

PLANNING COMMISSION

City of Holladay



CITY OF HOLLADAY
EST. 1849 INC. 1999

MEETING DATE: Tuesday, July 7, 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 **07/06/2026** to the Community and Economic Development Department; cmash@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 – The Commission may discuss any or all agenda items. No decisions or voting to occur.

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

PUBLIC HEARING

- 1. “The Woods” Subdivision, Lot 2 – Amendment – ADDRESS (ZONE)**
Review and consideration of a proposal for an amendment to The Woods Subdivision, a Planned Unit Development. The proposal is to modify the areas and boundaries previously approved for building footprint and open space area designations only within Lot 2 of The Woods Subdivision. Item reviewed as an Administrative action for permitted uses in accordance to zone and subdivision standards required by Holladay Ord §13.10
File #04-01-12-4
- 2. “The Woods” PUD, Lot 2 – Conditional Land Use Permit Amendment - ADDRESS (ZONE)**
Review and consideration of a proposal for an amendment to The Woods Subdivision, a Planned Unit Development. The proposal is to modify the areas and boundaries previously approved for building footprint and open space area designations only within Lot 2 of The Woods Subdivision. Review conducted according to regulatory provisions of Holladay Ordinance §13.78.130(D).
File #04-01-12-4
- 3. Zone Map Amendment – Rezone from P to R-1-10 – 4032 S. 2300 E.**
Review and recommendation to City Council on a proposal by the property owner to amend the Holladay Zone Map at this location from the current, Public zone (P) to the R-1-10 zone (Residential, Single-family) for approximately 1.65 acres (71,354 sq. ft) of

property. Item reviewed as a legislative action, according to procedures set forth in Holladay Ordinance §13.07.

File #26-4-04

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



FILE# 04-1-12-4

THE WOODS LOT 2 AMENDMENT

ADDRESS:

6275 S 2710 E

LEGAL DESCRIPTION: 22-23-104-014

BEG N 0°04'15" E 519.02 FT FR S 1/4 COR OF SEC 34, T 1S, R 1E, S L M; W 645.13 FT; N 73°40' E 36.76 FT; N 52°05' E 138 FT; E 68.32 FT; N 179.83 FT; E 433 FT; S 0°04'14" W 275 FT TO BEG. 2.83 AC M OR L.

APPLICANT/REPRESENTATIVE:

J. Daniel Schwartz

PROPERTY OWNER:

J. Daniel Schwartz

ZONING:

R-1-43

GENERAL PLAN DISTRICT:

Country Estates

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published 07/26/26, Mailed 07/18/26

REQUEST:

Subdivision Amendment

APPLICABLE REGULATIONS:

13.06 DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.08 ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A SUBDIVISIONS
13.10A.070 PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.78 PLANNED UNIT DEVELOPMENT

EXHIBITS:

Property vicinity map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

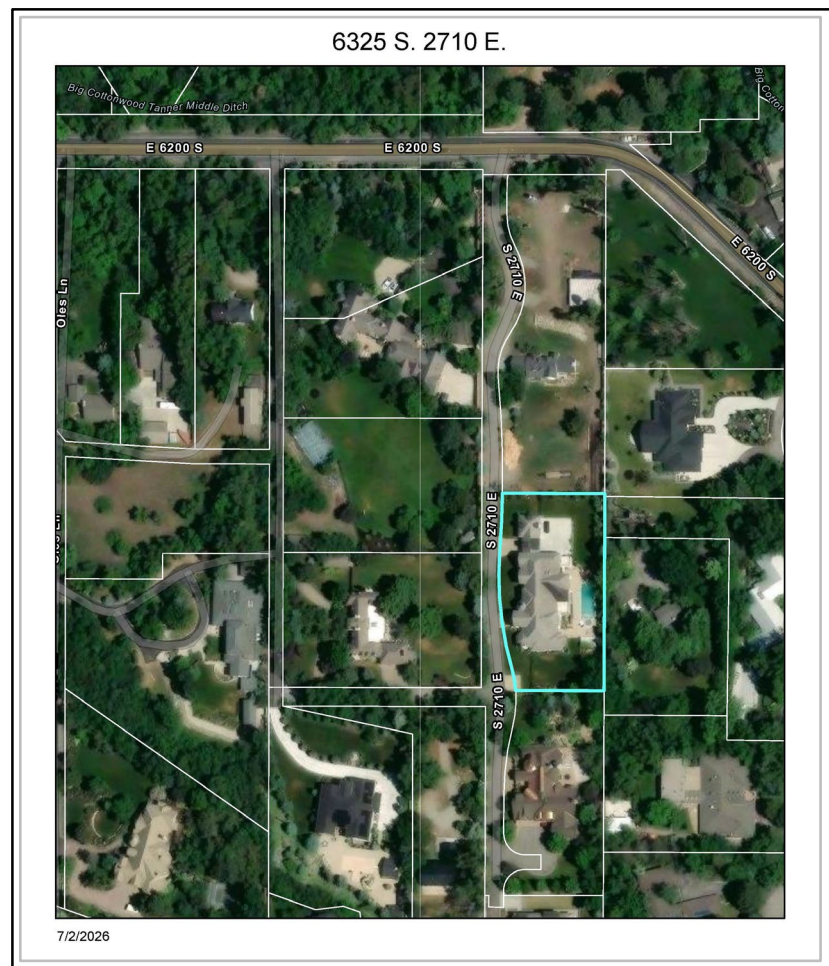
Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:



PLANNING COMMISSION | Item #1 and #2

Date: July 7, 2026

Request: Amendment to a Subdivision as a Planned Unit Development

Address: 6325 S. 2710 E.

