

MINUTES OF THE HOLLADAY CITY PLANNING COMMISSION MEETING

Tuesday September 30th , 2026

5:30 p.m.

**Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Dennis Roach, Chair
Paul Cunningham
Patrick Tripeny
Jill Fonte
Angela Gong
Brian Berndt

City Staff:

Jonathan Teerlink, CED Director
Carrie Marsh, City Planner
Brad Christopherson, Legal Counsel

Karianne Prince

Work Session

No work meeting

CONVENE REGULAR MEETING

Chairman, Roach called the meeting to order at 5:30 p.m. He reported the absence of commission member Prince and also that no work session will be held as the one item on the agenda.

PUBLIC HEARING

1. City of Holladay General Plan Update

Chair Roach mentioned no public present and acknowledged visitors in charge of presenting tonight's item.

Delany Sillman, with Logan Simpson introduced herself as the city chosen consultant on the General Plan Project. Ms. Sillman acknowledged Jim Carter also from Logan Simpson. Ms. Sillman gave an overview of anticipated presentation for the evening to include,

- Project overview about the process completed thus far
- Public engagement
- Highlighting key changes – specifically what is different from the current plan
- Chapter Summaries

Ms. Sillman presented the process as beginning in October 2024 with a foundational request to ask the public general questions about what they wanted to see in Holladay. Check the previous plan and identifying the pieces that need to be maintained. And then also doing some existing conditions research and understanding the status of; economy, housing, transportation and parks and recreation. Ms. Sillman added that the document will feature something the public can actually interact with. A portal that will be highlighted later in the presentation. These elements were summarized by Ms. Sillman as being Phase One.

Ms. Sillman continued to describe phase two as featuring an overall vision, community engagement opportunities with associated questionnaires and a set of public events. A final phase was described by Ms. Sillman as drafting a culminating document presented today. Overall, the look and organization will look intentionally different than the previous one and that was

Ms. Sillman gave descriptions of the types of questionnaires that were made public and results from engagement. The public engagement was described to include a foundation phase with three pop up events resulting in a little under 300 participants. Top comments from those events were highlighted.

Mr. Sillman explained the visioning and opportunities portion of the second phase which included the Steering Committee, a select group of residents who provided input on the formulation of the public comments into a formal statement.

Chair Roach, inquired as to the size of the Steering Committee group. Ms. Sillman described the average attendance of 8 members out of a total of 12.

(19:08:27) Commissioner Gong, joined the meeting.

Ms. Sillman gave an overview of all the chapter headings in the new plan before explaining how the consultants presented the draft and asked the public to review the plan as it was drafted. Public comments was gathered and key changes were described. Substantive changes include organization, state law compliance, new chapter guiding water elements and housing. All elements of the plan required by the state in a format, described by Ms. Sillman in a layout that is readable.

Discussion among the commission centered on the presentation of the water Chapter elements and how the plan intends to address water use and population growth through year 2065 and demonstrating how the chapter organizes conservation plans from each of the water providers within the city. Ms. Stillman detailed how the water chapter is used by a Holladay resident to find each water provider's respective conservation plan and gave an example of Salt Lake Public Utilities. The conservation plans provide assumptions on growth of build out.

Commissioner Fonte asked how this conservation plan affects the tree canopy ideals. Ms. Sillman explained that the conservation factors address residential growth, while still maintaining sustainable tree canopy and promoting water-wise landscaping standards all while making sure private property owners rights are preserved.

Ms. Sillman continued to present on the future land use chapters and maps. Ms. Sillman detailed refined information that covers, density descriptions and ranges, growth corridors and opportunity categories. These concepts are coupled with stable growth or constrained areas where growth is inhibited. All the refinements were summarized by Ms. Sillman using comparison table provided by the commissioners.

Commissioner Roach clarified that these refinements to the land use map did not change any of the land uses within each of the zones described. Ms. Sillman confirmed that is the case,

Commissioner Cunningham questioned whether the land use area of commercial corridors included the council's recommendation and if the Holladay Half Mile was included. Ms. Sillman acknowledged that the concepts were only presented to the steering committee and as the Holladay Half Mile study was not fully adopted, all the concepts are retained in the mix-ed use categories and that the study will be brought to the council for direction.

Ms. Sillman concluded the presentation with details on how the draft general plan is proposed to be organized in its final format.

Commissioner Gong requested guidance on how comments are to be best brought forward. Ms. Sillman mentioned that the easiest way to make comments, individually in the provided pdf draft.

20:13:19 Chair Roach opened the public hearing

Ron Hiton gave his address as 2394 East Murray Holladay Rd. Presented a handout to each of the commissioners of an enlarged area of the future land use map and transportation improvements map which included a highlighted area. Mr. Hilton gave a history of a change to the land map that occurred which removed an area near the Holladay Village. He believes this change should be represented here. Mr. Hilton described the transportation corridors in the proposed draft and Murray Holladay rd as being unique and suggests the category of the road be changed. Mr. Hilton mentioned a previous application to make this change to Murray Holladay road at the highlighted area was withdrawn knowing an update to the general plan was imminent. Mr. Hilton directed the commission to the highlight area of map with a comment to reduce the category to reflect the reality of the street.

Chair Roach left the comment period open.

Commissioner Cunningham inquired as to the expected timeline. Jonathan Teerlink provided comments on allowing the commission as much time as needed, however knowing that the council is looking to review the draft proposal by November.

Commissioner Cunningham proposed a majority of the time is spent discussing the policy proposals. Discussion among the commissioners was held on making comments on the policy rather than a chapter-by-chapter review, how the differences between the original version and new version. Agreement that a side-by-side comparison provided as a guide would be helpful.

Chair Roach made a comment regarding the interactive element of the plan, asking if that component is can be used by the public and commission to direct sentiment or policy. Mr. Teerlink proposed that the general plan provided guidance, but the online tool can provide background for findings.

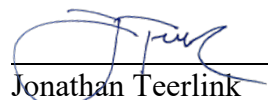
(20:34.17) Commissioner Cunningham moved, to continue the item and leaving the public hearing open.

Commissioner Bernt seconded the motion. Vote on motion: Berent-aye, Gong-aye, Fonte-aye, Tripenny-aye, Cunningham-aye, Roach-aye. The motion passed unanimously.

Commissioner Roach moved to adjourn. The motion passed by the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 6:34 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Planning Commission meeting held Tuesday, September 30th 2025



Jonathan Teerlink
CED, Director

Minutes approved: February 17, 2026