADAY
EST. 1849 INC. 1999

MEETING DATE: Tuesday, June, 16th 2026 at 6:00 pm

Temporary City Council Chambers

3330 S 1300 E, Millcreek

This public meeting will be held in-person and also transmitted via live video stream on the [City of Holladay webpage](#). Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **06/15/2026** to the Community and Economic Development Department; jteerlink@holladayut.gov. Emailed comments will be included in the public record and reviewed by the commission prior to the meeting.

MEETING AGENDA

5:30 PM WORK SESSION – Discussion of any or all agenda items. No decisions or voting to occur.

6:00 PM CONVENE REGULAR MEETING – Public Welcome & Chair Opening Statement

CONTINUED ITEM

1. **“Wasatch Waldorf” – Site Plan Amendment -- 1458 E Murray Holladay (P Zone) - File #16-9-0**
Continued review and consideration of a request by Wasatch Waldorf Charter School to amend existing on-site traffic circulation plans to accommodate school expansion. Item reviewed as an administrative application according to, *H.C.C. §13.46, §13.76.400 & U.C.A. §10.-20-304*.

PUBLIC HEARING

2. **Zone Map Amendment – Rezone from R-1-21 to P - 4901 S Memory Lane - File #26-4-02**
Review and recommendation to the Holladay City Council on a proposal by the applicant to change the Holladay Zone Map at this location from the current, Residential single-family home zone (R-1-21) to the Public zone (P) for approximately 2.34 acres of property. Item reviewed as legislative action, according to H.C.C §13.07.
3. **Text Amendment – Holladay Village, Building Height Standards, §13.71.075 - File #01-4-19-14**
Review and recommendation to the Holladay City Council on a proposed amendment to Title 13, of the Holladay City Code, Land Use and Development Regulations as they relate to an increase to allowable building heights the Holladay Village Zone from 35 feet to 50 feet at the corner of Holladay Blvd and Arbor Lane. A legislative action, according to H.C.C §13.07.
4. **Text Amendment – Arts and Culture Land Uses within H.V. Zone, §13.100 - File #01-4-19-13**
Review and recommendation to City Council on proposed amendment to Title 13, of the Holladay City Code, Land Use and Development Regulations as they relate to defining Arts and Culture land uses and allowing related uses within the Holladay Village Zone. A legislative action, according to H.C.C §13.07.
5. **Text Amendment –Holladay Hills, SDMP, Table of Land Uses – File# 07-07-01-4**

Review and recommendation to City Council on proposed amendments to Title 13, of the Holladay City Code, Land Use and Development Regulations as they relate to the inclusion of Personal Services as an allowable use of property within the Royal Holladay Hills redevelopment area, R-M/U Zone. A legislative action, according to *H.C.C §13.07*.

ADJOURN

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and at the Holladay Library

DATE POSTED: Thursday, XXXXXXX, 2026

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

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service 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

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

RULES OF THE CITY OF HOLLADAY

PLANNING COMMISSION FOR PUBLIC HEARINGS

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing

1. **INTRODUCTION.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **STAFF PRESENTATION.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **SPONSER PRESENTATION.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **PUBLIC COMMENT.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once.
Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **APPLICANT SUMMATION/RESPONSE.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **CLOSING THE HEARING.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **CONSIDERATION OF ITEM.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Items #1

Date: June 16th 2026

Request: Site Plan Amendment, Wasatch Waldorf Charter School - *continued*

Address: 1458 East Murray Holladay Road

Applicant: Heather Campbell

File No: 16-9-01-2

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

13.46	PUBLIC USE ZONE (P)
13.03.030	APPLICATION SUBMISSION REQUIREMENTS
13.06	ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES
13.08.080	SITE PLAN - STANDARDS
10-20-304	UTAH STATE CODE ANNOT – MUNICIPLE ALLOWANCES. & LIMITATIONS

REQUIRED PLANNING COMMISSION ACTION: Administrative

***Public hearing required.** This application is an amendment to a previously approved site plan. The PC shall follow state code guidelines to either approve or to continue for further discussion. All motions require findings which support the commission's decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with Ord. [13.06.050.B2](#) & [13.08](#)*

UTAH CODE SYNOPSIS

Public and charter schools are largely regulated by the State of Utah. [Utah Code §10-20-304](#) restricts a municipality role and legal ability to impose requirements. IN short;

A municipality, via its established ordinance and subjective findings **may**:

- subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and
- impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety.



CITY OF HOLLADAY

EST. 1849 INC. 1999

A municipality **may not**;

- impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property
- impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety

SUMMARY:

During the City of Holladay's regularly scheduled meeting held on May 19th, the commission voted unanimously to continue this item until the following matters (in italics) be resolved and verified by the commission:

- i. As per UCA 10-20-304; a municipality may review items related to safety; the extension of the driveway access around the rear of the school serves primarily as emergency access:
 - a. *Obtain approvals from the Fire Marshals from the State of Utah and Unified Fire Authority to*
- ii. As per UCA 10-20-304; a municipality may review site parking requirements. Holladay parking standards for a Public Use are as per Ordinance §13.80.040. The standard requires; 1 stall per faculty member (city staff's last count was 60 faculty members) and 1 stall per 3.5 seats in an *auditorium*. The school is now adding a gymnasium and 2 classrooms with 2 additional faculty members. This increase affects the current parking situation, which now provides 61 stalls. Staff assessed that the site as under parked for the auditorium requirement.
 - a. *Obtain off-site parking agreements securing a minimum of 15 stalls.*

Additionally, the following concerns which were raised during the March 19th Planning Commission meeting are addressed as follows:

- Playground noise;
 - The applicant is moving school music activities into the new gymnasium.
 - Additional noise complaints shall be enforced through existing ordinance limits.
- Protection concerns Big Cottonwood Creek:
 - The current driveway was approved in its current location. The proposed driveway expansion does not expand closer to the 2016 approvals.
 - Storm water will be maintained on the site as originally designed.
 - No trees are proposed to be removed between existing or proposed driveway and the bank of Big Cottonwood Creek.



CITY OF HOLLADAY

EST. 1849 INC. 1999

- Flood plain concerns
 - The school is currently under a 2016 County Flood Control permit
 - Salt Lake County Department of Flood Control is aware of amendments and in review of this expansion, *approvals are expected*.
- Structures located on Salt Lake County Parks property;
 - SL County Regional Parks have been notified, and the applicant will be removing all structures during construction
- Tree removals due to expansion of the driveway (not including creek bank approvals);
 - UCA §10-20-304 limits the city's authority for landscaping considerations

TECHNICAL REVIEW COMMITTEE ANALYSIS:

State statutes limit City review to the areas mentioned in this staff report. The TRC recommends the commission review the attached approval letter issued by the 2016 planning commission. This letter gives an excellent overview of previous concerns and outlines all site plan expectations affecting this application as well as answering many questions posed by both the Commission and public.

The focus this meeting; 1) UFA approval of the driveway expansion extending around the rear of the school, and 2) an executed shared parking agreement with the property owners across Murray Holladay to the north/east.

These items have been highlighted as “reviewable” site conditions according to state law. Accordingly, the TRC has confirmed the following;

1. The applicant has met State and UFA Fire Marshals emergency access requirements. These approved designs are provided in this review packet.
2. An additional 15 stalls, as calculated to accommodate the school auditorium and increase in faculty, have been confirmed to be secured via off-site parking agreement with property owners within the immediate vicinity.
3. All new grades shall maintain onsite storm water retention as previously approved (2016)
4. No modification to the creek bank is proposed or otherwise permitted. This consideration extends to limited tree removals along the apex of the bank.

TRC RECOMMENDATION

The TRC can recommend that the commission approve the site plan amendment proposal for the Wasatch Waldorf charter school at 1458 E Murray Holladay Rd. based upon the following staff findings



CITY OF HOLLADAY

EST. 1849 INC. 1999

1. The amendments provide compliance with emergency access, parking requirements (via a cross-access parking agreement with off site provider) and onsite storm water retention.
2. The site plan maintains compliance with previous approvals materially
3. The traffic control plan as originally approved on the site plan *shall* be maintained strictly adhered to assure the safety of both pedestrians and travelling public at this location as related to the operation of the school. This includes;
 - i. limited turn left movements
 - ii. no parking, standing or drop off or pick up of students on either side of Murray Holladay Road, and
 - iii. faculty directing traffic both along the circulation road and drop off points and at the ingress/egress opening, etc.

If the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan that will be considered at an appearance before the Planning Commission.
4. No grading or tree removals within 25 feet the high-water mark of Big Cottonwood Creek

SUGGESTED MOTION:

"I _____ move for approval of a **site plan amendments to Wasatch Waldorf a Charter School located at 1458 East Murray Holladay Rd. within the P zone**, finding that the proposal;

1. As received approvals from the State and local Fire Marshals offices
2. Additional off-site parking has been arranged in long-term agreement with the adjacent property owner.
3. New building addition is located with permissible setbacks/building area of the P zone

...other findings as deemed appropriate to support the motion

With the following suggested subjective conditions as allowed by State Code Annot. §10-20-304(2)(b)B:

1. Amendment does not replace or alter conditions set forth in the original approval letter dated 02/18/2016, (file #16-9-01
2. Off-Site parking agreements shall be maintained. Further alterations to parking or traffic circulation may require Planning Commission Review,
3. The original traffic control plan *shall* be maintained and strictly adhered to assure safety for both pedestrians and general public at this location as it relates to the operation of all school activities. This includes,
 - i. Limited turn left exiting movements



CITY OF HOLLADAY

EST. 1849 INC. 1999

- ii. no parking, standing or drop off or pick up of students on either side of Murray Holladay Road, and
 - iii. faculty directing traffic both along the circulation road and drop off points and at the ingress/egress opening, etc.
If the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan that will be considered at an appearance before the Planning Commission.
5. The creek bank and immediate area must be preserved free from damage to the embankments and tress



UNIFIED FIRE AUTHORITY

Date: May 26, 2026

Time: 1300

Location: Microsoft TEAMS Meeting

Re: Wasatch Waldorf Charter School

Attendees: Ricky Parkinson (Babcock Design) Wes Baker (Babcock Design)

Reed Thompson (Utah State Fire Marshal's Office)

Shane Cook (Utah State Fire Marshal's Office Absent)

Dave Bradley (Unified Fire Authority)

It was a pleasure to meet all of you to discuss the safety items of this project.

During the meeting we discussed the following:

- The access road that that will be around to the south of the building will be 26' in width and able to handle the weight of an emergency vehicle of 80,000 lbs.
- The building will be considered as V-B construction.
- The fire hydrant will be located to the South.
- Around the fire hydrant there will be a bump out of 26' for the possibility of aerial access. (the height of the new 13,000' gym to be added will not be taller than 30 to 32' depending on the parapet).
- The original fire suppression system will be added on to, to cover the new gym, so new FDC access is not an issue.
- Parking and emergency access was brought up.
 - o The fire hydrant on the Northeast side of the island by the parking stall is continuously being blocked. Access to the fire hydrant needs to be improved.
 - Removing one of the parking stalls around the fire hydrant and stripping the parking lot area as fire department access, painting the curbs red and placing "Fire Department Fire Lane" access signs are needed.
 - o The access way from Murray Holladay Road is always congested.
 - Painting the curbs red and placing "Fire Department Fire Lane" access signs are needed.
- All inspections pertaining to Underground water mains, thrust blocks, flush tests, hydrostatic tests, Utah State Fire Marshal's Office shall be informed to witness these tests.

Please feel free to reach out to me with questions, concerns or any items I have missed.

Re: Wasatch Waldorf Charter School

From Reed Thompson <rmthompson@utah.gov>

Date Thu 2026-05-28 7:11 AM

To David Bradley <DBradley@unifiedfireut.gov>

Cc Ricky Parkinson <ricky@babcockdesign.com>; Jonathan Teerlink <jteerlink@holladayut.gov>; Shane Cook <sdcook@utah.gov>; Wes Baker <wes@babcockdesign.com>

[External Email - Use Caution]

Ricky,

I have no concerns moving forward as proposed in the updated plan. Thank you for addressing the concerns raised and providing details in the notes.

Respectfully,

Reed M. Thompson
MPA, IAAI-CFI
Deputy State Fire Marshal
Utah State Fire Marshal's Office
410 West 9800 South, 3rd Floor
Sandy, Utah 84070
rmthompson@utah.gov
385-488-3773

Assigned School Districts: Granite and Salt Lake City

On Thu, May 28, 2026 at 05:48 David Bradley <DBradley@unifiedfireut.gov> wrote:

Ricky,

I do not have any issues with this plan. Please make sure that you receive Reed's or Shane's approval before proceeding.

Dave

"An ounce of prevention is worth a pound of cure". - Benjamin Franklin

From: Ricky Parkinson <ricky@babcockdesign.com>

Sent: Wednesday, May 27, 2026 6:42 PM

To: Jonathan Teerlink <jteerlink@holladayut.gov>; David Bradley <DBradley@unifiedfireut.gov>

Cc: 'Reed Thompson' <rmthompson@utah.gov>; Shane Cook <sdcook@utah.gov>; Wes Baker <wes@babcockdesign.com>

Subject: Re: Wasatch Waldorf Charter School

CAUTION: This email originated from outside of the UFA organization. Do not click links, open attachments or take actions indicated unless you confirm the sender and know the content is safe. - UFA IT Support.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. Contact UFA IT support.

See attached for the plan that we believe addressed all the comments. Dave, please let us know if there are any adjustments you think are needed.

Thanks.

RICKY PARKINSON AIA, NCARB, LEED AP BD+C

ricky@babcockdesign.com / 385.301.2938 direct



Babcock Design

801.531.1144

52 Exchange Place

Salt Lake City, UT 84111

www.babcockdesign.com

From: Jonathan Teerlink <jteerlink@holladayut.gov>

Sent: Wednesday, May 27, 2026 8:19 AM

To: David Bradley <DBradley@unifiedfireut.gov>; Ricky Parkinson <ricky@babcockdesign.com>

Cc: 'Reed Thompson' <rmthompson@utah.gov>; Shane Cook <sdcook@utah.gov>; Wes Baker <wes@babcockdesign.com>

Subject: Re: Wasatch Waldorf Charter School

Received,

Thank you all for your collaboration on this.



Jonathan Teerlink

CED, Director

[FIND HOLLADAY CITY HALL AT OUR TEMPORARY LOCATION](#)

[3330 South 2300 East](#)

From: David Bradley <DBradley@unifiedfireut.gov>

Sent: Wednesday, May 27, 2026 6:08 AM

To: 'Ricky Parkinson' <ricky@babcockdesign.com>

Cc: 'Reed Thompson' <rmthompson@utah.gov>; Shane Cook <sdcook@utah.gov>; Wes Baker <wes@babcockdesign.com>; Jonathan Teerlink <jteerlink@holladayut.gov>

Subject: Wasatch Waldorf Charter School

[External Email - Use Caution]



Ricky,

811

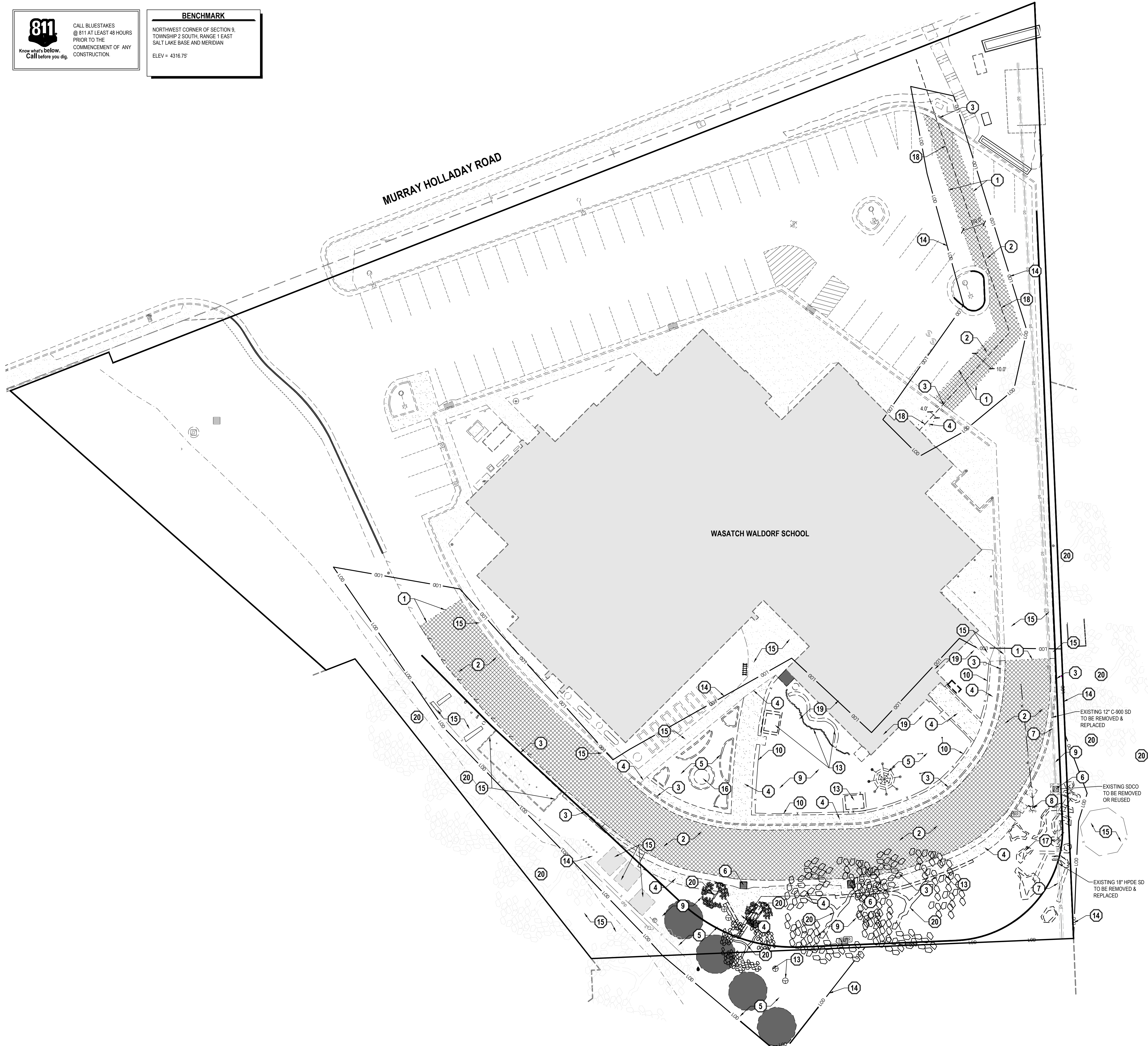
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4316.75'