Applicant: J. Daniel Schwartz

File No: 04-1-12-4

Planner: Carrie Marsh

GOVERNING ORDINANCES:

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A	SUBDIVISIONS
13.10A.070	PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.78	PLANNED UNIT DEVELOPMENT

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing to be held. The Planning Commission, is authorized to approve an amendment to a subdivision, PUD, or an amendment to a recorded plat including the addition of land or identification of building areas or restrictions. Decisions and approval must be during public meeting. The notice for the required public hearing has been mailed to all properties within 500' of the subject parcel.

PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

The item will have 2 separate motions as follows:

1. Subdivision Amendment. As buildable areas are included on the subdivision plat, the subdivision must also be amended. Amending a subdivision plat requires review and approval by the Land Use Authority (Planning Commission).
2. CUP Amendment. A Planned Unit Development (PUD) is a conditional use, and all amendments require a site plan review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be made during a public meeting.



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SUMMARY:

The Woods is a four-lot Planned Unit Development which was originally approved in 2004. Previous amendments which modified the buildable area on the three other lots so that accessory buildings or additions could be built have been approved in the past few years. This amendment to the PUD only affects Lot 2. The property owner is proposing to expand the allowed buildable area on the northeast corner of the lot to allow for the construction of a new detached garage.

The building area is being expanded by 935 square feet and is 21 feet closer to the east property line. The proposed building area will be set back 9 feet from the east property line for a distance of 44.52 feet, the building area will then continue along the originally approved line, which is set back 30 feet from the east property line.

The property owner is proposing to remove a minimum of 935 square feet of previously approved buildable area on the south side of the property, preserving an equivalent area of land to be preserved as open space.

The net effect is relocating allowed buildable space from one area of the property to another.

Minimal landscaping or trees are located in the area being proposed to be added to the buildable space. Three trees near the east property line do have a potential of damage or removal if a building is built to the full extent of the proposed building area. By ordinance, any tree removed as part of a building permit must be replaced with an equivalent tree canopy at maturity.

BACKGROUND:

A key consideration of Planned Unit Developments is to preserve open space and maintain mature landscaping. Initial development within a PUD is within the bounds created at that time, but in some cases the full extent of developable area is not utilized. Overtime, an individual property owner's needs and desires for additions, rebuilding, or ensuring that important landscaped areas are preserved may come up, requiring the subdivision plat to be amended to reflect changes to desires for both building area and preserved areas.

In this application, the property owner has proposed an equal area of land to be removed from a portion of the previously approved buildable area on the south side of the property for preservation in exchange for an area of land that was identified as preserved to now be buildable area. The area proposed for preservation is 935 sq feet and roughly 72.8 feet by 13.10 feet. This increases the buildable area setback on the south portion of the property from 15 feet to 28.10 feet.

The proposal also includes moving a buildable area closer to a property line to specifically accommodate an accessory building.

In standard zoning setback applications, setbacks for primary and accessory buildings differ, with accessory buildings having a smaller setback requirement, due to both their limitations in size and height. Setbacks are also proportional to property size, with setbacks increasing with the size of



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the property. Larger properties have larger setbacks for accessory buildings than smaller properties do.

Within PUDs, applicants may seek to reduce setbacks to consolidate buildings, preserve more open space or notable features, or accomplish other goals of a Planned Unit Development. Typically, a standard setback for the zone for primary structures is reviewed with any adjustment to those setbacks requested with reasoning from the applicants. This is a similar process if accessory buildings are considered within a PUD plan, where an applicant or the Commission may wish to delineate a buildable area that is closer to a property line for accessory structures only in consideration of their accompanying size and height limitations.

APPLICANT SUMMARY:

The applicant has provided a preliminary plat which identifies the area being removed from the currently allowed building area to exist as open, unbuildable space and the area being added to the buildable area on the northeast portion of the property.

The building area boundary change is being requested to facilitate the construction of an accessory building near the existing driveway.

The 9-foot distance from the property line is in line with the required minimum setback of nine feet for accessory buildings on properties that are 1 acre.

The new building area will not affect the existing fire turnaround, on-site storm water retention areas, or any common areas within the PUD.

The building area removed on the south side of the lot increases the area of required protected space on the side of the home where more open space is already located.

TECHINICAL REVIEW COMMITTEE REVIEW AND ANALYSIS:

The TRC has reviewed this application and found it to be complete. The amendment to alter the previously approved buildable area within the PUD is to be recorded on the PUD plat.

Any accessory building constructed is subject to zoning regulations including lot coverage maximums and building height. Zoning regulations would be reviewed and addressed with a building permit application.

While an HOA exists within this development with specific regulations in the CC&Rs, it is the property owners' responsibility to review and abide by CC&Rs which may have various restrictions. The City does not enforce or review permits to ensure they follow CC&Rs associated with a property.

All required elements needed to present an amendment to a recorded subdivision plat and the "The Woods PUD Amendment – Lot 2"



associate PUD conditional use permit have been submitted and reviewed by the TRC and have been determined to be complete as per the City's submission requirements.

With an altered setback that is explicitly for an accessory building, the TRC encourages the commission to engage with the applicant on acceptable conditions to best accomplish the goals of a planned unit development. Several suggested conditions are included that take tree protection, tree replacement, and explicit accessory building only setbacks into consideration.