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- RELOCATE EXISTING PLAYGROUND & YURTS STRUCTURES COORDINATE WITH SCHOOL ON PLACEMENT OF STRUCTURES.
- REMOVE FOR REUSE OR PROPERLY DISPOSE OF EXISTING STORM DRAIN CLEANOUT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
- REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
- REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
- REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, RETAINING WALLS, AND ELECTRICAL APPURTENANCES WITHIN THE PROJECT LIMITS, WHETHER OR NOT SPECIFICALLY IDENTIFIED ON THESE PLANS. CONTRACTOR SHALL BACKFILL ALL VOIDS CREATED DURING DEMOLITION WITH APPROVED STRUCTURAL FILL, COMPACTED TO 95% PER ASTM D1557, TO MATCH PROPOSED SUBGRADE ELEVATIONS.
- LIMIT OF DISTURBANCE.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- WELL ABANDONMENT: CONTRACTOR SHALL ENGAGE A LICENSED WELL DRILLER TO ABANDON AND CAP THE EXISTING PRIVATE WELL IN STRICT ACCORDANCE WITH SALT LAKE COUNTY HEALTH DEPARTMENT STANDARDS AND STATE OF UTAH DIVISION OF WATER RIGHTS REGULATIONS. WELL DRILLER TO OBTAIN ALL NECESSARY PERMITS AND SUBMIT AN OFFICIAL "WELL ABANDONMENT REPORT" TO THE COUNTY PRIOR TO FINAL INSPECTION.
- REMOVE EXISTING ROCKS TO BE USED LATER AS ROCK RETAINING WALL.
- REPLACE EXISTING 2.5" WATER LATERAL WITH 3" CULINARY POLY WATER LATERAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- POSSIBLE EXISTING ROOF DRAIN PIPING IN THIS APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, DEPTH, SIZE, AND MATERIAL DURING DEMOLITION. PRESERVE EXISTING LINE, EXTEND BEYOND PROPOSED ROADWAY AND CURB/GUTTER TO LOCATION OF FUTURE BUILDING ADDITION. CAP AND STAKE END OF PIPE FOR FUTURE CONNECTION.
- TREE REMOVAL & PRUNING: CONTRACTOR SHALL RETAIN A LICENSED ARBORIST TO REMOVE AND PROPERLY DISPOSE OF ALL TREES (INCLUDING STUMPS AND ROOT BALLS) WITHIN THE LIMITS OF DISTURBANCE. FOR TREES OUTSIDE THE LIMITS OF DISTURBANCE DESIGNATED TO REMAIN, CONTRACTOR SHALL PRUNE ENCRDCHING LIMBS AND BRANCHES AS NECESSARY FOR CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 STANDARDS TO ENSURE THE CONTINUED HEALTH OF THE TREE.



TOOELE
3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

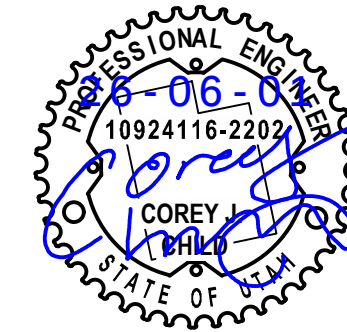
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH WALDORF CHARTER SCHOOL
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

CONTACT:
HEATHER CAMPBELL
PHONE: 801-871-3950

**WASATCH WALDORF CHARTER SCHOOL
ROAD RELOCATION**
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UTAH



NO.	DATE	REVISION
ADD 01	2026-05-04	
ADD 02	2026-05-07	
ADD 03	2026-05-27	ADDED C-202, HYD MOVED

DEMOLITION PLAN

PERMIT REVIEW

PROJECT NUMBER 14759A	PRINT DATE 2026-06-01
PROJECT MANAGER C. CHILD	DESIGNED BY C. CHILD

C-100

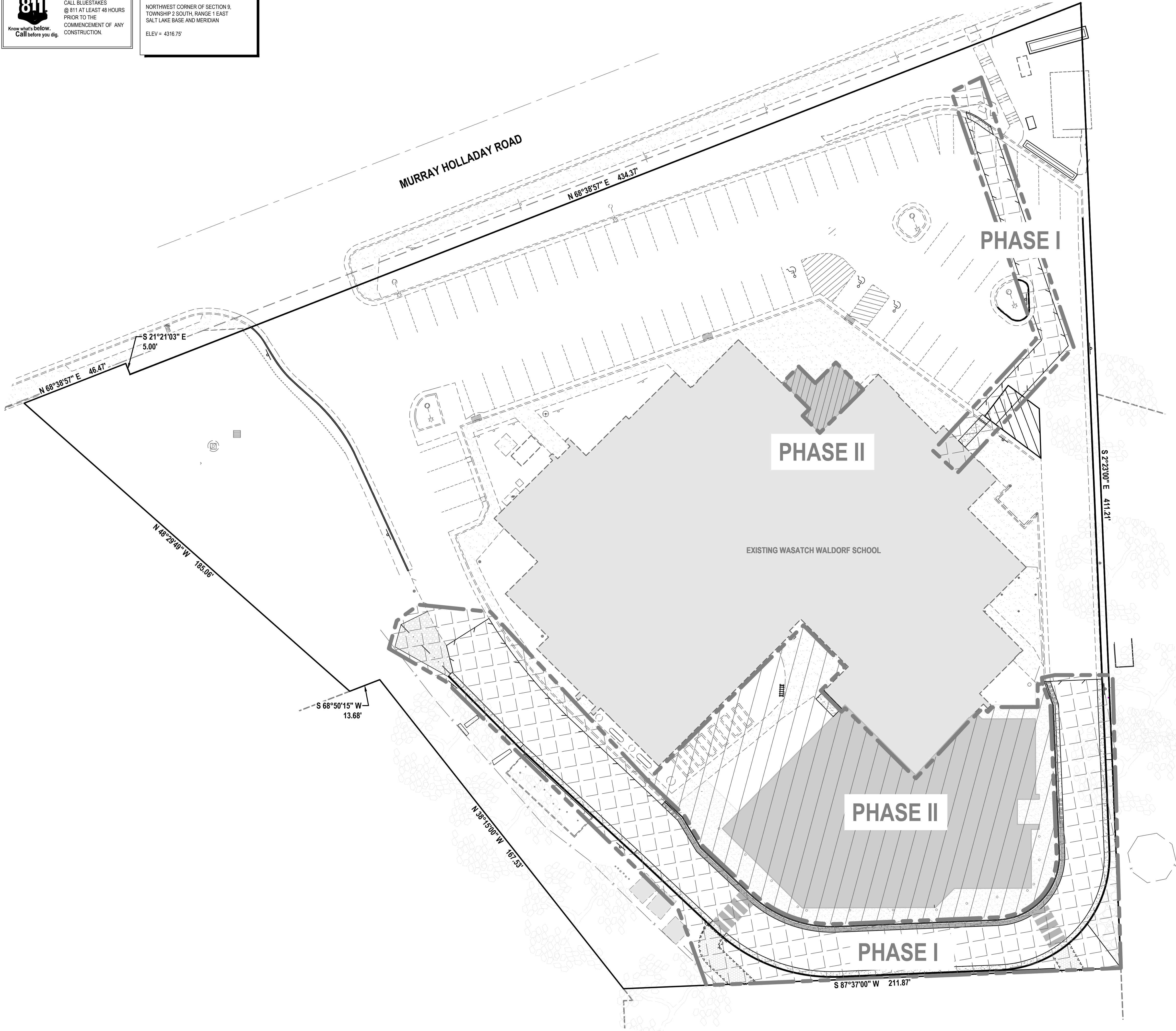
811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4316.75'



NORTH

HORIZONTAL GRAPHIC SCALE

20

0

10

20

40

(IN FEET)

HORZ: 1 inch = 20 ft.

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

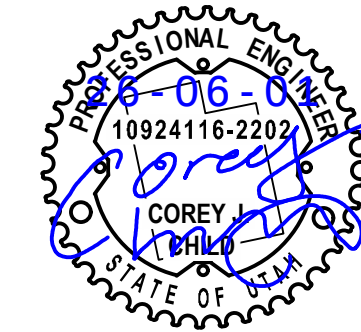
FOR:

WASATCH WALDORF CHARTER SCHOOL
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

CONTACT:

HEATHER CAMPBELL
PHONE: 801-871-3950

WASATCH WALDORF CHARTER SCHOOL
ROAD RELOCATION
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UTAH



NO.	DATE	REVISION
ADD 01	2026-05-04	
ADD 02	2026-05-07	
ADD 03	2026-05-27	ADDED C-202, HYD MOVED

SITE PHASING
PLAN

PERMIT REVIEW

PROJECT NUMBER 14759A	PRINT DATE 2026-06-01
PROJECT MANAGER C. CHILD	DESIGNED BY C. CHILD

C-200

811

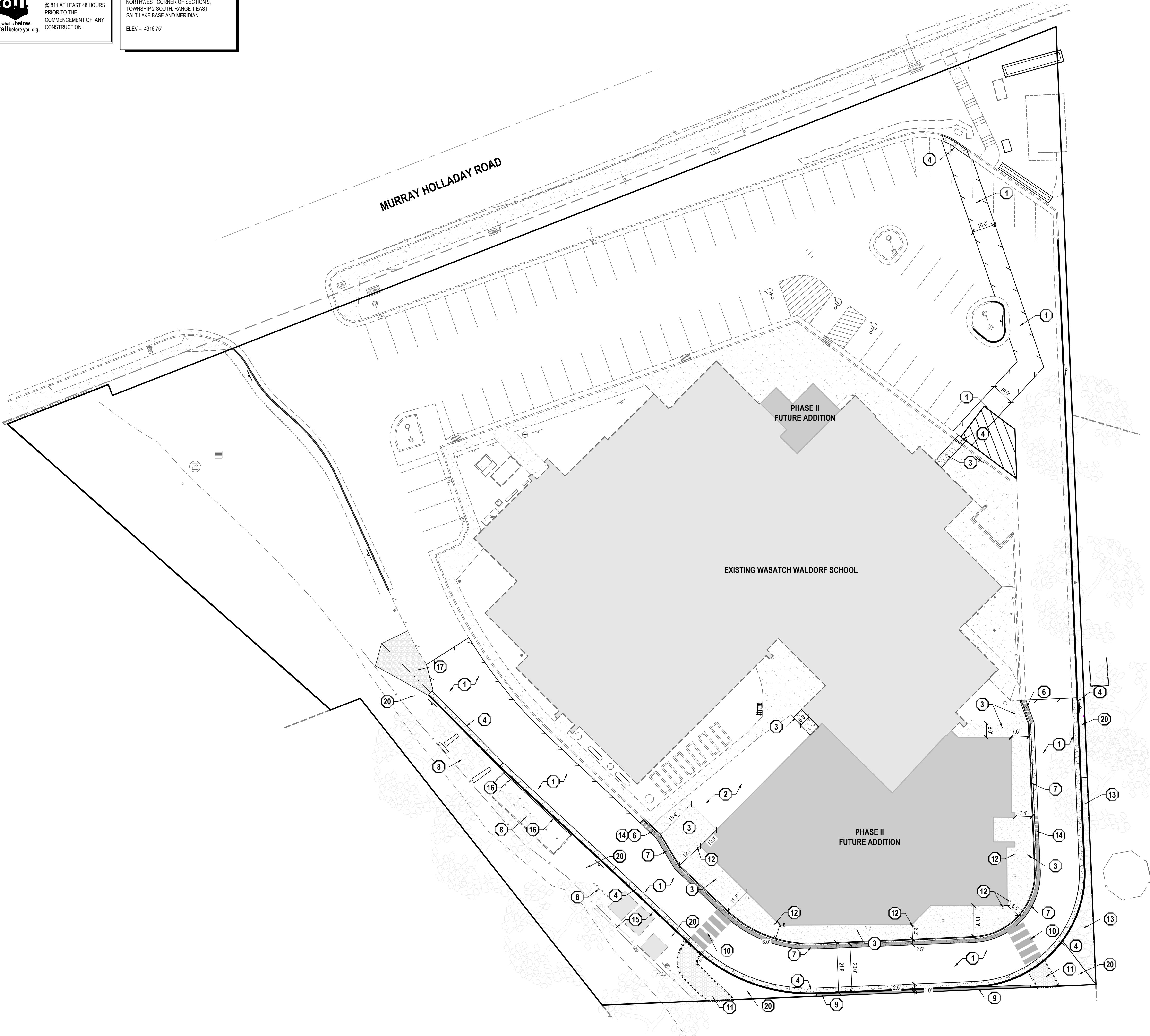
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4316.75'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
 - FUTURE IMPROVEMENT AREA SEE ARCHITECTURAL PLANS.
 - 5' THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND DETAIL 5/C-600.
 - 30' TYPE 'A' CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
 - 30' TYPE 'F' MOUNTABLE CURB AND GUTTER APWA STANDARD PLAN NO. 205.
 - TRANSITION BETWEEN DIFFERENT CURB AND GUTTER TYPES.
 - 30' TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 7/C-600.
 - RESTORE EXISTING LEARNING STRUCTURES AREA AS NEEDED.
 - CONCRETE RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
 - INSTALL GRAVEL PATH PER DETAIL 9/C-600.
 - INSTALL CONCRETE BOLLARDS PER DETAIL 10/C-600.
 - ROCK RETAINING WALL: CONTRACTOR SHALL FIELD VERIFY THE SIZE AND CONDITION OF EXISTING ROCKS CURRENTLY USED AS PLAYGROUND EQUIPMENT. CONTRACTOR TO CONFIRM WHICH ROCKS MEET THE MINIMUM STANDARDS SPECIFIED IN DETAIL 11/C-600. SCHOOL ADMINISTRATION SHALL RETAIN THE OPTION TO REUSE QUALIFIED EXISTING ROCKS OR REQUIRE NEW MATERIALS. CONTRACTOR TO COORDINATE FINAL DECISION WITH SCHOOL ADMINISTRATION PRIOR TO CONSTRUCTION. SPECIAL INSPECTION NOTE: THE ROCK RETAINING WALL (PER DETAIL 11/C-600) REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH IBC CHAPTER 17. THE OWNER OR OWNER'S REPRESENTATIVE SHALL EMPLOY A QUALIFIED SPECIAL INSPECTOR TO VERIFY THE ROCK WALL MEETS THE MINIMUM STANDARDS SPECIFIED IN DETAIL 11/C-600. A FINAL INSPECTION REPORT MUST BE SUBMITTED TO THE CITY PRIOR TO PROJECT CLOSEOUT.
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - ADJUST SHIPPING CONTAINERS ELEVATIONS PER PLAN.
 - RECONSTRUCT THE EXISTING PLAYGROUND BORDER WALL TO MATCH THE EXISTING MATERIAL. CONTRACTOR MAY REUSE EXISTING MATERIALS IF IN GOOD CONDITION; OTHERWISE, PROVIDE NEW MATERIAL TO MATCH EXISTING. REFER TO GRADING PLAN FOR ELEVATIONS.
 - RIPRAP: D50=8", 1' DEEP PER SPECIFICATIONS.
 - LANDSCAPE & IRRIGATION: CONTRACTOR TO INSTALL NEW LANDSCAPING AND RETROFIT/REPAIR THE EXISTING IRRIGATION SYSTEM TO ENSURE FULL COVERAGE AND OPERATIONAL FUNCTIONALITY WITHIN THE DISTURBED AREA. COORDINATE ALL WORK WITH LANDSCAPE PLANS AND SPECIFICATIONS.

ADDITION AREA TABULATION				
	PRE	% OF TOTAL	POST	% OF TOTAL
TOTAL AREA	23,863 SQ. FT.	100 %	23,863 SQ. FT.	100 %
IMPERVIOUS AREA	14,771 SQ. FT.	62 %	18,536 SQ. FT.	78 %
LANDSCAPE AREA	9,092 SQ. FT.	38 %	5,327 SQ. FT.	22 %

PARKING TABLE					
STAFF POSITION	CURRENT STAFF #	FUTURE STAFF #	PARKING STALL REQUIRED	PARKING STALL PROVIDED	
FULL TIME	52	55	55	ON SITE	69
PART TIME MODIFIER 0.3	88	93	27	ADJACENT PARKING LOT	21
TOTAL	140	148	82	TOTAL	90

THE STANDARD IN ENGINEERING

TOOELE

3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

WASATCH WALDORF CHARTER SCHOOL
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

CONTACT:

HEATHER CAMPBELL
PHONE: 801-871-3950

WASATCH WALDORF CHARTER SCHOOL
ROAD RELOCATION
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UTAH

NO. DATE REVISION

ADD 01 2026-05-04

ADD 02 2026-06-07

ADD 03 2026-06-27

ADDED C-201; HYD MOVED

SITE PLAN
PHASE I

PERMIT REVIEW

PROJECT NUMBER
14759A

PRINT DATE
2026-06-01

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CHILD

C-201

811

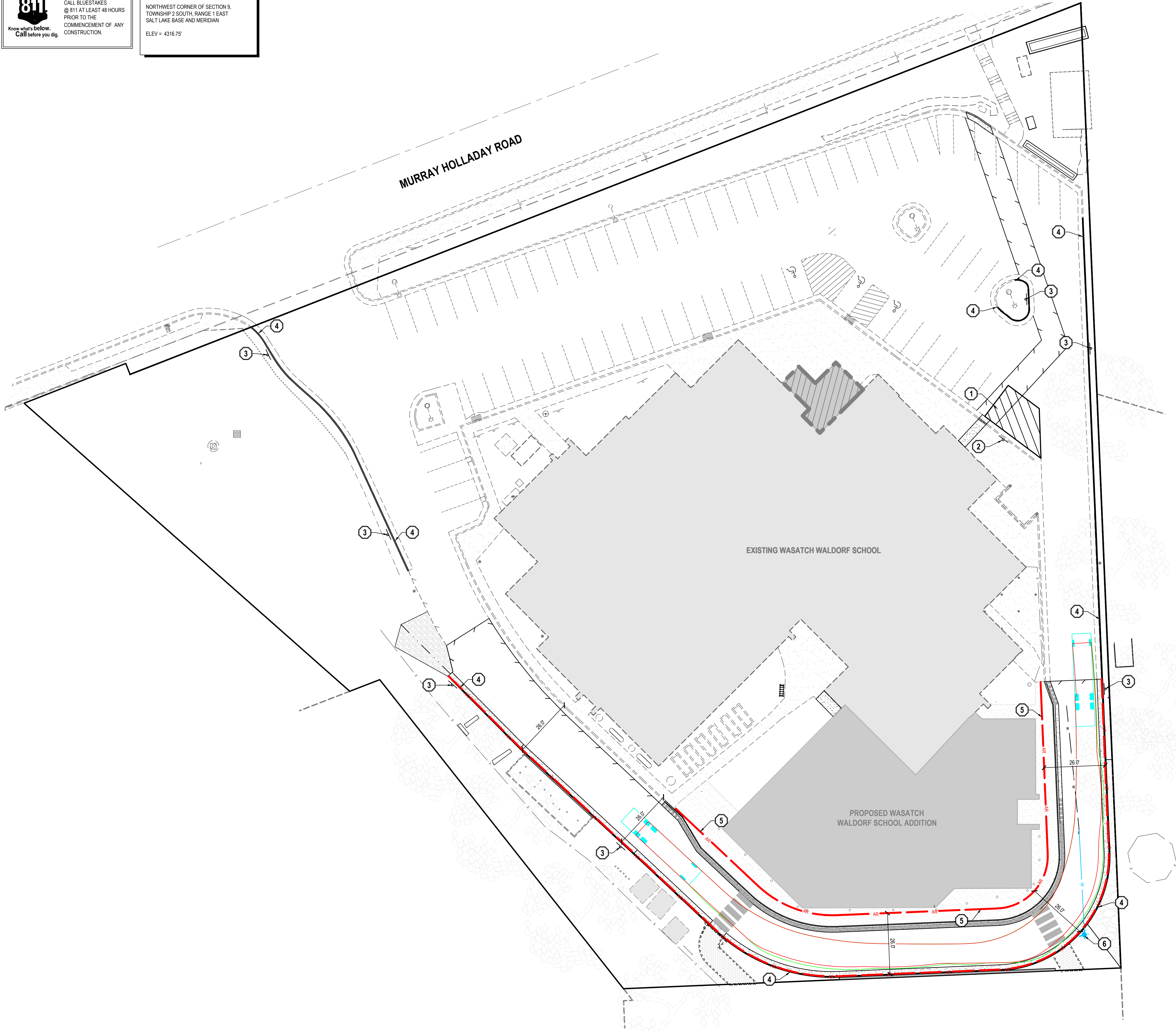
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4316.75'



- GENERAL NOTES**
 - ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APIWA STANDARD PLANS AND SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL INSPECTIONS PERTAINING TO UNDERGROUND WATER MAINS, THRUST BLOCKS, FLUSH TESTS, HYDROSTATIC TEST, UTAH STATE FIRE MARSHAL'S OFFICE SHALL BE INFORMED TO WITNESS THESE TESTS.
- SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

 - REMOVE EXISTING STALL STRIPING AND INSTALL 4' WIDE SOLID WHITE PAVEMENT HATCH MARKING PER M.U.T.C.D. STANDARD PLANS.
 - "NO PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - "NO PARKING FIRE LANE" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - TRAFFIC GRADE RED PAINT COVERING BOTH TOP AND VERTICAL FACE OF CURB PER M.U.T.C.D. STANDARD PLANS.
 - FIRE ACCESS LANE
 - FIRE HYDRANT LOCATION, SEE UTILITY PLAN FOR MORE DETAILS.

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

WASATCH WALDORF CHARTER SCHOOL
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

CONTACT:

HEATHER CAMPBELL
PHONE: 801-871-3950

WASATCH WALDORF CHARTER SCHOOL
ROAD RELOCATION
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UTAH

PROFESSIONAL ENGINEER

10924116-2202

COREY CHILD

STATE OF UTAH

NO.	DATE	REVISION
ADD 01	2026-05-04	
ADD 02	2026-06-07	
ADD 03	2026-06-27	ADDED C-202, HYD MOVED

STRIPING & PAINTING PLAN

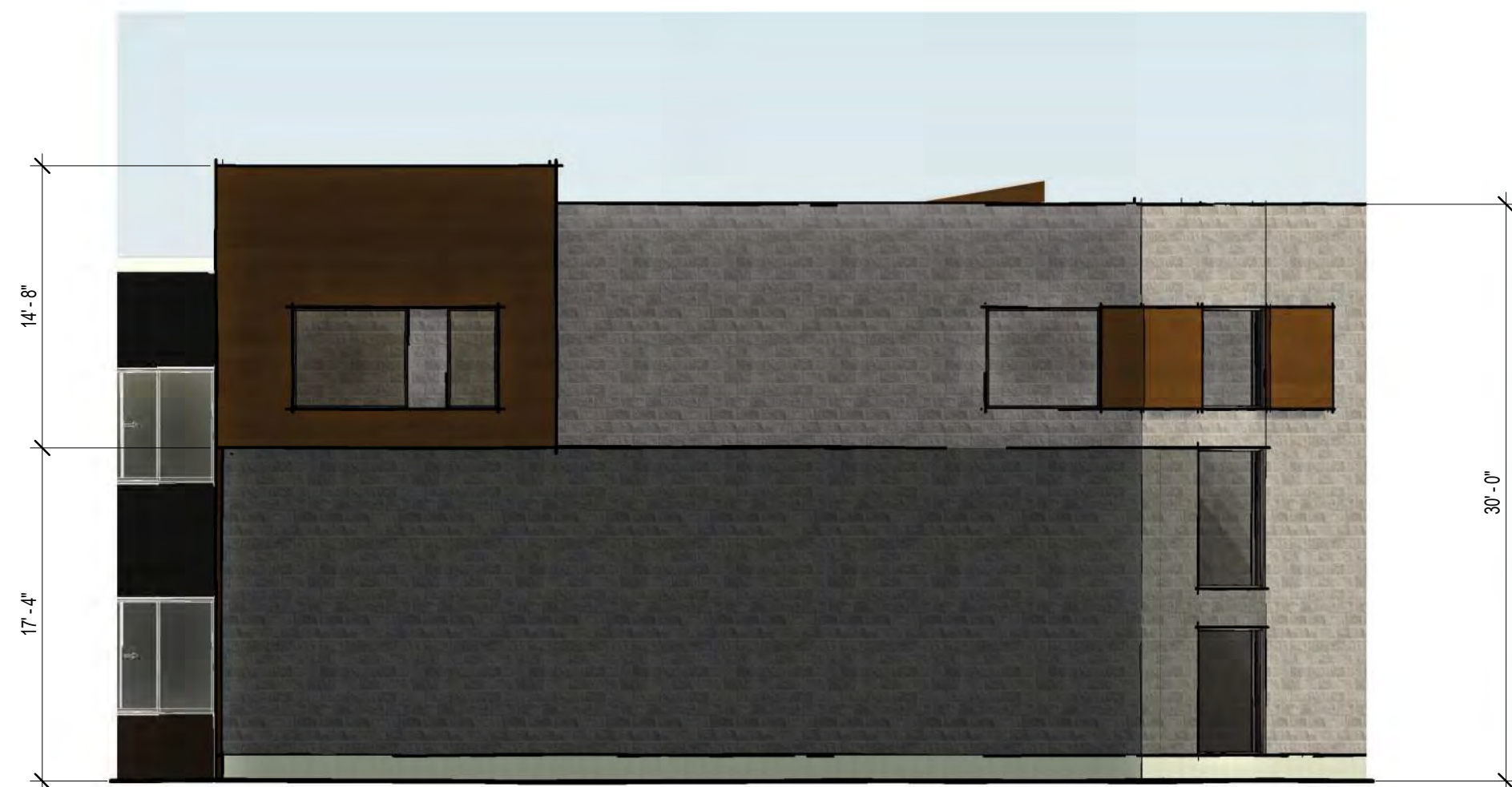
PERMIT REVIEW

PROJECT NUMBER 14759A	PRINT DATE 2026-06-01
PROJECT MANAGER C. CHILD	DESIGNED BY C. CHILD

C-202



3 | ADDITION - NORTH - SD
1/8" = 1'-0"



4 | ADDITION - WEST - SD
1/8" = 1'-0"



2 | ADDITION - SOUTH - SD
1/8" = 1'-0"



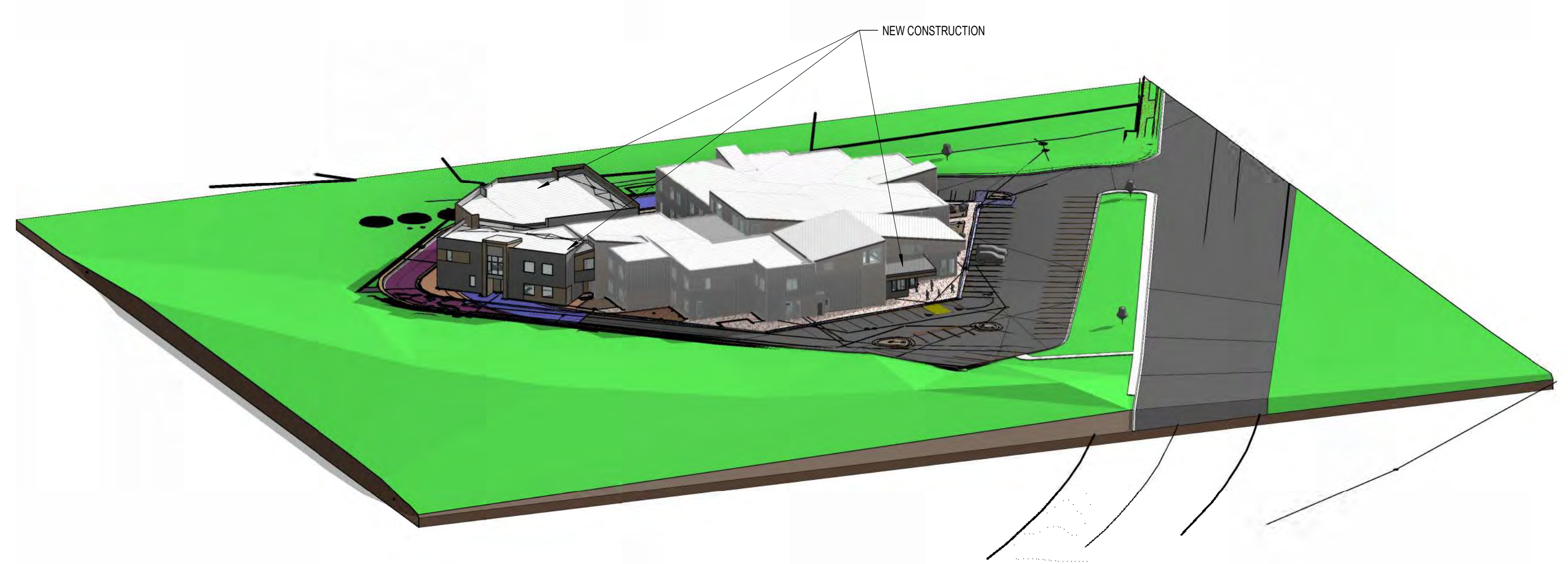
1 | ADDITION - EAST - SD
1/8" = 1'-0"



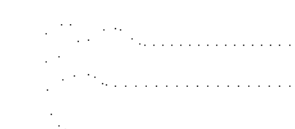
5 | FRONT ENTRANCE - EAST - SD
1/8" = 1'-0"

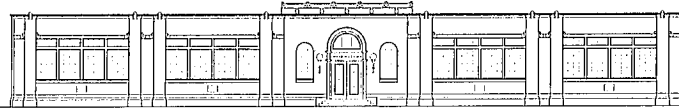


6 | FRONT ENTRANCE - NORTH - SD
1/8" = 1'-0"



7 | SITE - 3D
NOT TO SCALE





CITY of HOLLADAY

February 18th 2016

Waldorf Land Holdings, LLC
Attn: Mike Wright
801 N 500 W Ste 300
Bountiful UT 84010

RE: Wasatch Waldorf Charter School / Preliminary Site Approval
1458 E Murray Holladay Rd.
File #16-9-01

On February 16th 2016, the City of Holladay Planning Commission moved to approve, with a vote of 5-1, a preliminary site plan for the proposed **Wasatch Waldorf Charter School**, located at 1458 East Murray Holladay Road, Holladay Utah, with the following finding and conditions as they relate to traffic and the Big Cottonwood Creek;

Findings:

1. *The TRC believes that to the extent the City can apply its regulations to this proposed use, it has. Furthermore, the TRC has vigorously pursued measures to minimize impacts on Holladay residents, the creek, and Murray Holladay Road.*
2. *The City cannot impose certain standards on the site as we are prohibited by State law to do so, but we are impressed that overall the applicant has been professional, cordial, and cooperative with residents and City officials. Because of that, there have been voluntary amendments made to the plan by the applicant that make it much better than the original one.*
3. *It should be noted that the building is not very tall (30' to the architectural peaks), is located as far to the east on the site as practical in order to protect the stream bank and the trees, provides ample day time parking, with the revised site plan, and has arranged for off-site parking immediately to the west.*
4. *The public has been amply involved and active on this issue and some residents have met with staff to convey concerns and make suggestions.*
5. *While it appears at this point that the school may not be able to fence the County property to the rear of the site, students will have access to the area to play and experience nature. The students will be closely monitored by school faculty and staff for their safety and hopefully to minimize impacts they may have on abutting residential property to the west.*
6. *There will clearly be some impact on surrounding property, but there will be little or no activity on the property during the summer months.*
7. *The State of Utah has reviewed the Geotechnical Report and approved the proposed Foundation Plan for this project.*

Conditions:

1. *The site plan may not be materially altered without further review by the Planning Commission and accompanied by another public hearing.*
2. *The Traffic Control Plan as proposed on the site plan AND MORE IMPORTANTLY THE RECOMMENDATIONS OF THE PUBLIC WORKS DIRECTOR AND CITY TRAFFIC CONSULTANT must be strictly adhered to to assure the safety of both pedestrians and the traveling public at this location as related to the operation of the school. This includes:*
 - i. *No left turn movements during peak periods of drop off and pickup.*
 - ii. *No parking, standing, or drop off or pick up of students on either side of Murray Holladay Road and painted red curbs and signs.*
 - iii. *Faculty will be directing traffic both along the circulation road on campus and the drop off points and at the ingress/egress opening onto Murray Holladay Road.*



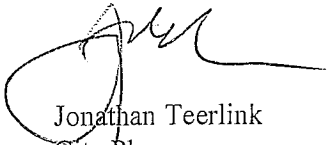
If implementation of the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan to be considered at an appearance before the Planning Commission to address any identified or observed problems.

3. *The creek area must be preserved free from damage to the embankments, trees, water, and wildlife, and fenced as far as possible from the top of the bank to allow for County access to maintain it along the waterway.*
4. *The area of Murray Holladay Road will be marked as a school zone.*
5. *If a lease agreement with the County cannot be reached, the site shall be completely fenced and have a gate recessed to access the property. If a lease agreement is reached with the County, the fence needs to extend down to the creek.*

The final site plan approvals shall be delegated to the Technical Review Committee for review and final approval – with the above mentioned conditions.

If you should have any questions regarding this matter, please call me at 527-3890, and I will be happy to assist you.

Sincerely,



Jonathan Teerlink
City Planner



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION STAFF REPORT

DATE: June 9th, 2026

REQUEST: Zone Map Amendment; Rezone from R-1-21 to P

ADDRESS: 4901 South Memory Lane, Holladay, UT - 84117.

APPLICANT: Jordan Buckner

FILE No: 26-4-02

PLANNER: Justice Tuffour, Ph.D., Planner II & GIS Manager

GOVERNING ORDINANCES:

[§13.07.030](#) AMENDMENT TO THE ZONE MAP

[General Plan](#) 2025 Holladay General Plan: Future Land Use, Responsible Renewal and Infill, and Quality Neighborhoods

[§13.46](#) PUBLIC USE (P) ZONE

REQUIRED PLANNING COMMISSION ACTION: *Legislative*

Public hearing to be held. Zone map amendments are proposed changes to the City of Holladay zoning map. Decisions on proposals to amend the zoning map is a legislative action, requiring the Planning Commission to hold a public hearing, review the proposal, and forward a recommendation, with findings, to the City Council for final decision/action.

REQUEST:

The applicant, Jordan Buckner, representing the current property owner (*Holladay Memorial Park, Inc.*) at 4901 S Memory Ln., is requesting to change the zone designation at this location from the current, Residential single-family home zone (R-1-21) to the Public zone (P).

BACKGROUND:

The subject property (*4901 S Memory Ln.*) is situated within an established single-family residential neighborhood immediately east of the Royal Holladay Hills regional mixed-use development. The property encompasses approximately 2.34 acres (*101,930 sq. ft.*) and is bordered by the Holladay Memorial Cemetery to the south, the Jordan and Salt Lake City Canal to the east, residential properties to the north, and Memory Lane to the west.