The TRC recommends that the commission approve the AMENDED LOT 2 of "THE WOODS" in two separate motions, with suggested findings and conditions as noted for each motion.

SUGGESTED MOTIONS:

SUBDIVISION AMENDMENT

"I _____ motion for approval of a **subdivision amendment** to Lot 2 of "The Woods" Planned Unit Development, a four-lot residential development within the R-1-43 zone located at 6325 S. 2710 E., finding that the proposal;

1. All properties considered part of this application and plat amendment currently comply with the R-1-43 zone
2. No new property/lots or right of way will be created by the amendment
3. An equivalent area of building space is being exchanged
4. The change to the buildable area is outside of all utility and common area easements
5. The changes to the buildable area do not affect the required fire turnaround
6. The changes do not affect any common areas
7. Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.
8. ...other findings as deemed appropriate to support the motion

With the following suggested conditions:

1. The area being added is to have a separate delineation or note that it applies to accessory structures only
2. Protect existing trees within the 9' set back to ISA standards **OR** increase the setback by 1-2 feet to better protect existing trees **OR** require replacement trees to be located outside of any buildable area on the lot

28-15

PUD CONDITIONAL USE PERMIT AMENDMENT

"The Woods PUD Amendment – Lot 2"



CITY OF HOLLADAY

EST. 1849 INC. 1999

"I _____ motion for approval of an **amendment to the Conditional Use Permit** related to the site plan of Lot 2 of "The Woods" Planned Unit Development, a four-lot residential development within the R-1-43 zone located at 6325 S. 2710 E., finding that the proposal;

1. An equivalent area of building space is being exchanged
2. The change to the buildable area is outside of all utility and common area easements
3. The changes to the buildable area do not affect the required fire turnaround
4. The changes do not affect any common areas
5. Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.
6. ...other findings as deemed appropriate to support the motion

With the following suggested conditions:

1. The area being added is to have a separate delineation or note that it applies to accessory structures only
2. Protect existing trees within the 9' set back to ISA standards **OR** increase the setback by 1 feet to better protect existing trees **OR** require replacement trees to be located outside of any buildable area on the lot



NOTICE OF A PUBLIC HEARING

Amendment of a Planned Unit Development -- "The Woods, Lot 2"

Date: Tuesday, July 7, 2026
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

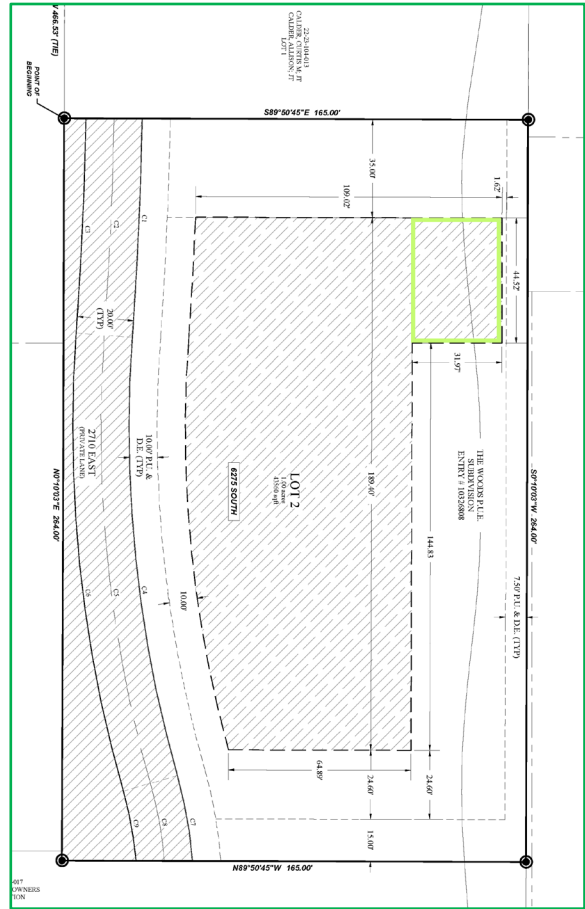
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of an amendment to the previously approved buildable area of Lot 2 withing The Woods PUD proposed by a representative of the property owner, to expand the buildable area of land located at **6275 S. 2910 E.**, within the R-1-43 zone. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm July 6, 2026 to Carrie Marsh, cmarsh@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 06/18/2026 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.



NOTICE OF A PUBLIC HEARING

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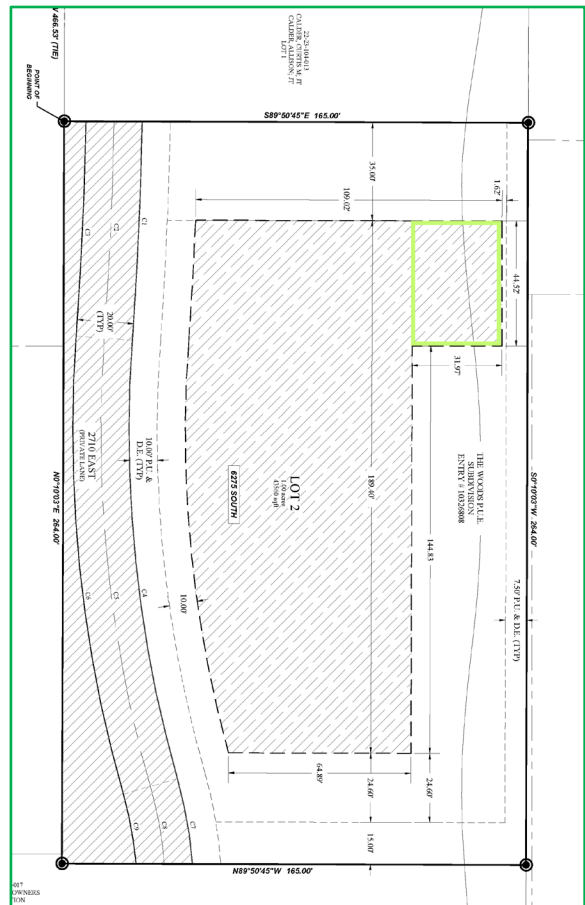
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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Holladay Planning Commission will conduct a public hearing on **Tuesday July 7th, 2026 as close to 6:00pm as possible.** During this meeting the Planning Commission will review an amendment to Lot 2 within “The Woods PUD”. The amendment proposes to modify the areas and boundaries previously approved for building footprint and open space area designations within this lot. No alterations to fire access or common areas is being proposed.