According to Salt Lake County records, the property was recently acquired by Holladay Memorial Cemetery, Inc., which also legally owns the adjoining cemetery property directly south of the subject site. The cemetery has long served the community by providing burial and memorial services. However, available burial spaces are becoming increasingly limited. As a



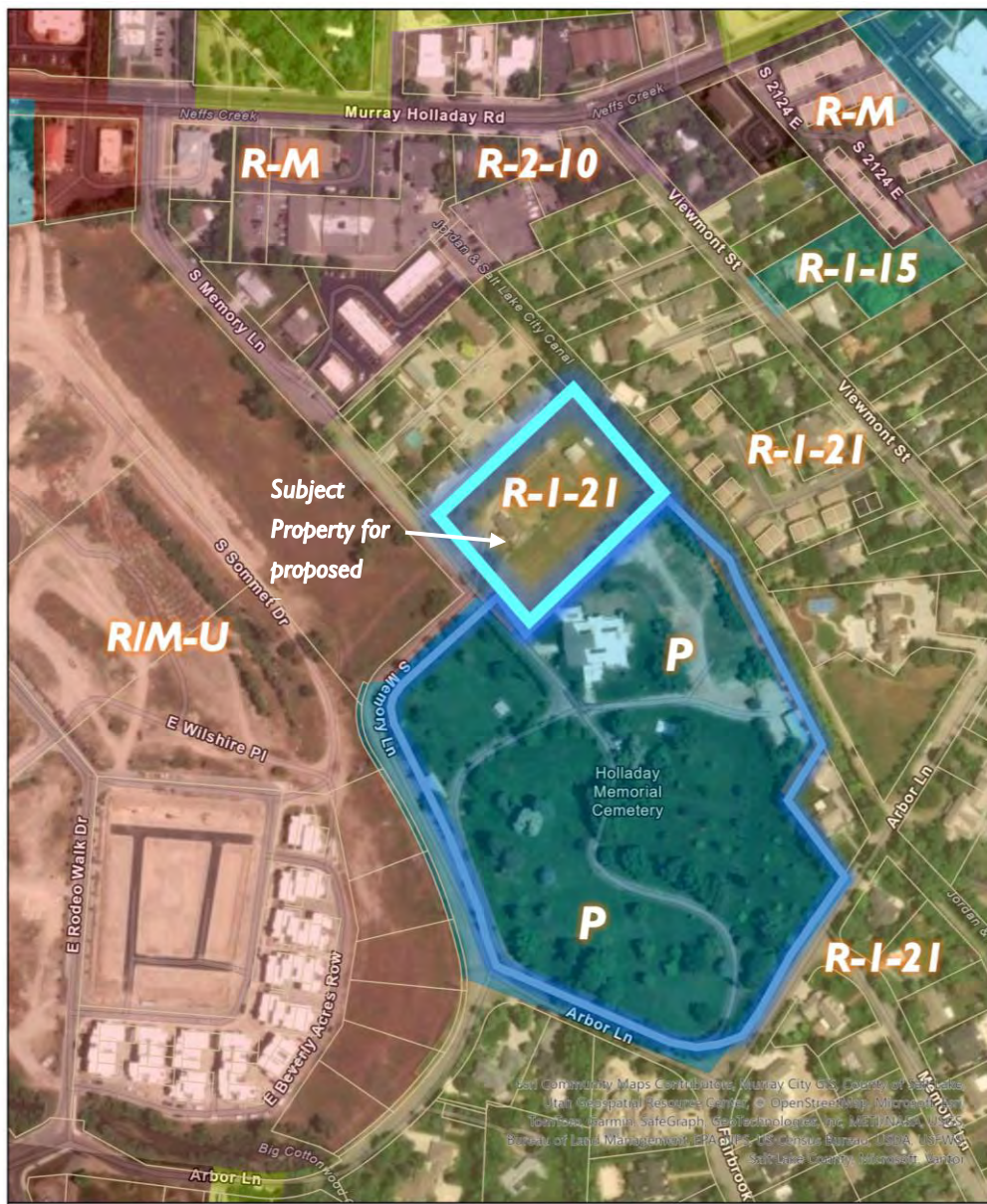
CITY OF HOLLADAY

EST. 1849 INC. 1999

result, the property owner intends to expand the existing cemetery onto the subject property to accommodate future community needs.

Although Holladay Memorial Cemetery, Inc. now holds ownership of both parcels, the proposed expansion cannot occur under the property's current zoning designation. The subject site is presently zoned R-1-21 (*Single-Family Residential*), whereas cemetery uses are permitted within the Public Use (P) Zone. Accordingly, the applicant is requesting a zoning map amendment to rezone the subject property from R-1-21 to Public Use (P) to facilitate the proposed cemetery expansion. Exhibit 1 illustrates the existing zoning designation of the subject property and the surrounding zoning pattern within the vicinity.

Exhibit 1: Character of Zoning Designations around Subject Property



4901 South Memory Lane. Rezone from R-1-21 to P



APPLICABLE HOLLADAY CODE REFERENCES:

[Chapter 13.07] Development Review and Approval for Legislative Procedures

[Chapter 13.07.030] Text and Zone Map Amendment

A. Purpose: This section sets forth the procedure for amending the text of this title or the zoning map.

B. Authority: The city council may amend the number, shape, boundaries, or area of any zone, or any regulation within the zone, or any other provisions of this title. The provisions set forth in this section shall not apply to temporary land use regulation which may be enacted without public hearing in accordance with section 13.07.040 of this chapter.

C. Initiation: Proposed amendments to the text of this title and the zoning map may be initiated by the city council, the planning commission, the community development director, a property owner, or the property owner's authorized agent. An agent of a property owner shall provide an affidavit of authorization from the owner.

D. Submission Requirements: Submission for a text or zoning map amendment shall be as provided in section 13.03.040 of this title. (Ord. 2012-15, 9-20-2012)

E. Noticing Requirements For Text And Zoning Map Amendments: The city shall provide notice as per public noticing provisions provided in Appendix C: "Noticing Requirements" of Title 13.

F. Procedure:

1. After the application for a text or zoning map amendment is complete, the community development director shall forward the application to the technical review committee for its review and recommendation.

2. Upon receipt of a recommendation from the technical review committee, the community development director shall forward the application to the planning commission for its review and recommendation.

a. The planning commission shall hold a public hearing on the proposed amendment.

b. After the public hearing, the planning commission may modify the proposed amendment and shall thereafter forward the proposed amendment with a recommendation to the city council.

3. Following receipt of the planning commission recommendation, the city council shall hold a public hearing on the proposed zone map or text amendment. Each notice of a public hearing shall be provided as per public noticing provisions provided in Appendix C: "Noticing Requirements" of Title 13. (Ord. 2012-15, 9-20-2012; amd. Ord. 2021-18, 8-5-2021)

STAFF ANALYSIS & FINDINGS OF THE REZONE PROPOSAL:

(Staff serves in an advisory capacity only and does not participate in voting on legislative land use decisions)

The analysis and findings presented in this section are based on City Staff's review and interpretation of applicable Holladay City ordinances, the physical and contextual characteristics of the subject property, the purpose and intent of the City Code, and the extent to which the proposed rezone satisfies the four primary considerations evaluated by the Planning Commission. The following findings and observations are provided for the Commission's consideration and are summarized below.



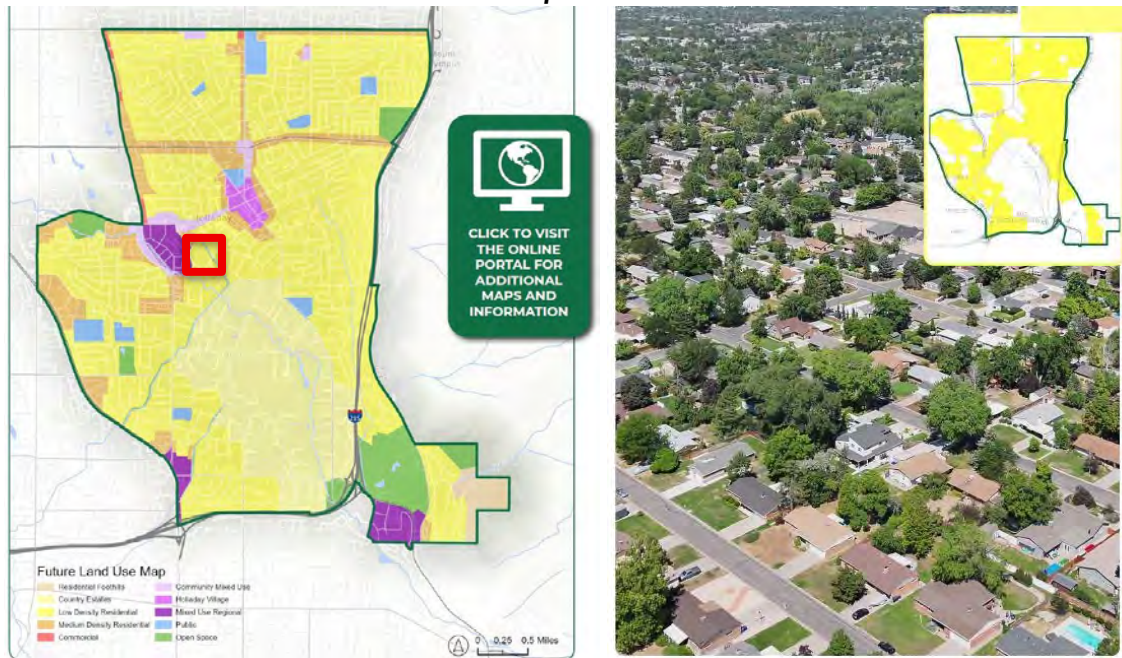
CITY OF HOLLADAY

EST. 1849 INC. 1999

Consistency of the Proposed Change with the General Plan

The City's General Plan (*Holladay Horizons*) serves as a planning guide to assist in the decision-making processes and as a centralized blueprint for how the City should grow over the next 10 to 15 years. According to the Future Land Use Map, the subject property and surrounding area are designated as Low-Density Residential (L-D-R). This designation is intended to preserve established residential neighborhoods whose unique character reflects the historic pattern of development throughout the City (see *Exhibit 2*).

Exhibit 2: General Plan's Future Land Use Map



City Staff finds that the proposed zone change is consistent with the vision and objectives of the General Plan. Although the surrounding area is primarily residential in nature, the adjoining cemetery has existed as a longstanding institutional use within the neighborhood and is recognized as a compatible secondary use within Low-Density Residential areas. The proposed rezone would allow for a logical expansion of this existing use onto adjacent property under the Public (P) zoning designation without introducing a new or incompatible land use into the area.

Furthermore, the General Plan (Page 34) specifically acknowledges that while Low-Density Residential areas are intended to remain predominantly residential, certain community-serving uses should be permitted to continue where they have historically existed:

"While the future land use is anticipated to be primarily low-density residential, uses such as schools, parks, and open spaces that allow neighborhood spaces to grow and gather should be allowed to continue, but only to the scale and extent that they have historically existed within neighborhoods."

Accordingly, Staff finds that the proposed rezone is in substantial conformance with the goals, policies, and land use vision of the Holladay Horizons General Plan.



Advancing Public Interest

Historically, the concept of the public interest has been grounded in the promotion of three fundamental principles: health, safety, and welfare. Land use decisions, public policies, and development proposals that support these principles are generally considered to advance the public interest.

The proposed rezone would allow for the expansion of an existing cemetery, thereby providing additional space for burial and memorial services that serve an important community need. Cemeteries are long-standing community institutions that provide a dignified place for remembrance, reflection, and end-of-life services. As available burial space within the existing cemetery becomes increasingly limited, the proposed expansion would help ensure that these services remain available to current and future residents. In this regard, the proposal supports the health, safety, and welfare objectives that underlie the public interest.

From a land use and housing development point of view, approval of the rezone would remove the potential to develop at least 4 single-family residential units (based on the R-1-21 zoning designation). However, the proposed use is anticipated to house and honor the memories of several hundreds of members of the community who have/will pass on from this life into the next. City Staff finds that the proposed rezone advances the public interest by supporting an essential community service, preserving the continuity of an existing cemetery, and addressing a demonstrated long-term need for additional burial space. While the proposal represents a tradeoff between potential residential development and cemetery expansion, Staff believes the broader community benefit associated with maintaining and expanding this longstanding public-serving use outweighs the limited loss of future residential development potential.

“The land belongs to the people...a little of it those dead...some to those living...but most of it belongs to those yet to be born” (Just vs. Marinette County, 1972).

This principle reflects the importance of balancing present and future community needs in land use decision-making.

Harmony with the Objectives and Purposes of the Future Development of the City

Concerning harmony with the objectives and purposes of the future development of the city, Staff weighs in the principle of current and Land Use Compatibility. The proposed rezone from Residential single-family home zone (R-1-21) to the Public zone (P) have similar land use objectives. Exhibit 3 shows the summary table for designated place types of future land use developments in the City. The table shows that the community-preferred primary use for the current use (*Low-Density-Residential*) is single family, with open spaces and recreation, agriculture, and institutional uses as secondary. Meanwhile, the proposed Public (P) zoning designation achieves similar objectives supporting two primary uses (*open space and recreation and institutional*). Staff further notes that cemetery uses have historically coexisted with adjacent residential properties and are not typically associated with adverse impacts on neighboring homes. Accordingly, Staff finds that the proposed zone change is harmonious with the City's future development objectives and the character of the surrounding area.



CITY OF HOLLADAY

EST. 1849 INC. 1999

Exhibit 3: Use Summary Table for Place Types of Future Land Uses

Place Type	Open Space and Recreation	Agriculture	Institutional	Single-family Housing	Medium-density Housing	High-density Housing	Mixed Use	Commercial/Retail	Office
Country Estates									
Residential Neighborhoods									
Low Density Residential									
Medium Density Residential									
Regional Mixed Use									
Holladay Village									
Community Mixed Use									
Commercial									
Public									

Primary Use Secondary Use

Furthermore, one of the core vision elements of the Holladay General Plan is **"Responsible Renewal and Infill"** (Chapter 8, Page 103). City Staff finds that the proposed rezone supports this vision by:

- Facilitating the expansion of a long-standing community-serving use and preserving open space characteristics;
- Ensuring that future growth occurs in a manner that is compatible with the surrounding neighborhood; and
- Addressing a demonstrated community need while supporting the City's long-term planning and sustainability objectives.

Additionally, one of the crosscutting elements in the General plan is Sustainability (Page 10). Holladay residents support the concept of sustainability, which is defined in this context as ensuring that the resources that available to community members today are available to future generations to the maximum extent possible. These resources include the tree canopy, parks and open space, water, services like stormwater and sewer infrastructure, roads, and responsive service delivery. The City Staff believes the proposed Public (P) zoning designation is consistent with these sustainability goals while supporting the continued stewardship of community land resources.

Whether the Proposed Change Is Necessary

City Staff finds that the proposed zone change is necessary to achieve the objectives and purposes discussed throughout this analysis. Although Holladay Memorial Cemetery, Inc. owns both the existing cemetery property and the subject parcel, the planned expansion of the cemetery cannot occur under the current zoning designation of the subject property. If the two parcels are combined into a single lot, they cannot retain different zoning classifications. Because the intended use of the combined property is to expand the existing cemetery, the current R-1-21



CITY OF HOLLADAY

EST. 1849 INC. 1999

(*Single-Family Residential*) zoning designation would not support the proposed use. Accordingly, rezoning the subject property to the Public (P) zone is necessary to facilitate the consolidation of the parcels and allow for the continued operation and expansion of the cemetery.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission allow the applicant an opportunity to present their petition and receive public input through the required public hearing process. Consideration of the proposal should be guided by the General Plan policies and the evaluation criteria discussed in this report.

Given the legislative nature of a zoning map amendment, the Planning Commission may determine that additional discussion or analysis is warranted and continue the item to a future meeting before making a recommendation. However, if the Commission is prepared to make a recommendation to the City Council following the public hearing, any motion should be accompanied by supporting findings in accordance with Holladay City Code 13.07.030.G.2.

Based on its review, Staff supports the proposed rezone application and finds that it is consistent with multiple goals, policies, and land use objectives identified in the General Plan. Staff recommends that the Commission focus its discussion on the following key considerations:

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

STANDARDS OF CONSIDERATION, FOR OR AGAINST:

13.07.030G: Approval Standards:

1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council. The City Council, after reviewing the Planning Commission recommendation, may:
 - a. *Adopt the amendment as recommended by the planning commission;*
 - b. *Make any revisions to the proposed amendment that it considers appropriate;*
 - c. *Remand the proposed amendment back to the planning commission for further consideration; or*
 - d. *Reject the proposed amendment.*
2. In reviewing a text or map amendment, the following factors should be considered:



CITY OF HOLLADAY

EST. 1849 INC. 1999

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

TRC RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to amend the Holladay Zoning map from R-1-21 to P at 4901 South Memory Lane. based on the following findings:

1. The proposed zone change is consistent with this policy direction, as it facilitates the continued operation and modest expansion of an established community-serving use that has historically existed in this location.
2. The proposed zone change balances present and future community needs in land use decision-making.
3. The proposed zone change is harmonious with the City's future development objectives and the character of the surrounding area
4. The rezone would support the continued stewardship of community land resources while providing space for an essential public-serving use that addresses both current and future community needs.
5. The proposed rezone is both reasonable and necessary to accommodate the intended use of the property and to implement the long-term objectives identified in this report.

SUGGESTED MOTIONS:

A motion to approve or deny:

*"I _____, motion to forward a recommendation to the City Council to (**APPROVE, DENY**) an application by **Jordan Buckner** to amend the City of Holladay zoning map for **2.34 acres** of land located at **4901 S. Memory Lane**, from the **R-1-21 zone** to the **P zone**, based upon the following findings: ____"*

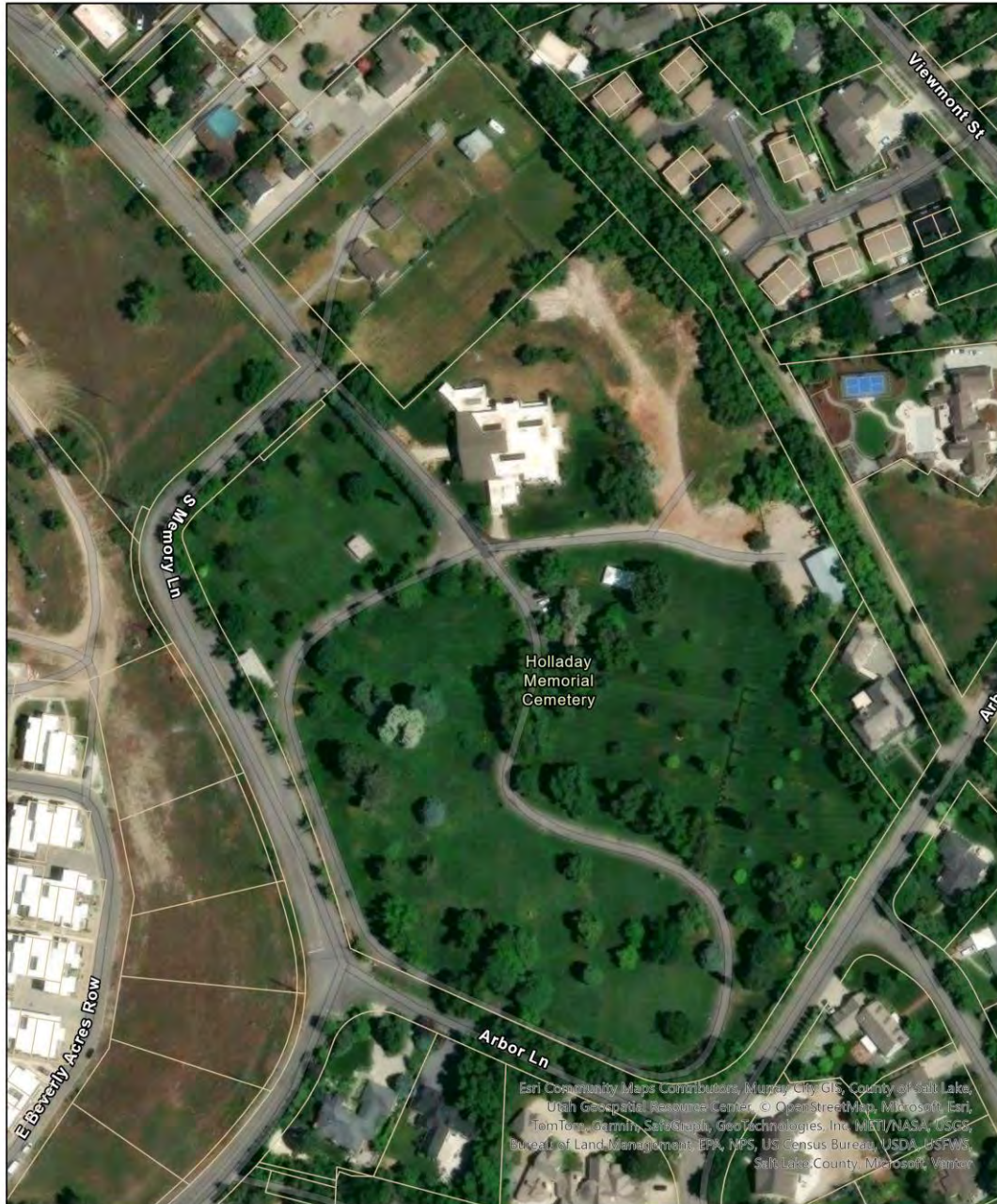
*For a potential motion to motion to **continue** for further discussion:*

*"I _____, motion to continue the application by **Jordan Buckner** to amend the City of Holladay zoning map for **2.34 acres** of land located at **4901 S. Memory Lane**, from the **R-1-21 zone** to the **P zone** to the next regularly scheduled meeting"*

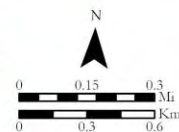


CITY OF HOLLADAY

EST. 1849 INC. 1999



City of Holladay
4901 SOUTH MEMORY LANE
ZONING AMENDMENT





CITY OF HOLLADAY

**NOTICE OF A PUBLIC MEETING
BEFORE THE CITY OF HOLLADAY**

Date: Tuesday, June 16th, 2026
Time: As close to 6:00 pm as possible
Location: Temporary City Hall – City Council Chambers
3330 S. 1300 E. Millcreek
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a **Zone Change application** (File # 26-4-02), submitted by a representative of the property owners. The Application proposes to rezone approximately 2.34 acres (101,930 sq. ft) of property located at 4901 S Memory Ln from an R-1-21 to a P Zone – to allow the expansion of the adjacent cemetery.

Please submit comments via email by 5:00 pm 06/15/2026 to Justice Tuffour, jtuffour@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay's website.

ATTENTION! This notice was mailed on my behalf of the Community and Economic Development Director, Jordan Van Tolman, to all residences within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

Description of Re-Zone Request Regarding 4901 South Memory Lane

We are requesting to rezone the property located at **4901 South Memory Lane, Holladay, Utah 84117** from its current residential designation to a **Public Zone** classification.

The purpose of this request is to allow for the thoughtful expansion of the adjacent cemetery, which has long served families in the community. As available space within the existing cemetery becomes increasingly limited, this additional parcel will provide the opportunity to continue offering burial and memorial options for current and future generations.

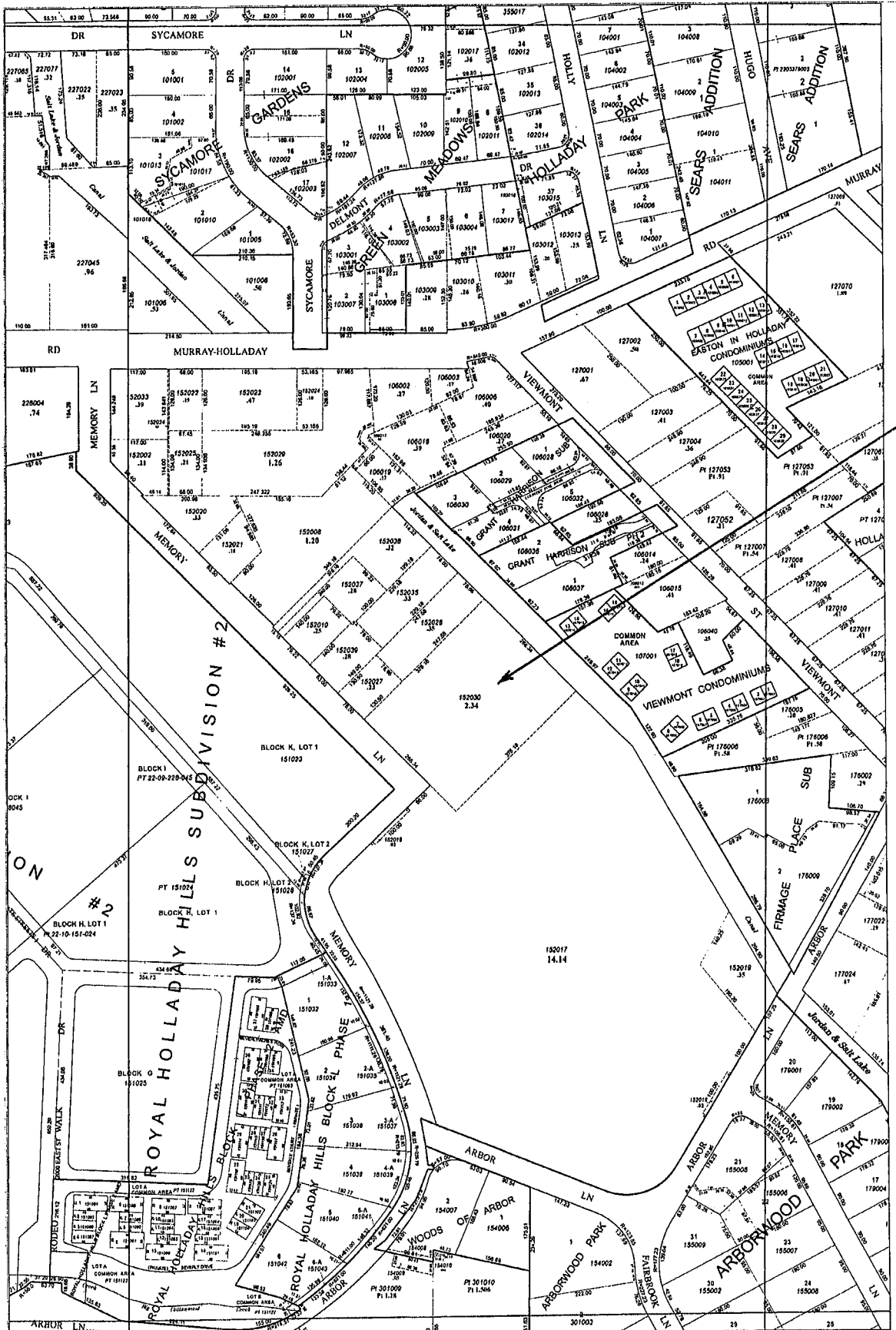
The proposed development goal is to integrate the property into the existing cemetery in a manner that is respectful, well-maintained, and consistent with the character of the surrounding area. The expansion will be designed with careful consideration given to landscaping, buffering, and overall aesthetics to ensure compatibility with neighboring properties.

This request supports the broader community need for end-of-life services while preserving a peaceful and dignified environment. The expansion will allow the cemetery to continue its role as a place of remembrance, reflection, and service to families, while maintaining high standards of care and stewardship for the property.

- Existing cemetery property
- Proposed cemetery expansion



Property Plat



Legal Description of Proposed Re-Zoned Property

4901 South Memory Lane

BEG S 1153.03 FT & E 221.89 FT & S $44^{\circ}45'$ E 384.08 FT FR NW COR SEC 10, T 2S, R 1E,
SLM; S $44^{\circ}45'$ E 268.34 FT; N $45^{\circ}15'$ E 378.18 FT; N $44^{\circ}45'$ W 268.34 FT; S $45^{\circ}15'$ W 378.18
FT TO BEG. 2.34 AC M OR L. 08256-3890 11407-3939



MEMORIAL

MORTUARIES & CEMETERIES

** created for attendees*

Neighborhood Meeting

March 31st, 2026

Potential Re-zone of 4901 S. Memory Lane

Background

Memorial Holladay Cemetery is one of Utah's oldest cemeteries, with burials dating back to 1848. For over 35 years, Memorial Mortuaries and Cemeteries has owned and operated this beautiful cemetery. The Memorial Holladay Cemetery is one of Holladay's largest open spaces for the community. In 2024, Memorial purchased the property at 4901 S. Memory Lane, comprising of a single family residence and roughly 2.1 acres of undeveloped land for future cemetery expansion. This property is currently zones as R-1-21, or Single Family Residential.

Proposed Project Details

Memorial's goal is to increase the longevity and life of the Memorial Holladay Cemetery by utilizing this newly acquired property for future cemetery expansion. To accomplish this, the property in question will need to be re-zoned from its residential designation to the "Public" designation.

This proposed zoning change will allow the Memorial Holladay Cemetery to thrive as beautiful open space and a crucial resource for the community for years to come. It is estimated that an additional 2 acres of cemetery land will extend the useful life of the cemetery by at least another 20 years.

Neighborhood Meeting Minutes And Roster of Attendees

March 31st, 2026 @ 6:00 PM

Potential Rezone of 4901 S. Memory Lane

- Letters were mailed out on March 4th, 2026
- Between when letters were mailed and the Neighborhood Meeting, our team received a few calls from recipients inquiring more details about the meeting. The main question asked was what the meeting was all about. Our team members that fielded those calls explained that we had recently purchased the property in question and that we were simply seeking to re-zone it to "public" with plans to expand the footprint of the cemetery to encompass the purchased parcel in question. The other common question asked was a reminder on the location or dates/times because they had misplaced the letter.

Meeting Roster

- Unfortunately, we did not have any attendees come to the neighborhood meeting

March 31st Meeting Minutes

5:30 – Our arrival and setup in preparation for the meeting

5:45 – doors opened

6:00 – 6:30 – Jordan Buckner and Karen Mitchell (employees of Memorial Mortuaries) staffed the front entrance waiting for participants to arrive

6:30 – with no attendees having arrived, Jordan and karen cleaned up and prepared the building for the night

6:45 – Doors shut and meeting adjourned

Copies of the materials that were to be provided to attendees is included on the following pages

[Date]

[Recipient Name]

[Recipient Address]

Dear Neighbor,

We hope this letter finds you well. We are writing to inform you of a proposed zoning change for property located at **4901 South Memory Lane, Holladay, UT 84117**, which is adjacent to our existing cemetery property.

As part of our long-term commitment to serving families in our community, we have recently purchased this parcel and are seeking to re-zone it from residential (R-1-21) to a **Public Zone** designation. This change would allow us to thoughtfully expand the cemetery so that we may continue to serve families in Holladay and surrounding areas for generations to come.

We understand that changes to nearby property can raise important questions, and we sincerely value the perspectives of our neighbors. In that spirit, we would like to invite you to attend a neighborhood meeting where we will share more information about this proposed project, answer questions, and listen to your thoughts and feelings.

Neighborhood Meeting Details:

Location: Memorial Holladay Cottonwood Mortuary

Address: 4670 South Highland Drive, Holladay, Utah 84117

Date: Tuesday, March 31st

Time: 6:00 PM

Our intention is to approach this project with transparency, care, and respect for the surrounding neighborhood. We believe open dialogue is essential, and we genuinely welcome your input as we move through this process. Light refreshments will be served

Thank you for taking the time to review this information. We appreciate the opportunity to continue serving in your community and look forward to visiting with you.

Warm regards,

Jordan Buckner

Memorial Mortuaries & Cemeteries

801-278-2803

info@memorialutah.com

R 2nd of letter recipients

First Name	Last Name	Address	City	State	Zip
JOHN	FRANK	4824-26 S VIEWMONT ST	HOLLADAY	UT	84118
BLOCK	FAMILY	2094 E DELMONT DR	HOLLADAY	UT	84119
CHEN & ASSOCIATES		28371 VISTA DEL VALLE	HEMET	CA	92544
ROBERT & STEPHANIE	BODILY	4786 S VIEWMONT ST	HOLLADAY	UT	84117
IVERSON	FAMILY	4810 S VIEWMONT ST	HOLLADAY	UT	84117
MARK & COURTNEY	HARRISON	7420 S CRESTVIEW CT	COTTONWOOD HTS	UT	84121
JEREMY	WHITEHOUSE	2099 E COUNTRY PINE CV	HOLLADAY	UT	84117
BORDEN	FAMILY	2096 E COUNTRY PINE CV	HOLLADAY	UT	84118
GARY & STEPHANIE	NAKAO	2108 E COUNTRY PINE CV	HOLLADAY	UT	84119
JOHNSON	FAMILY	4814 S VIEWMONT ST	HOLLADAY	UT	84120
RYAN & CARA	HEUSER	4818 S VIEWMONT ST	HOLLADAY	UT	84121
RUSSELL & NATALIE	HARRISON	4836 S VIEWMONT ST	HOLLADAY	UT	84122
VIEWMONT CONDM	COMMON AREA	1750 W 11400 S # 120	SOUTH JORDAN	UT	84095
KURT	LARSH	4265 MEADOW RD	KAMAS	UT	84036
LYNNE	ATWOOD	2118 E 4850 S # 7	HOLLADAY	UT	84117
CLARESA	ANGELL	2116 E 4850 S	HOLLADAY	UT	84118
SAMUEL & KORRI	BALL	2106 E 4850 S	HOLLADAY	UT	84119
GH PROPERTIES	LLC	2768 E KENTUCKY AVE	HOLLADAY	UT	84120
REZA & REBECCA	AHMADI	8853 S SUTTON WY	COTTONWOOD HTS	UT	84121
JEREMY	JENSEN	PO BOX 980956	PARK CITY	UT	84098
MCLEAN	FAMILY	4841 S 2120 E	HOLLADAY	UT	84117
UNION VILLAGE	LLC	3001 E SCENIC VALLEY LN	SANDY	UT	84092
BLUE HARBOR	HOLDINGS LLC	4981 S COTTONWOOD LN	HOLLADAY	UT	84117
JAMES & KATHRYN	OSGOOD KELLY	4845 S 2120 E	HOLLADAY	UT	84119
RNRL	LLC	8369 S VISCONTI DR	SANDY	UT	84093
DRP UT 2	LLC	2733 E PARLEYS WY # 300	SALT LAKE CITY	UT	84109
JEFFREY & JULIE	JONES	4851 S MEMORY LN	HOLLADAY	UT	84117
HOWARD	FAMILY	4869 S MEMORY LN	HOLLADAY	UT	84118
DAVE & NANCY	TEAL	4847 S MEMORY LN	HOLLADAY	UT	84119
RANDELL SR & CYNDY	TEAL	4857 S MEMORY LN	HOLLADAY	UT	84120
PHUONG & KRIS	BODEEN	2165 E HUGO AVE	HOLLADAY	UT	84122



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Item #3

Date: June 16th, 2026

Request: Amendment to Holladay Village Building Height Standards 13.71.03

Address: Approximately, 4714 South Holladay Blvd

Applicant: Thane Smith

File No: 01-04-19-14

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

[13.07.030](#)

LEGISLATIVE REVIEWS - TEXT AMENDMENTS

[13.71](#)

HOLLADAY VILLAGE ZONE

REQUIRED PLANNING COMMISSION ACTION: LEGISLATIVE

Public hearing to be held. *Ordinance amendments are proposed changes to the City of Holladay Code. Amendments can be in the form of a new standard, or an alteration to an existing rule or regulations/standards. Decisions on proposals to amend a city ordinance is a **legislative action**, requiring the Planning Commission to hold a public hearing, review the proposal and forward a recommendation, with findings, to the City Council for final decision/action.*

SUMMARY:

In preparation of future redevelopment plans at corner of Holladay Blvd and Arbor Lane, the applicant is applying to change the allowed building height for this segment of the Holladay Village. A request to review the merits of increasing height allowances from 35 feet to a proposed 50 feet is presented to the city.