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.

Please note, this meeting will be held at City of Holladay’s temporary location, 3300 South 1300 East, Millcreek Utah. No meetings will be held at 4580 S 2300 East.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at temporary City Hall location 3300 S. 1300 E. or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [date]

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

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. IF THE UTILITY DOES REMOVE SUCH AT THE LOT OWNERS' EXPENSE AT ANY TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
2. NO CITY MAINTENANCE ON PRIVATE ROAD
3. MUST CONFORM TO CONDITIONAL USE PERMIT #04-1-20 APPROVED BY HOLLADAY CITY PLANNING COMMISSION ON JANUARY 31, 2007..
4. THE PRIVATE ROAD IS BOTH COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT.
5. THERE IS A 7.5' P.U.E. ALONG EACH PROPERTY UNLESS OTHERWISE NOTED ON PLAT.
6. ALL CULINARY, IRRIGATION, AND FIRE SERVICE WATER LINES SERVICING THIS SUBDIVISION ARE OWNED, OPERATED AND MAINTAINED BY THE SUBDIVISION'S HOME OWNERS ASSOCIATION MANAGEMENT GROUP.
7. ZONING AT THE DATE OF RECORDING WILL R-1-4.3.
8. NON-ACCESS TO OR FROM R-215. ENTRY NO. 5822101 B 6939 P 1369

I, NATHAN B. WEBER do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 51527462 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plot and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

and that the same has been correctly surveyed and staked on the ground as shown on this plot. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Beginning at the Northwest corner of Section 23, Township 2 South, Range 1 East, Sull Lake Base and Meridian,
thence South 89°50'45" East 165.00 feet;
thence South 00°10'03" West 131.78 feet;
thence North 89°45'10" West 106.30 feet;
thence South 86°55'02" West 58.95 feet to the section line;
thence North 00°10'03" East 146.05 feet along the section line;
thence South 89°50'45" East 6.17 feet;
thence North 00°10'03" East 415.01 feet;
thence North 89°56'00" West 272.17 feet;
thence North 00°10'03" East 25.00 feet;
thence South 89°56'00" East 266.00 feet to the section line;
thence North 00°10'03" East 777.00 feet along the section line to the
point of beginning;

Contains 4 Lots
22.039 sq. ft. OR 5.060 acres



THE WOODS P.U.D.
BUILDING SETBACK AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

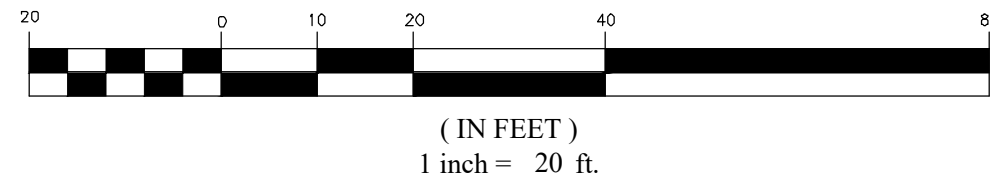
DIAMOND DESIGN AND LAND SURVEYING

 5243 South Green Pine Drive
Murray, Utah 84123
Phone (801) 266-5099 Fax 266-5032
diamond@hdsurvey.com www.hdsurvey.com



AMENDING LOT 2, THE WOOD P.U.D.

LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, T2S, R1E,
SALT LAKE BASE & MERIDIAN
HOLLADAY CITY, SALT LAKE COUNTY, UTAH



LEGEND

 BOUNDARY
 SECTION LINE
 EASEMENT
 RIGHT-OF-WAY LINE
 CENTERLINE
 BUILDING SETBACK
 EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)

STREET MONUMENT (TO BE SET)

BOUNDARY MARKERS

BUILDABLE AREA

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1395.00	3°11'48"	77.83	N02°34'48"E	77.82
C2	1385.00	3°11'22"	77.13	N02°34'58"E	77.12
C3	1375.00	3°11'05"	76.43	N02°35'09"E	76.42
C4	450.00	20°03'48"	157.58	S05°51'13"E	156.77
C5	460.00	20°03'48"	161.08	S05°51'13"E	160.26
C6	470.00	20°03'48"	164.58	S05°51'13"E	163.74
C7	153.00	11°33'51"	30.88	N10°06'14"W	30.83
C8	143.00	11°15'01"	28.08	N10°15'38"W	28.03
C9	133.00	10°53'21"	25.28	N10°26'28"W	25.24

**NORTHWEST CORNER OF
SECTION 23, T2S, R1E, SLB&M
FOUND BRASS CAP
MONUMENT (RING & LID)**

BASIS OF BEARING:
S89°56'00"E 2,660.040' (MEASURED)
BASIS OF BEARING) 2,659.63' (PER S.L.CO. A.R.P.)