Over the years, building heights within the Holladay Village has a topic of much debate. This application would amend city council's determination upheld since 2016 (amendments made under moratorium)



CITY OF HOLLADAY

EST. 1849 INC. 1999

REQUEST

Within the Holladay Village zone varying building heights are provided as standards to meet the goals and purpose of redevelopment within the village. The applicant's request is to amend a certain map shown in ordinance [13.71.075](#) Development Standards within the Holladay Village. The map is referenced as Figure 13.71.3 and highlights areas within the HV zone where certain heights are allowed.

NON-CONFORMING USES

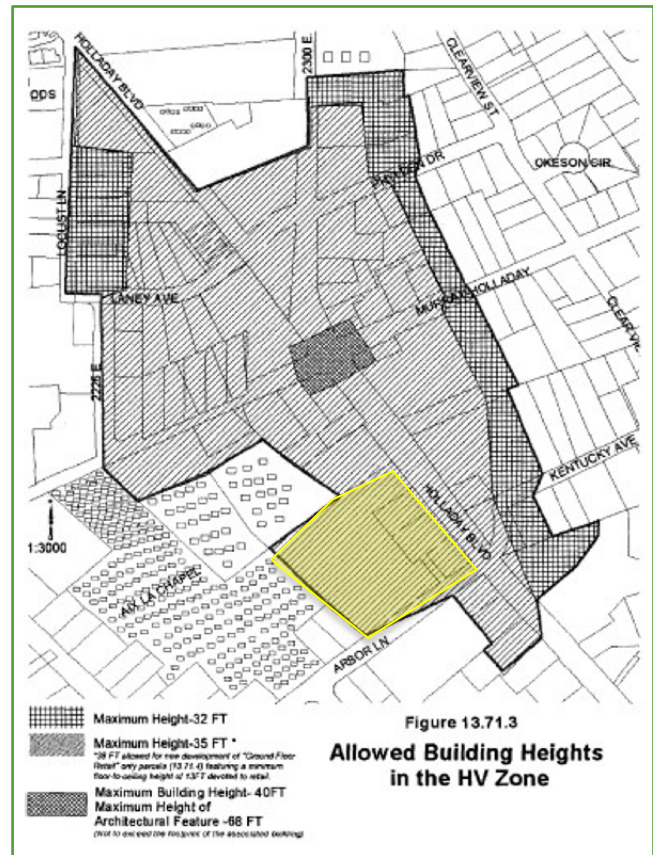
The amendment does not create a non-conformities, as all heights with the proposed area are less than the maximum proposed (50 feet)

TECHNICAL REVIEW COMMITTEE ANALYSIS:

Overall, two primary building height standards are allowed in the HV zone; 32 feet and 35 feet. A height of 40 feet is allowed within the core of the HV zone where building eight and mass is used as focal point and 68 feet is allowed for primary architectural features (i.e. clock tower).

The Holladay Village is under a Master Plan which provides long range guidance in its redevelopment and character. These goals have been implemented to create the current state of the village. Specifically, the vision of the Village plain; "The Village is to be a place of human scaled, diverse land uses within an aesthetically attractive, easily accessible, and economically healthy environment. A pedestrian scale environment is intended to be created through building height and mass, and orienting structures toward the streets and sidewalks." (H.C.C. 13.71.010 Vision Statement)

In July of 2016, the City Council enacted a temporary zoning regulation, or, "moratorium" on future residential or mixed-use residential development applications for a period of six months. This period was approved to allow the city to contemplate certain development standards which had come into question, in part, due to the community concerns by Holladay residents regarding the "Grand Terraces" Condo development. The Council specifically asked for an overview of traffic, parking, density, building height allowances in the HV zone.





CITY OF HOLLADAY

EST. 1849 INC. 1999

Subsequently, a five-member committee composed of councilmembers and staff was formed to study the matter and return to report to the Council. The committee met often and debated the appropriateness of existing regulations as they pertained to existing and pending development.

The current zoning code reflects the results of that study. Specifically, after several meetings, the council approved a slight lowering of building heights throughout the zone beginning with a maximum of 32 feet for any structure that directly abuts any land use that is not in the zone. (See attached map). This represented *a reduction of six (6) feet* from the previous standard. Next, the area of the zone that does not abut non-HV land was capped at thirty-five (35) feet instead of the previously allowed of thirty-eight (38) feet – *a reduction of three (3) feet*. Finally, the HV core area, the area around the main intersection, is recommended for a maximum of forty (40) feet. The newly adopted figure represents *an eight-foot (8) reduction* in the core. The 68-foot maximum for ornamental architectural features remained unchanged.

The primary reason for these changes was mostly to acknowledge that the main Village buildings on the plaza were built much lower than they could have been and that given their importance, it would seem inappropriate to have buildings much taller than they are in other areas of the zone. Also, the forty foot core maximum is a nod to the maximum height cap of forty feet the city has for any residential use.

TRC RECOMMENDATION

Staff finds the application file to be complete in its scope as an application which provides information to consider allowing a new height standard in the Holladay Village Zone. Staff can therefore recommend that the Planning Commission hold the required public hearing while moderating a discussion with the applicant prior to forwarding a recommendation to the City Council.

Much discussion and public comments is expected for this application. It is recommended that the commission take note of high-level topics and concerns and continue this item until their next meeting. Additionally, and most importantly, as city staff had been integral members of the special committee formed by the council in 2016, notions and opinions of the resulting amendments have not changed. Therefore, staff cannot recommend this text amendment as proposed.

SUGGESTED MOTION:

“I _____ move to recommend (CONTINUE/APPROVAL/DENIAL) of an *application made by The Applicant to amend Figure 13.71.3, Holladay Village Building Height Allowances by **increase allowable heights from the current 32 feet to a proposed 50 feet.***”, based upon the following findings;

1.
- 2.



NOTICE OF A PUBLIC HEARING

ORDINANCE AMENDMENT – HOLLADAY VILLAGE ZONE

Date: **Tuesday, June 16th, 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will hold two (2) separate public hearings during consideration of proposals to amend two separate Holladay Village Zone Ordinances as they relate to; Building Height and allowed Land Uses. Each proposal is described & considered separately as,

- 1) Adding additional permitted land uses related to Arts & Culture.
- 2) Increasing to building height; at the corner of Holladay Blvd and Arbor Lane from allowed 35 feet to proposed 50 feet.

Submit comments via email by **5:00 pm June 15th** Jonathan Teerlink, jteerlink@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 06/03/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY OF HOLLADAY

EST. 1849 INC. 1999



NOTICE OF A PUBLIC HEARING

ORDINANCE AMENDMENT – HOLLADAY VILLAGE ZONE

Date: **Tuesday, June 16th, 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will hold two (2) separate public hearings during consideration of proposals to amend two separate Holladay Village Zone Ordinances as they relate to; Building Height and allowed Land Uses. Each proposal is described & considered separately as,

- 1) Adding additional permitted land uses related to Arts & Culture.
- 2) Increasing to building height; at the corner of Holladay Blvd and Arbor Lane from allowed 35 feet to proposed 50 feet.

Submit comments via email by **5:00 pm June 15th** Jonathan Teerlink, jteerlink@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 06/03/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY OF HOLLADAY

EST. 1849 INC. 1999



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold 3 separate public hearings on **Tuesday, June 16th, 2023 as close to 6:00 P.M. as possible**. The purpose of this meeting is hold a comment period during consideration of amending Holladay Ordinances; §13.71.075 Building Heights and allowed Land Uses within the Holladay Village Zone, §13.100 Holladay Land Use Table and The Royal Holladay Hills Site Development Master Plan's Land Use Table

The proposals under consideration are amendments to Title 13 of the City of Holladay, Land Use and Development Regulations. Each proposal is described and considered separately as,

- 1) An increase to allowable building heights the Holladay Village Zone from 35 feet to 50 feet at the corner of Holladay Blvd and Arbor Lane,
- 2) An inclusion of the land uses related to the Arts and Culture as allowed uses of property within the Holladay Village Zone, and
- 3) An inclusion of Personal Services as an allowed land use within the Royal Holladay Hills redevelopment area

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

The public may remotely watch the **live video stream** of the meeting - https://cityofholladay.com/government/agendas_and_minutes.php To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to jteerlink@cityofholladay.com or 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.

Holladay City, Holladay Village Zone Amendment

The Romney Group is acquiring the 3.12-acre Walgreens store site located at 4714 S. Holladay Boulevard with intent to assemble the three adjacent parcels between the entrance to the Walgreens and Arbor Lane with addresses 4720 S., 4730 S., and 4736 S. Holladay Boulevard, adding 1.06 acres for a total of 4.18 acres. The total existing commercial building area of the assemble properties is approximately 35,362 square feet. The existing aged structures and infrastructure will be replaced with high quality more modern structures which will provide both economic and aesthetic benefit to the community.

The project, named Holladay Belmont, is envisioned to include pedestrian friendly mixed uses featuring ground floor commercial abutting Holladay Boulevard with “for-sale” multifamily above and behind. The commercial uses target restaurant, medical office, professional office, pharmacy and localized retail tenants and will occupy approximately 35,200 square feet. The residential uses include luxury townhome and condominium units occupy approximately 235,700 square feet and provide a buffer to the adjacent existing residential and multifamily uses west and northwest of the site. The contemplated height of the structure will be 50 feet measured from top back of curb at the Holladay Boulevard access.

Since the greater Salt Lake County are generally auto oriented, the project contemplates angled and parallel street parking along Holladay Boulevard and Arbor Lane, respectively, with the bulk of the remaining required public and private parking located in a single level parking structure. Bicycle parking will allow a secure location for residents, employees and commercial patrons. The parking structure contemplates a primary underground access from Holladay Boulevard and a secondary at grade access from Arbor Lane complementing the natural slope of the site.

The resort style amenities exclusive to the residential occupants are envisioned to include 1) an outdoor plaza above the parking structure with walking paths, park benches and drip irrigated landscaping; 2) a ground level activity center with a lap pool, plunge spas, sauna, exercise gym, pickleball courts and an outdoor pocket park on the north west portion of the site; 3) an outdoor rooftop pool and cabana.

The preliminary results of an architectural charrette included by a separate file illustrate the vision of Holladay Belmont’s resort style construction and amenities.

Holladay Belmont is located within the Holladay Village Zone (Holladay City Code of Ordinance Chapter 13.71 the “Code”), is compliant with the Code’s Vision and Purpose and includes Permitted Uses. However, the contemplated building height of 50 feet will exceed Maximum Building Height of 35 feet shown on Figure 13.71.4 of the Code. RG is seeking a code amendment to change hatch over the 4.18 acres in Figure 13.71.4 to allow a maximum height of 50 feet.

13.71.075: DEVELOPMENT STANDARDS:

The following minimum development standards shall apply in the HV Zone. Application of the design guidelines set forth in section 13.71.090 of this chapter may require a higher standard to be met.

A. Lot, Yard And Other Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on chart 13.71.1 of this section shall apply in the HV Zone.

CHART 13.71.1

Development Standard	Amount
Development Standard	Amount
Lot area, minimum	5,000 square feet
Lot width, minimum	50 feet at 25 feet back from right-of-way
Lot frontage, minimum	50 feet
Build-to line	Buildings should abut the right-of-way line, where possible, except for proper architectural movement, plazas, sitting areas, art displays, or other justification as recommended by the DRB and approved by the Planning Commission
Maximum dwellings per acre	24
Right-of-way encroachments	Exception: Ornamental architectural features such as arcades, canopies, awnings, balconies, cornices, etc., and subsurface intrusions such as footings and foundations may be allowed to protrude into the right-of-way provided they do not interfere with the normal use of the right-of-way, after review and approval of the Planning Commission and subject to a license agreement approved by the City Manager
Front setback, nonconforming	Expansion and remodeling permitted so long as nonconforming setback is not expanded
Maximum allowable impervious surface coverage	100 percent, except for buffering landscaping requirements for properties abutting non-HV residential uses, preservation of protected trees, storm drain detention areas, etc.
Building width, maximum	No requirement
Building height, maximum ¹ , including screened mechanical equipment but excluding: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 14 feet or less (2,500 lb maximum elevator capacity rating); 3) gables 4 feet or less	See figure 13.71.3 of this subsection
Land use for floor space abutting major streets and plaza within the Holladay Village Zone	The street level floor space fronting and abutting major streets, 2300 East, Holladay Boulevard, Murray Holladay Road and Laney Avenue between

2300 East and Holladay Boulevard and floor space abutting Holladay Village Plaza, as shown on figure 13.71.4 of this subsection shall be retail uses² only
Exception: Small street level lobby areas that lead to upper story uses

Notes:

1. To reasonably accommodate for grade and slope changes and as measured from the top back of curb of the nearest street, maximum building height for multi-story buildings may be averaged using 10 equal measurements over the length of the roofline facing the street but at no point may exceed 4 feet above maximum.

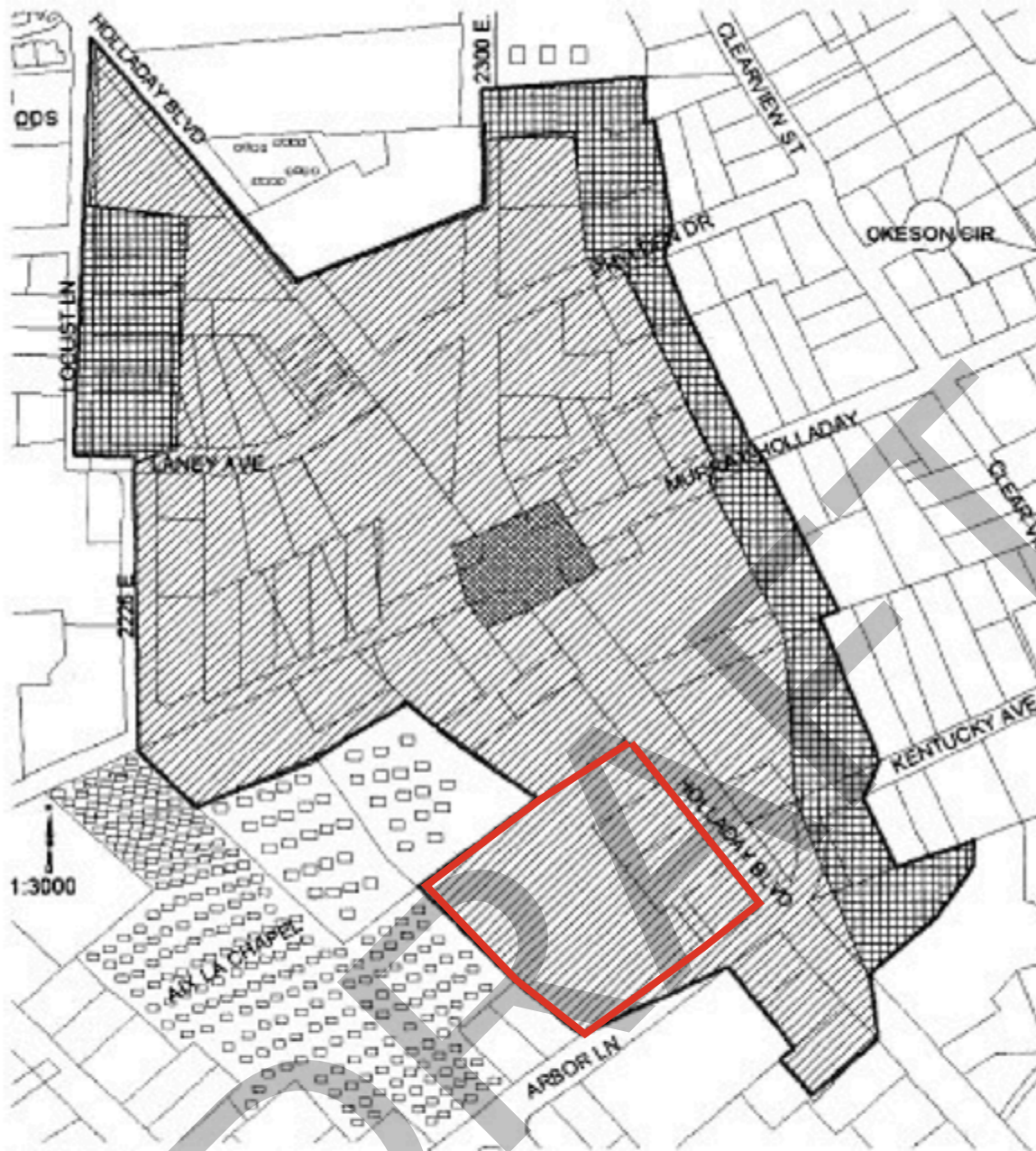
2. For the purposes of this chapter the term “retail use” shall include all allowed uses categorized under the general heading of “retail” in chapter 13.100, “Appendix A - Allowed Uses”, of this title as well as uses categorized as “personal service” and “pet grooming/pet daycare”.