OWNER/DEVELOPER
TINE RIDGE CONSTRUCTION, LLLP
HYRUM, CACHE, UTAH, 84319
(435) 237-7973
CONTACT: BRADY EDDINGS
BradyE@Tine-Ridge.com

15  22 NORTH QUARTER CORNER OF
SECTION 22, T2S, R1E, SLB&M
FOUND BRASS CAP
MONUMENT (RING & LID)

NOTE

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES INCLUDING BUT NOT LIMITED TO UTILITIES IDENTIFIED ON THIS PLAT MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO TRAVEL AND SERVICE VEHICLES TO AND FROM ANY OF THESE AREAS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS TO THE UTILITIES WITHIN THE P.U.E. IF THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E OR ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE UTILITIES FROM PROVIDING THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. NO LOT MAINTENANCE ON PRIVATE ROAD.
2. MUST CONFORM TO CONDITIONAL USE PERMIT #64-120 APPROVED BY HOLLADAY COUNTY PLANNING COMMISSION ON 01-11-2007.
3. THE PRIVATE ROAD IS BOTH COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT.
4. THE LOT AREA IS 7.5 P.U.E. ALONG EACH PROPERTY UNLESS OTHERWISE NOTED ON PLAT.
6. ALL CULINARY, IRRIGATION, AND FIRE SERVICE WATER LINES SERVICING THIS PROPERTY ARE OWNED AND OPERATED BY THE SUBDIVISION'S HOME OWNERS ASSOCIATION MANAGEMENT GROUP.

NARRATIVE

The proposed amendment revises the buildable area shown on the approved P.U.D. subdivision plan to include the location of a detached garage. The expanded buildable area has been designed to provide sufficient space for the accessory structure while maintaining appropriate setbacks, access, drainage, and compatibility with surrounding development. The detached garage is intended as an accessory structure serving the existing residential use of the property and does not increase the number of dwelling units or alter the primary use of the lot.

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE WOOD P.U.D. AMENDED
AMENDING LOT 2, THE WOOD P.U.D.

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Just Good



07/02/20

BOUNDARY DESCRIPTION

Lot 2, WOODS PUD, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah. Located in the Northwest Quarter of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Holladay City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S00°10'03"W 466.53 feet from the Northwest Corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence S89°50'45"E 165.00 feet; thence S00°10'03"W 264.00 feet; thence N89°50'45"W 165.00 feet; thence N00°10'03"E 264.00 feet to the point of beginning.

Containing 43,560 square feet or 1.00 acres +/-

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

THE WOOD P.U.D. AMENDED
AMENDING LOT 2, THE WOOD P.U.D.

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES AND DO DEDICATE THE PRIVATE ROAD TO THE HIGHLAND COURT SUBDIVISION HOA.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____
A.D. 20 _____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

PRINTED FULL NAME OF NOTARY _____

THE WOOD P.U.D. AMENDED
AMENDING LOT 2, THE WOOD P.U.D.

LOCATED IN THE NW 1/4 OF SECTION 23, T2S, R1E,
SALT LAKE BASE & MERIDIAN
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
 FEE

 SALT LAKE COUNTY RECORDER

Z:_2019\19-0119 THE WOODS\DESIGN 19-0119\DWG\SHEETS\19-0119 AMMENDED PLAT.DWG

June 30, 2026

Dear Ms. Marsh,

Thank you for reviewing our application and for requesting additional information regarding the proposed amendment to the buildable area for Lot 2 of The Wood Planned Unit Development. We appreciate the opportunity to explain how the proposed amendment is consistent with the purpose and intent of Holladay City Code Chapter 13.78 governing Planned Unit Developments.

The proposed amendment does not increase the number of lots, residential density, or the overall amount of buildable area within the subdivision. Rather, it reallocates a portion of the existing buildable area from the northwest portion of Lot 2 to the eastern portion of the property. This modification maintains the one-acre lot configuration while creating a more practical and cohesive building envelope for the proposed residence, detached garage, swimming pool, and associated outdoor living areas. The amended plat reflects this redistribution of the existing buildable area while preserving the overall design intent of the original P.U.D.

The Woods P.U.D. was originally approved by the Holladay Planning Commission in 2005 as a four-lot Planned Unit Development utilizing designated buildable areas rather than relying solely on conventional zoning setbacks. This design approach provided flexibility in site planning while preserving the residential character of the subdivision and protecting adjacent properties.

The original Preliminary Approval Letter established conditions relating to preservation of land south of the waterline, protection of the private access lane, and construction management responsibilities. The proposed amendment does not modify or conflict with any of those original conditions.

We would also like to clarify that this application does not request a reduction to the required accessory building setback. Based on the submitted site plan, the proposed accessory building is located approximately 9 feet 2½ inches from the property line, which meets and slightly exceeds the standard nine-foot setback requirement for an accessory structure on a one-acre residential lot. Accordingly, the purpose of this application is not to obtain setback relief, but rather to revise the designated buildable area so that it accurately reflects the proposed site layout while remaining compliant with applicable development standards.

The proposed amendment results in a better overall site design by allowing the residence and accessory improvements to function as a cohesive residential estate while preserving larger contiguous open spaces, minimizing unnecessary grading, and reducing site disturbance. The amendment does not increase development intensity, create additional dwelling units, or adversely impact neighboring properties. The scale, character, and

appearance of the development remain consistent with the original Planned Unit Development approved by the City.