CHART 13.71.2

Street	ROW Width (Feet)
Street	ROW Width (Feet)
2345 East	47 (may be reduced for existing structures)
2345 South from Kentucky to Arbor/Holladay Boulevard intersection	54
Arbor Lane	54
2225 East Street	66
Murray Holladay Road east from Holladay Boulevard intersection	77
Phylden Drive	77
2270 East	77
4720 South	77
2300 East from Holladay Boulevard intersection north to 4500 South	80
Holladay Boulevard north from Laney Avenue intersection to 4500 South	80
Murray Holladay Road west to 2225 East (45 feet on north side)	85
New connector from 2300 East to Laney Avenue	92
Holladay Boulevard from 2300 East intersection south to Murray Holladay Road	102

FIGURE 13.71.3

BUILDING HEIGHT ALLOWANCES



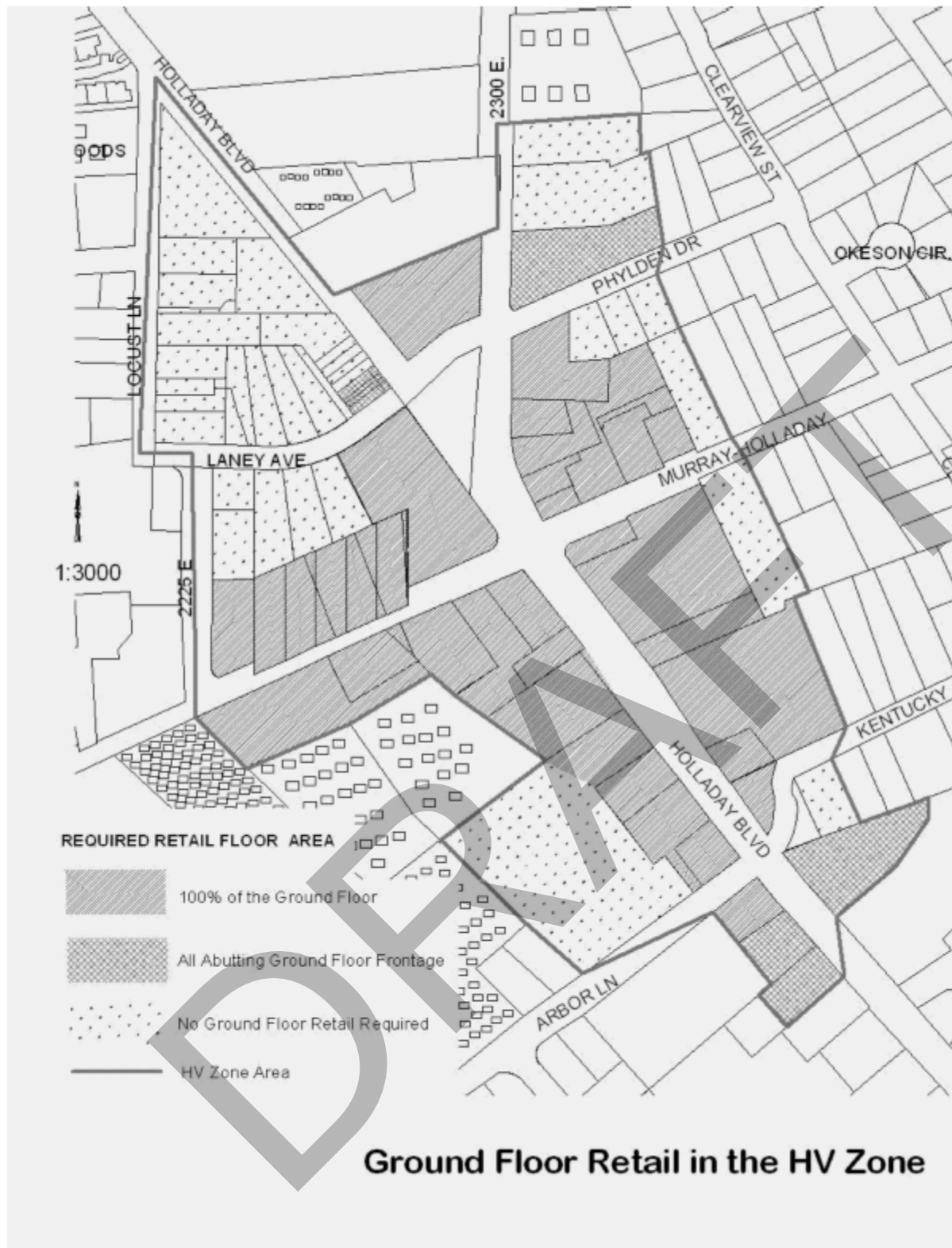
-  Maximum Height-32 FT
-  Maximum Height-35 FT *
*28 FT allowed for new development of "Ground Floor Retail" only parcels (13.71.4) featuring a minimum floor-to-ceiling height of 13FT devoted to retail.
-  Maximum Building Height- 40FT
-  Maximum Height of Architectural Feature -68 FT
(Not to exceed the footprint of the associated building)

Figure 13.71.3

Allowed Building Heights in the HV Zone

Maximum Height - 50 FT

FIGURE 13.71.4



B. **Parking Requirements:** Parking in the HV Zone shall be governed by the provisions of chapter 3.80 of this title except as otherwise provided in this chapter.

C. **Landscaping:** Landscaping is required as a buffer to areas where the HV Zone property abuts a residential zone or property. All installed landscaping in the HV Zone shall comply with the applicable planting and maintenance provisions governing landscaping and buffering in chapter 13.77 of this title.

D. **Outside Display:** Unless expressly allowed in a preexisting conditional use permit, all goods, including food, beverage, and vending machines, shall be within a completely enclosed structure. New construction of enclosures for the storage of goods shall incorporate into the design; windows and/or

MARCH 16, 2026

HOLLADAY BOULEVARD REDEVELOPMENT

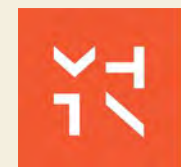
FOR THE ROMNEY GROUP



CONCEPT
DEVELOPMENT MTG.

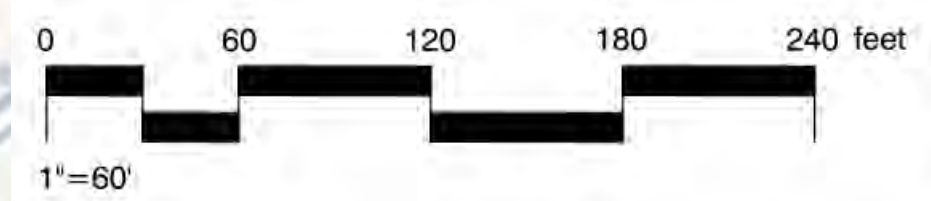
11 MARCH 2026

Prepared by



MHTN
ARCHITECTS

CONCEPT SITE PLAN



UNIT MIX

This site plan illustrates a residential development with a variety of unit types. The plan is bounded by Holladay Blvd E to the north and E Arbor Ln to the south. The development features a central green space with a circular lawn and several trees. Units are arranged in a grid-like pattern around this central area. Each unit is labeled with its type and size in square feet (sf). The unit mix includes:

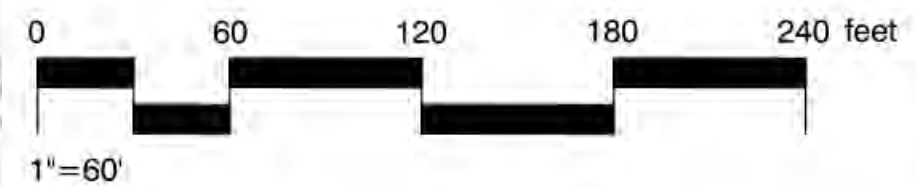
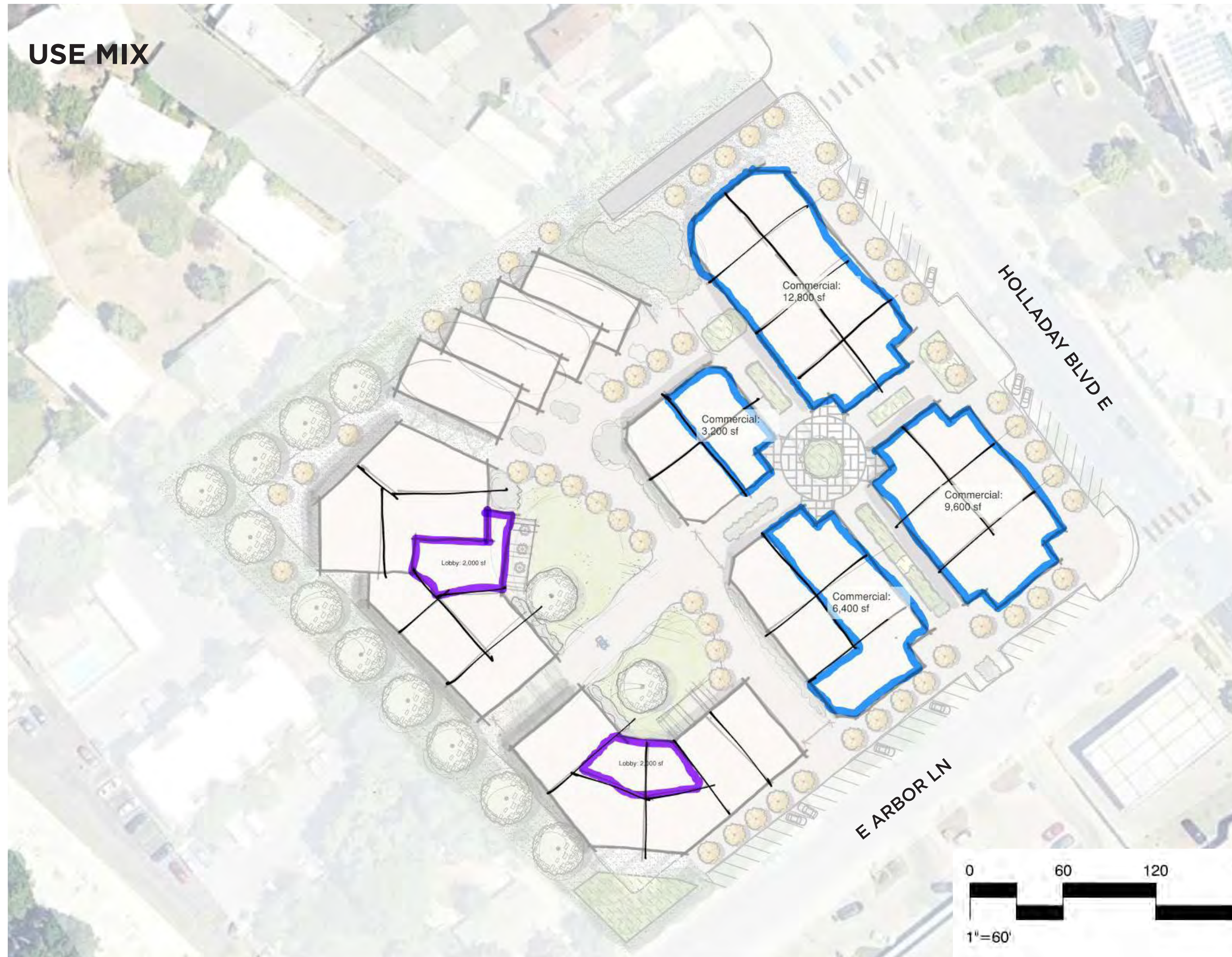
- Flat: 1,600 sf
- Flat: 2,000 sf
- Flat: 2,500 sf
- Flat: 2,600 sf
- Flat: 3,200 sf
- Town: 1,800 sf
- Town: 2,800 sf
- Town: 3,400 sf
- Town: 4,400 sf
- Town: 5,000 sf

The plan also shows a central circular area with a grid pattern, likely a courtyard or common area. The streets are labeled HOLLADAY BLVD E and E ARBOR LN. A scale bar at the bottom right indicates a distance of 0 to 120 feet, with a note that 1 inch equals 60 feet (1"=60').



USE MIX

- COMMERCIAL
- LOBBY

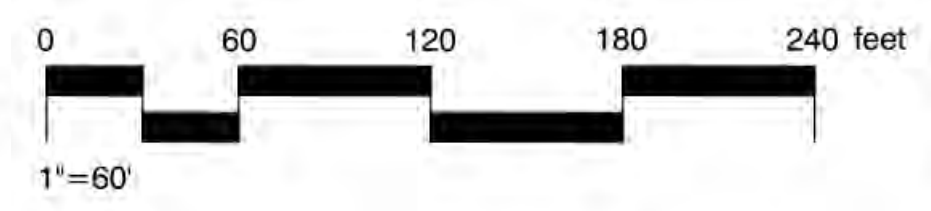


CONCEPT PARKING PLAN (UNDERGROUND)

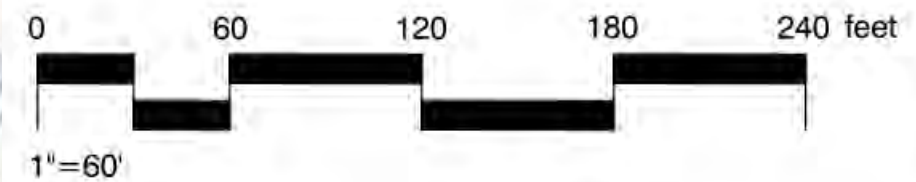


HOLLADAY BLVD E

E ARBOR LN



PROJECT NEIGHBORHOODS



THE SQUARE

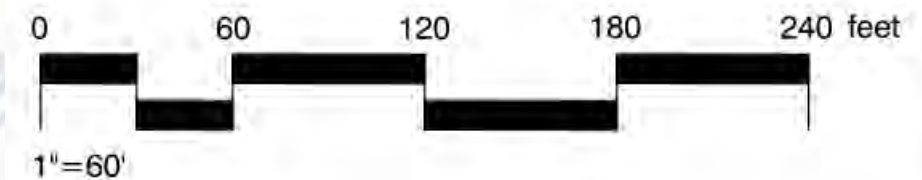
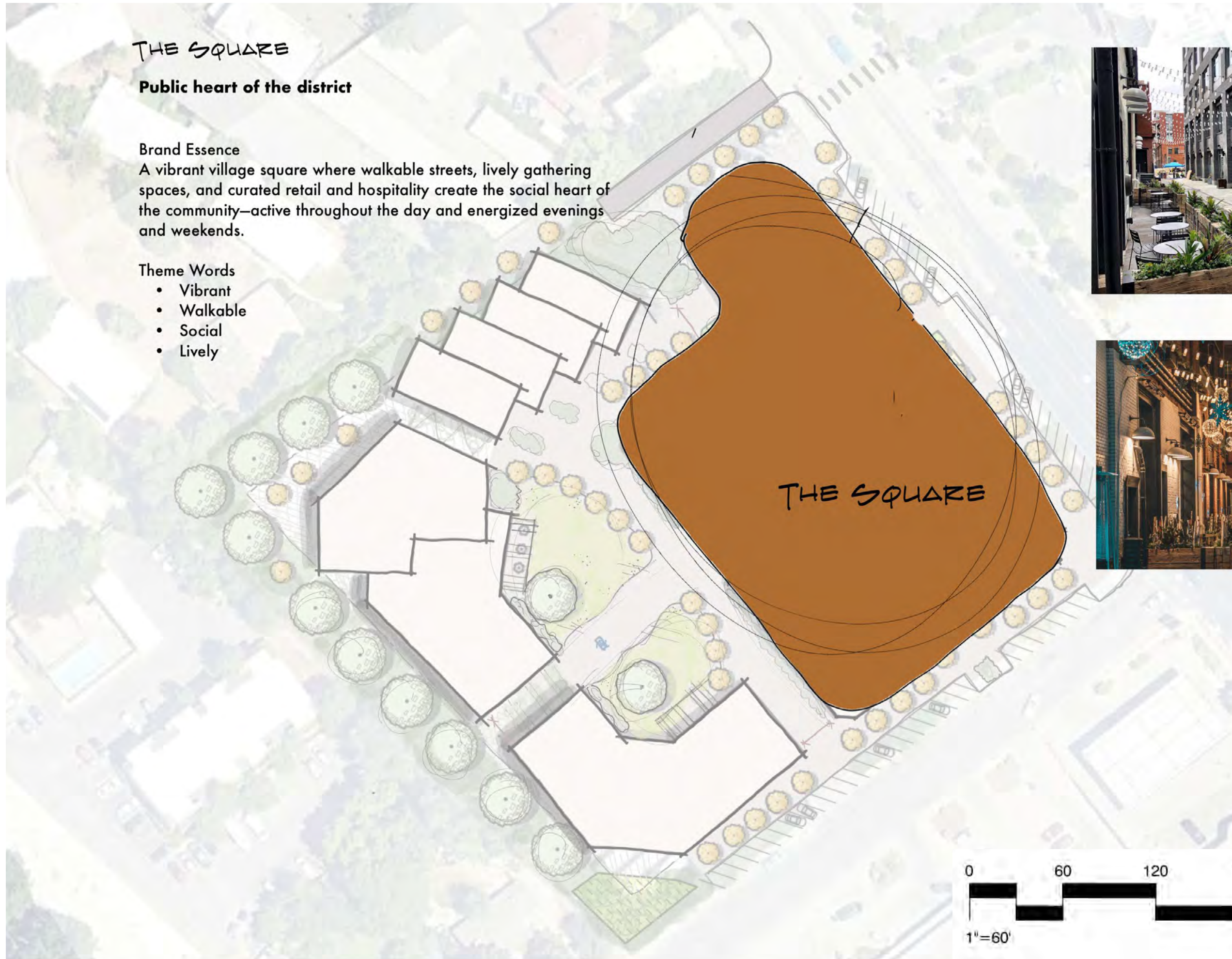
Public heart of the district

Brand Essence

A vibrant village square where walkable streets, lively gathering spaces, and curated retail and hospitality create the social heart of the community—active throughout the day and energized evenings and weekends.

Theme Words

- Vibrant
- Walkable
- Social
- Lively



THE GARDEN

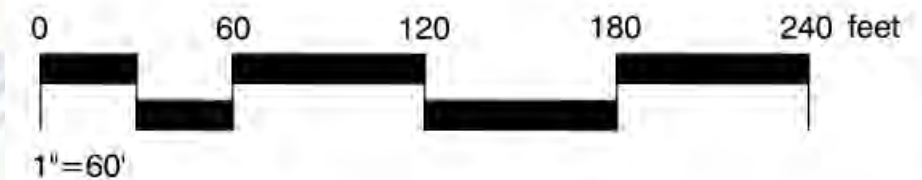
Private Wellness Courtyard

Brand Essence

A private courtyard retreat centered on wellness and active outdoor living, where residents enjoy restorative outdoor spaces, mountain and valley views, active recreation, and quiet moments surrounded by landscape and fresh air.