We believe this request represents the type of thoughtful site-planning flexibility contemplated by Holladay City's Planned Unit Development ordinance. The amendment refines the existing buildable area to better accommodate the proposed improvements while preserving the original intent, quality, and character of The Wood P.U.D.

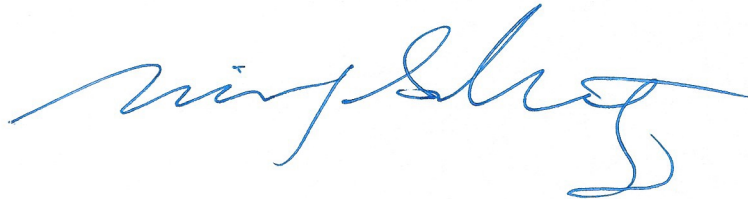
We respectfully request approval of the amended buildable area for Lot 2. We appreciate your time and consideration and would be happy to provide any additional information or meet with City staff to discuss the proposed amendment.

Thank you for your continued assistance throughout the review process.

Respectfully,



J. Daniel and Mikyung Schwartz





FILE# 04-1-12-4

4032 S. 2300 E. - REZONE P TO R-1-10

ADDRESS:

4032 S. 2300 E.

LEGAL DESCRIPTION: 16-34-382-025

BEG N 0°04'15" E 519.02 FT FR S 1/4 COR OF SEC 34, T 1S, R 1E, S L M; W 645.13 FT; N 73°40' E 36.76 FT; N 52°05' E 138 FT; E 68.32 FT; N 179.83 FT; E 433 FT; S 0°04'14" W 275 FT TO BEG. 2.83 AC M OR L.

APPLICANT/REPRESENTATIVE:

Ivory Development

PROPERTY OWNER:

CORP OF PB OF CH JC OF LDS

ZONING:

P

GENERAL PLAN DISTRICT:

Low Density Residential

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Published 07/26/26, Mailed 07/18/26

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030 AMENDMENT TO THE ZONE MAP
General Plan 2025 Holladay General Plan: Future Land Use, Responsible Renewal and Infill, Strong Local Economy, Walkable and Connected Community, Quality Neighborhoods, Distinct Character and Small Town Feel
13.32 RESIDENTIAL SINGLE-FAMILY ZONE

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

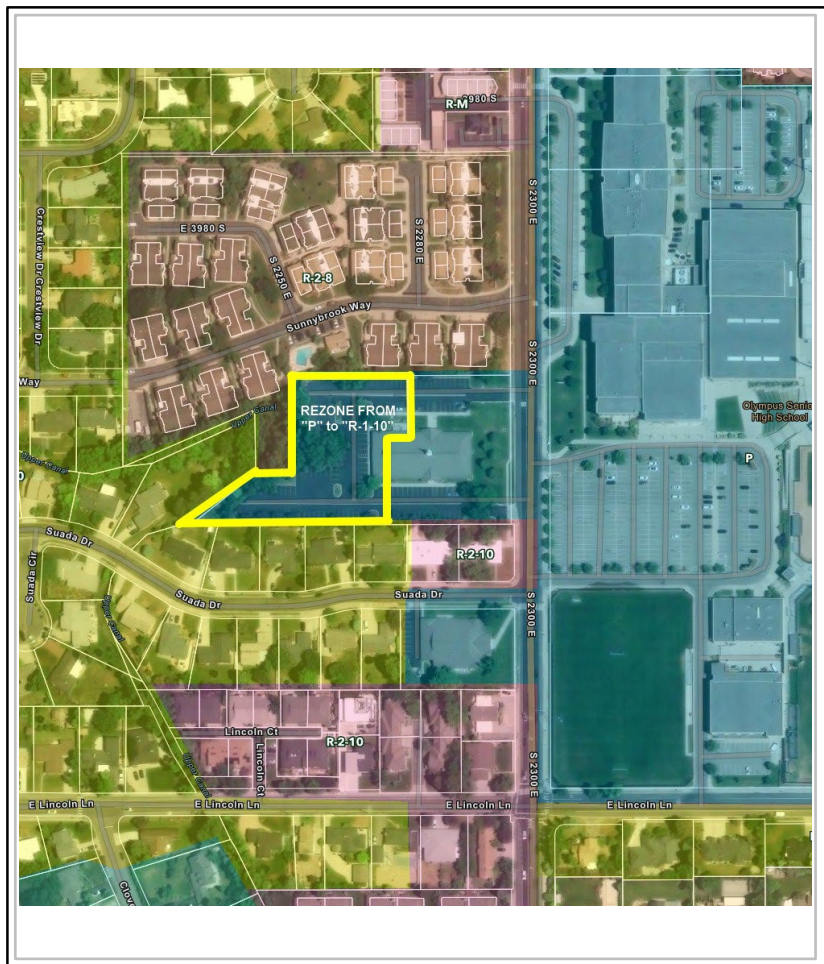
Carrie Marsh, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation.
Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #1

Date: July 7, 2026

Request: Zone Map Amendment; Rezone from P and R-1-10

Address: 4032 S. 2300 E. Holladay, Utah

Applicant: Ivory Development

File No: 26-4-03

Planner: Carrie Marsh

GOVERNING ORDINANCES:

[13.07.030](#) AMENDMENT TO THE ZONE MAP

[General Plan](#) 2025 Holladay General Plan: *Future Land Use, Responsible Renewal and Infill, Strong Local Economy, Walkable and Connected Community, Quality Neighborhoods, Distinct Character and Small Town Feel*

[13.32](#) RESIDENTIAL SINGLE-FAMILY 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 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, Ivory Development, is requesting to change the zone designation of the rear portion of an existing parcel from its existing zone, to the Residential Single-family (R-1-10) zone.

- The area being rezoned totals 1.65 acres (71,354 sq. ft).
- The front portion of the existing parcel will have the public zone retained to enable the construction of a new quasi-public building.

The R-1-10 zone allows single-family lots that are a minimum of 10,000 square feet. The zone requires all lots to be a minimum of 80 feet wide with frontage at the street of at least 60 feet. Fire access areas would be taken out of the total land area in a standard subdivision process.

The gross land area of 71,354 sq. ft sq. ft of land is enough for 7 single-family lots that meet the minimum lot size of 10,000 square feet, though once required fire access areas are subtracted from the gross land area, the net land area would result in 5 to 6 parcels.



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BACKGROUND:

Context of current zoning in the vicinity:

- Parcels immediately to the north of the subject property are zoned as R-2-8 (two-family).
- The properties to the west and south are R-1-10 (single-family); with their backyards abutting the property.
- Multi-family and two-family zoning is common along 2300 E., and in smaller new developments that access 2300 E. directly, especially in the vicinity of Olympus High School
- Several legal non-conforming duplexes with frontage or a corner on 2300 E. exist on the west side of 2300 E.
- Single-family zoning is largely interior to neighborhoods with backyards and fences against the west side of 2300 E.

Infrastructure Context

1. Roads and Traffic:

2300 East is classified as a minor arterial road with an 80-foot width. While traffic is high at various times due to the location of Olympus High, businesses, and being a main north south arterial between centers of economic activity, the road is currently within its capacity.

Infrastructure that is already improved to handle larger volumes of vehicles are efficient locations for higher density housing and the impact that infill development has on main roadways is minimal. Congestion on major roadways or in areas where schools are located are expected to have high amounts of traffic.

Locating higher density residential uses near existing infrastructure includes arterial roads, bikes, bus routes, schools, grocery stores, and businesses can reduce the overall use of traffic as people can use alternative means of transportation for some of their daily needs. Locating more housing and commercial development on existing roadways capitalizes on utilizing existing infrastructure and is an efficient use of taxpayer funded roadway investments.

2. Storm Drainage:

The area proposed to be rezoned for residential use includes a natural drainage area to which a public storm drain outfalls into. The City Engineer and property owner are aware of this area and its need to be protected. Future development would take this into consideration and would be managed during the required civil plan development during a residential subdivision review. Subdivisions require a separate review, public hearing, and approval by the Planning Commission.

GENERAL PLAN APPLICATION/ANALYSIS:

Implementing zone regulations to anticipate growth needs/goals is an important land use decision. As a legislative action, this decision is guided by the community standards in the City of



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Holladay General Plan and is supported by Title 13 of the Land Use Ordinances of Holladay. The General plan was updated in 2025 and involved significant community input and through multiple forms of community engagement. The general plan takes the desires of the larger community across various ages, socioeconomic statuses, and businesses into consideration and translates what was heard by the community into a visioning document.

The General Plan acknowledges the challenge of balancing growth for the future with maintaining the small-town character that draws people to Holladay. It addresses and provides goals for transportation of all types, housing, water, the local economy, and growth.

Specific elements within the General Plan relevant to this proposal are included in the staff report as a separate exhibit following the main body of this report. The public and Commission are encouraged to review the document [available on the City's website](#) in addition to exploring the online portal linked within the General Plan document.

One of the key guiding pieces in the General Plan is the Future Land Use element, which utilizes “Place Types” to guide future land use decisions.

The Future Land Use map shows the area being rezone as supportive of the Low-Density Residential Place Type. (see Figure 1 to the right)

This place type has a suggested density of 2-6 dwelling units per acre and zone alignment with zones R-1-21, R-1-15, R-1-10, and R-1-8.



Figure 1



REZONE PROPOSAL ANALYSIS:

The applicant's proposal to rezone the rear portion of this parcel is supported by the Holladay General Plan for a residential use. Generally, as neighboring properties and other developments with direct access to 2300 E. in the area have zoning designations that allow smaller single-family lots or twin homes, this would also be an appropriate location for R-1-8, R-2-10, or R-2-8 zoning.

Intensity of development within R-1-10 zoning, or any of the zones noted above would be compatible with the development patterns of the area.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission allow the applicant time to present their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation. However, if a recommendation to the City Council can be derived from tonight's discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

Staff supports the rezone as it aligns with the Future Land Uses in the General Plan.

Staff urges the Commission to moderate discussion around the following points:

- 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;



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- 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:
 - 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 P to R-1-10 at 4032 S. 2300 E. based on the following findings:

1. The proposed amendment is compliant with the Purpose of the Land Development Code by promoting and facilitating the orderly growth and development within the City of Holladay.
2. The proposed amendment is consistent with goals, objectives and policies of the General Plan
3. The proposed amendment is harmonious with the overall character of existing development in the vicinity,
4. As zoning standards in the proposed zone are applied, the proposed amendment is not foreseen to adversely affect abutting properties.
5. The 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 are adequate.