Theme Words

- Private
- Restorative
- Active
- Natural
- Public heart of the district



THE ROW

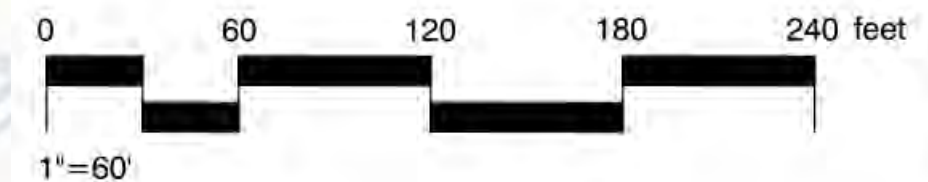
Semi-Private Residential Neighborhood

Brand Essence

A refined residential street defined by modern townhome living, where neighborhood character, thoughtful design, and convenient proximity to the district's amenities create a comfortable and connected place to call home.

Theme Words

- Refined
- Neighborhood
- Modern
- Connected
- Comfortable



THE LODGE

Elevated Residential Living with Mountain Views

Brand Essence

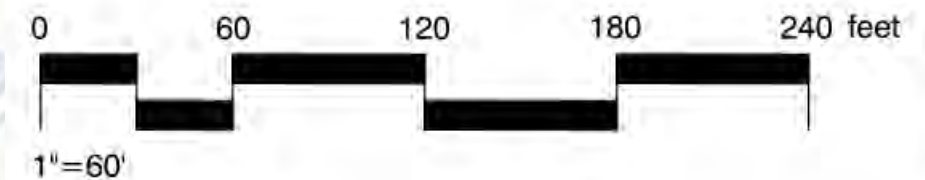
A contemporary mountain residence where modern design, elevated amenities, and expansive views combine to create a refined living experience connected to wellness, landscape, and the vitality of the district.

Theme Words

- Elevated
- Modern
- Scenic
- Refined
- Connected



THE LODGE



CONCEPT PLAN BASIC INFORMATION/UNIT MIX

03.16.2026

PARKING	
Type	# of Stalls
Private Underground	202 (4 ADA)
Public Street	50 (4 ADA)
TOTAL	252 (8 ADA)

UNITS		
Type	# of Units	Total SF
Commercial	NA	57,600 SF
Lobby	2	4,000 SF
Flat (Private)	61	108,500 SF
Town (Private)	39	123,200 SF

Greenspace		
Space	Total SF	Total Acres
The Garden'	29600 SF	0.67 Acres
West Greenway	22000 SF	0.51 Acres
Public Landscape	9000 SF	0.21 Acres
TOTAL	60,600 SF	1.4 Acres



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Item #4

Date: June 16th, 2026

Request: Amendment to 13.100, Land Use Table - Arts Culture Land Uses in the HV Zone

Address: N/A

Applicant: City of Holladay

File No: 01-04-19-14

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

[13.07.030](#)

LEGISLATIVE REVIEWS - TEXT AMENDMENTS

[13.71.4](#)

HOLLADAY VILLAGE ZONE – GROUND FLOOR RETAIL

[13.100](#)

TABLE OF ALLOWED USES

REQUIRED PLANNING COMMISSION ACTION: LEGISLATIVE

Public hearing to be held. *Ordinance amendments are proposed changes to the City of Holladay Code. Amendments can be in the form of a new standard, or an alteration to an existing rule or regulations/standards. Decisions on proposals to amend a city ordinance is a **legislative action**, requiring the Planning Commission to hold a public hearing, review the proposal and forward a recommendation, with findings, to the City Council for final decision/action.*

SUMMARY:

Currently, the mixture of land uses within the Holladay Village remains flexible but limited in intensity. While a wide array of businesses and residential uses are allowed however ground level tenant spaces are limited to retail only uses. This requirement maintains the commercial vitality of the Holladay Village core as well as sustaining the city's commercial tax base. However, as the Village matures and other areas of the city are beginning to see commercial growth, Village building owners are striving to attract new and long-term tenants which meet this land use criteria.

Additionally, on the heels of the [Holladay General Plan update](#), residents and city officials note that Holladay residents desire activities that surround and supporting local arts and culture. This goal is reiterated throughout the Holladay Horizons city planning document ([See LE Goal 2. : Local Economy, Goals, Policies and Actions, pg 93](#)).

In conjunction with village building owners, staff is proposing to merge these two issues by creating a new land use category made available to Holladay Village building owners.



CITY OF HOLLADAY

EST. 1849 INC. 1999

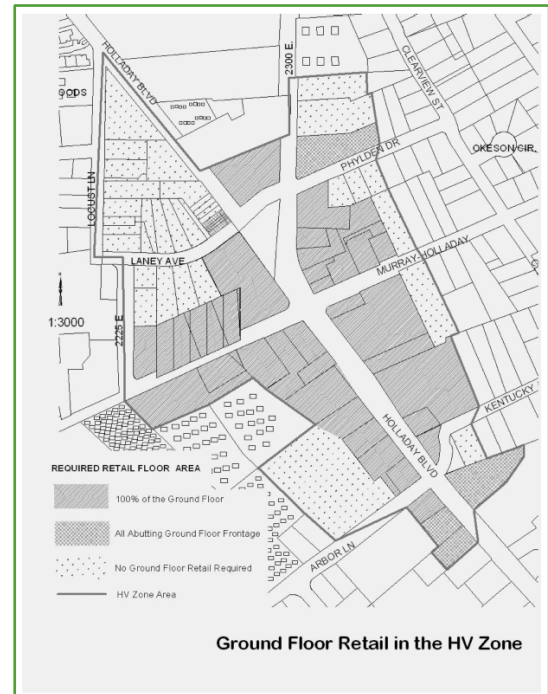
REQUEST

While the goals of the HV zone envision a range of primary commercial, service, public, and residential land uses, it is proposed that Arts and Culture uses be defined and provided as accessory uses for the ground level retail requirements noted in [Figure 13.71.4](#).

ANALYSIS

Allowed uses of land and related business types are established in current ordinances. All types are defined as they relate to Holladay's goals and long-term vision. These uses are found in [table 13.100](#) while their definitions are found in [13.04](#).

When a community undertakes a goal toward arts and culture planning, it is important to understand that it includes many different types of arts and culture activities. When one thinks of a community with a vibrant arts scene, that concept no longer means a street lined with simply art galleries—it includes musicians, chefs, filmmakers, artisans, and more; a community's "arts identity" is multi-faceted.



Seemingly lacking is a land use category which aligns with the city's goal of sustaining the arts. While markets, reception centers and theatres are all defined and allowed in various parts of the city, accessory uses for smaller activities similar to art galleries or recitals are not. This is the focus and scale of this proposal.

TRC RECOMMENDATION

This report is intended to introduce the topic and open the public hearing portion of this legislation. Discussion are anticipated to be ongoing – no decision is anticipated at this time.

Types of Uses in Arts District: Permit or Require Special Use Approval?						
USE	Low-intensity A/C Mixed-Use		High-intensity A/C Mixed-Use		Industrial A/C/ Mixed-Use	
	PERMITTED	SPECIAL	PERMITTED	SPECIAL	PERMITTED	SPECIAL
Art Gallery						
Artist Community						
Artist Studio: General						
Artist Studio: Artisan Industrial						
Arts Studio: Commercial						
Bar						
Dwelling, Single-Family						
Dwelling, Two-Family						
Dwelling, Multi-Family						
Dwelling, Above the Ground Floor						
Cultural Facility						
Food Processing: Light						
Live Entertainment						
Live/Work Dwelling						
Micro-Distillery						
Micro-Brewery						
Movie Studio						
Recording and Rehearsal Studio						
Retail Goods Establishment						
Restaurant						
Theater						



CITY OF HOLLADAY

EST. 1849 INC. 1999

SUGGESTED MOTION:

Continue to work meeting.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold 3 separate public hearings on **Tuesday, June 16th, 2023 as close to 6:00 P.M. as possible**. The purpose of this meeting is hold a comment period during consideration of amending Holladay Ordinances; §13.71.075 Building Heights and allowed Land Uses within the Holladay Village Zone, §13.100 Holladay Land Use Table and The Site Development Master Plan's Land Use Table

The proposals under consideration are amendments to Title 13 of the City of Holladay, Land Use and Development Regulations. Each proposal is described and considered separately as,

- 1) An increase to allowable building heights the Holladay Village Zone from 35 feet to 50 feet at the corner of Holladay Blvd and Arbor Lane,
- 2) An inclusion of the land uses related to Arts and Culture as allowable uses of property within the Holladay Village Zone, and
- 3) An inclusion of Personal Services as an allowable use of property within the Royal Holladay Hills redevelopment area, R-M/U Zone

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

The public may remotely watch the **live video stream** of the meeting - https://cityofholladay.com/government/agendas_and_minutes.php To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to jteerlink@cityofholladay.com or 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.



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Items #5

Date: June 16th, 2026

Request: Amendment to Royal Holladay Hills SDMP (2007) - Land Use Table

Address: 5870 S Highland Drive Royal Holladay Hills Redevelopment Site

Applicant: KMW Development

File No: 07-7-01-4

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

[13.07.030](#)

LEGISLATIVE REVIEWS - TEXT AMENDMENTS

[13.65.080](#)

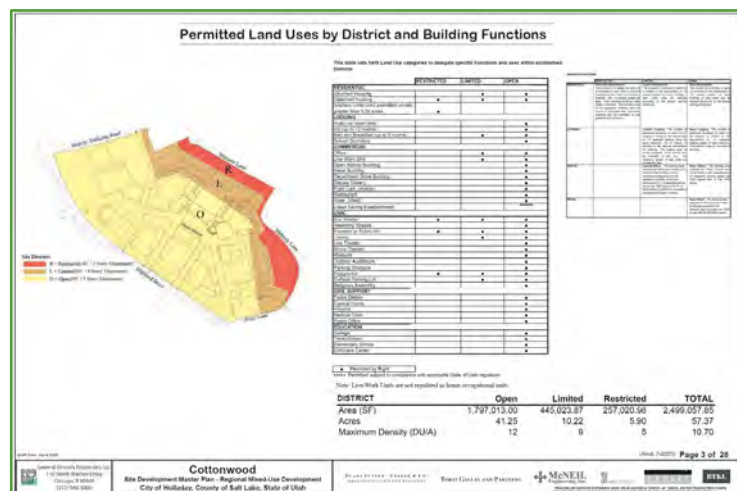
AMENDING THE SITE DEVELOPMENT MASTER PLAN

REQUIRED PLANNING COMMISSION ACTION: LEGISLATIVE

Public hearing to be held. Ordinance amendments are proposed changes to the City of Holladay Code. Amendments can be in the form of a new standard, or an alteration to an existing rule or regulations/standards. Decisions on proposals to amend a city ordinance is a **legislative action**, requiring the Planning Commission to hold a public hearing, review the proposal and forward a recommendation, with findings, to the City Council for final decision/action.

SUMMARY:

A list of allowable land uses within the Royal Holladay Hills redevelopment site are provided on page 3 of the Site Development Master Plan (SDMP). As the property owner begins to source new tenants to fill the newly construction spaces, the list of allowed businesses does not include those in the category of Personal Services, i.e. beauty and barber services, tanning, nails, massage therapy, aesthetician, permanent





CITY OF HOLLADAY

EST. 1849 INC. 1999

cosmetics, or day spa. Accordingly, the property owner seeks to add Personal Services as an allowed business type within the “Open” land use district.

REQUEST

The property owner has applied to the City to amend Land Use table on page 3 of the SDMP. As proposed, the amendment includes to the category of “Retail Building” the business type of “Personal Services” (see attached). The amendment is limited to the Open Land use zone.

NON-CONFORMING USES

The amendment does not create a non-conforming use of the property or non-conforming businesses within the side

TECHNICAL REVIEW COMMITTEE ANALYSIS:

The vision for the Holladay Hills site anticipates development of a vibrant community within Holladay and the region. Development is based in traditional neighborhood development (TND) patterns. These traditional patterns include a variety of housing types and workplaces, together with shopping, various services, entertainment, and gathering spaces. By bringing many of the activities of daily living within reach to Holladay residents.

Development standards for the site are anticipated to encompass a mix of uses including residential and nonresidential uses within the same building and inviting public and private spaces in a manner that promotes walkability and human interaction.

The Holladay Hills site could be lacking in the necessary mixture of land uses which support the vision statement of the R-M/U zone.

TRC RECOMMENDATION

The TRC has confirmed that the application filed by the property owner for a text amendment is complete as ready for commission consideration. The commission shall hold the public hearing and allow the applicant to present the merits of their application.

Staff finds the proposal to be complete in its scope as providing needful information to consider allowing a new land use within the Royal Holladay Hills Development. Staff can therefore recommend that the Planning Commission hold the required public hearing while moderating a discussion with the applicant prior to forwarding a recommendation to the City Council to amend page 3 of the SDMP to include “Personal Services” under the category “Retail Building” to, as shown in Exhibit “A,”



CITY OF HOLLADAY

EST. 1849 INC. 1999

SUGGESTED MOTION:

"I _____ move to recommend (APPROVAL/DENIAL) of an application by **Steve Petersen** to amend the Land Use Table on page 3 of the Site Development Master Plan (2007) by **providing the new business type – "Personal Services" within a "Retail Building"**.", based upon the following findings;

1. The property owner of the site is the applicant of the amendment and is engaged in providing quality land uses that support current and future shopping experiences,
2. The Royal Holladay Hills redevelopment site, as envisioned by the R-M/U zone, shall be a destination site providing a range of mixed-uses, and
3. The amendment does not conflict with existing land uses or create non-conforming business operations within the zone.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold 3 separate public hearings on **Tuesday, June 16th, 2023 as close to 6:00 P.M. as possible**. The purpose of this meeting is hold a comment period during consideration of amending Holladay Ordinances; §13.71.075 Building Heights and allowed Land Uses within the Holladay Village Zone, §13.100 Holladay Land Use Table and The Site Development Master Plan's Land Use Table

The proposals under consideration are amendments to Title 13 of the City of Holladay, Land Use and Development Regulations. Each proposal is described and considered separately as,

- 1) An increase to allowable building heights the Holladay Village Zone from 35 feet to 50 feet at the corner of Holladay Blvd and Arbor Lane,
- 2) An inclusion of the land uses related to Arts and Culture as allowable uses of property within the Holladay Village Zone, and
- 3) An inclusion of Personal Services as an allowable use of property within the Royal Holladay Hills redevelopment area, R-M/U Zone

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

The public may remotely watch the **live video stream** of the meeting - https://cityofholladay.com/government/agendas_and_minutes.php To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to jteerlink@cityofholladay.com or 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.

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			■

***Retail Building to include Personal Services as allowed uses.

■ Permitted by Right

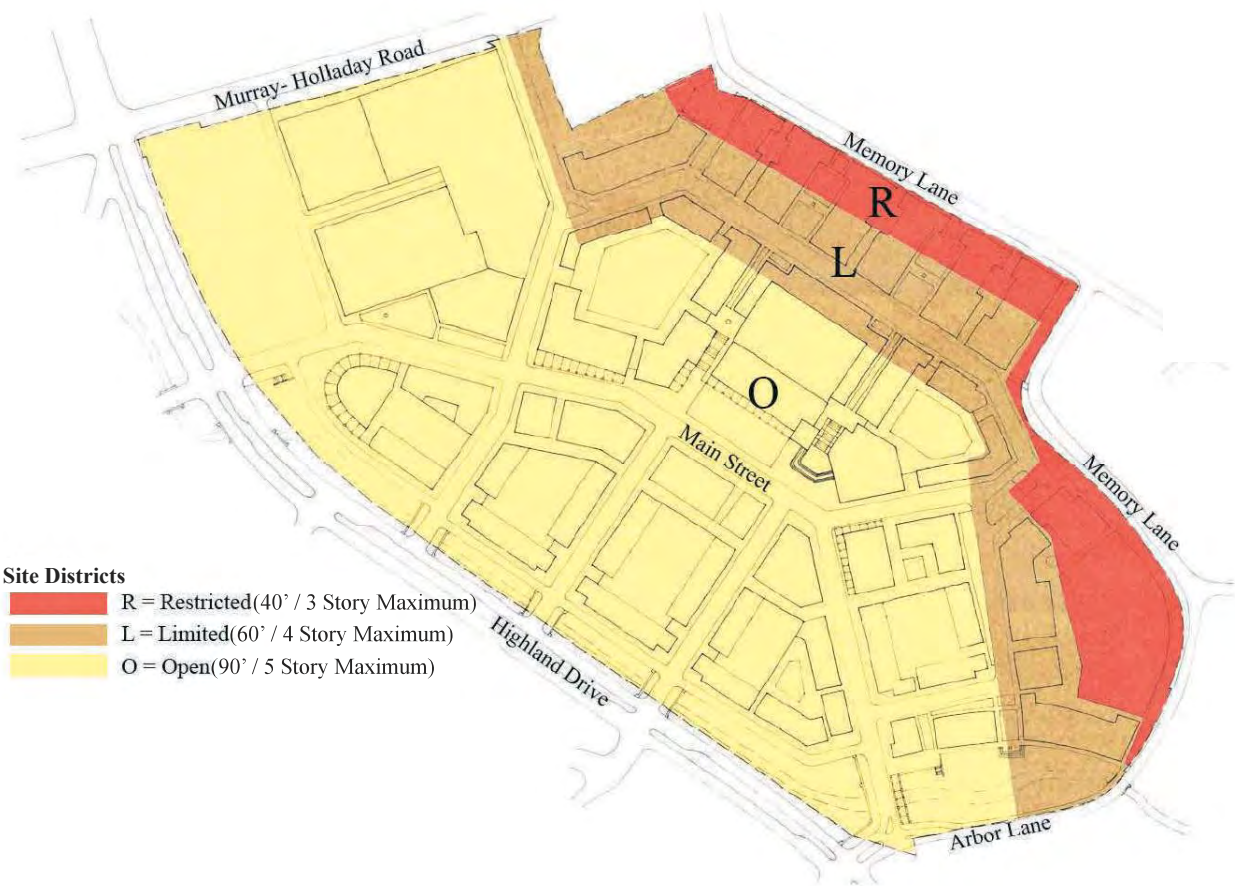
***** Permitted subject to compliance with applicable State of Utah regulation

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.



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