SUGGESTED MOTIONS:

A motion to approve or deny:



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*"I _____, motion to forward a (**POSITIVE/NEGATIVE**) recommendation to the City Council to (**APPROVE, DENY**) an application by **Ivory Development** to amend the City of Holladay zoning map for 1.65 acres (71,354 sq. ft) of land located at 4032 S. 2300 E., from the P Zone to the R-110 zone, based upon the findings: (as noted in the staff report, with any specific additions)"*

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

*"I _____, motion to continue the application by **Ivory Development** to amend the City of Holladay zoning map for 1.65 acres (71,354 sq. ft) of land located at 4032 S. 2300 E., from the P Zone to the R-110 zone, to the next regularly scheduled meeting"*

EXHIBIT 1: General Plan Excerpts Relevant to this Proposal

HOLLADAY GENERAL PLAN (2025)

Chapter 2: Future Land Use (map: page 29; medium density residential category: page 36; low density residential)

Description Low Density: *“This land use category supports low-density residential neighborhoods whose distinct design characteristics reflect the decades of patchwork development that makes the City so unique. Generally, these neighborhoods have limited connectivity with surrounding neighborhoods and are not immediately accessible via major roadways. They may have strong internal pedestrian connections, especially to parks and schools except where historic development and limitations to road infrastructure make these connections challenging. Uses are limited to low density residential and civic uses including schools and parks that make neighborhood spaces to grow and gather. These areas have historically supported small scale commercial and higher density housing that are dispersed throughout neighborhoods. While the future land use is anticipated to be primarily low residential density these uses should be allowed to continue but only to the scale and extent that they have existed in neighborhoods historically.”*

- 2-6 units per acre, R-1-21, R-1-15, R-1-10, R-1-8

Chapter 3: A City with Distinct Character (page 51)

Land Uses: *“...most of the City is residential and single-family homes dominate taking up almost 63% of the area. Medium density and multi-family housing represent a smaller 8% of the City. ... The land uses highlight the City’s strong residential character and limited commercial footprint, which has implications for housing diversity, economic development, and land use balance. Holladay residents continue to support and relate to their residential neighborhoods and prefer smaller mixed-use nodes that support local or smaller scale businesses.”*

Urban Design Characteristics: *“a key component of the Vision. Community feedback emphasized a strong desire to preserve Holladay’s historic charm and small-town feel, which includes resistance to over development, high-density housing, and building scale that is out of sync with existing community character. Residents consistently advocate for development that respects the scale and character of existing neighborhoods, favoring small to medium-sized buildings that blend with the community’s established look and feel. ... Within public spaces, feedback emphasized enhancing walkability and pedestrian infrastructure. Requests for more sidewalks, safe walking paths, and improved pedestrian safety reflect a community-wide goal to make Holladay more connected and accessible.”*

DC GOAL 1: Reinforce Holladay’s established neighborhood character.

DC Policy 1.1. *Prioritize compatible development patterns in existing residential areas, while acknowledging trade-offs when changes occur.*

DC Policy 1.3. *Maintain the established development pattern and neighborhood character by guiding the scale and form of new construction to reflect the existing context.*

DC Policy 1.4. *Support the creation and improvement of public green spaces and community gathering areas within all neighborhoods to foster neighborhood identity and connection.*

DC GOAL 2: Guide new construction and renovations to contribute positively to the visual and functional quality of the City.

DC Policy 2.2. *Ensure site design considers privacy, light access, and transitions or buffers between different land uses.*

DC GOAL 3: Sustain and enhance natural features and green infrastructure.

DC Policy 3.1. *Prioritize enhanced sustainability practices of mature trees, preservation of open spaces, and effective landscape buffers that contribute to neighborhood identity.*

DC GOAL 4: Support community-oriented design through the creation of gathering spaces and shared amenities.

DC Policy 4.1. *Encourage the integration of plazas, courtyards, and small parks into development projects.*

DC Action 4.1.i. *Identify opportunities within parks and other public spaces where these may be developed and prioritize potential improvements based on park visitation, feasibility of development, potential funding or partnerships for improvements, and other relevant factors.*

DC Policy 4.2. *Promote flexible spaces that support community events, recreation, and informal gathering.*

DC Action 4.2.i. *Identify underserved neighborhoods for prioritized investment in new public gathering spaces.*

Chapter 4: A City of Quality Neighborhoods (page 57)

“This section outlines strategies that will guide the City in supporting housing opportunities for a range of income levels while reinforcing the qualities that make Holladay unique. These approaches include exploring zoning adaptations, expanding housing diversity, enhancing transportation and commercial linkages, and encouraging context-sensitive development.”

Current Housing Stock: *“Holladay’s housing is also significantly larger than other housing units in Salt Lake County. On average, a single-family home in Holladay is nearly two times the size of the average in the County. The size and quality of Holladay’s housing stock and its desirable central location make Holladay more expensive than surrounding cities. ... Over the last decade, development has continued to skew toward both detached single-family and apartments with relatively fewer middle options (like duplexes, condos and townhomes, and other housing types)”*

Housing Affordability and Attainability: *“According to the 2023 ACS 5-Year Estimates, the median home price in Holladay has escalated to \$700,000, reflecting a 45% increase since 2010. Rising property values and the scarcity of affordable housing are emerging as major challenges.”*

Housing Gaps: *“Holladay currently needs an additional 1,800 affordable housing units to meet the needs of low- to moderate-income households. This shortage not only affects current residents’ ability to remain in the community but also influences who can move into Holladay. Community feedback has emphasized concerns about whether younger generations will be able to afford to live in Holladay as adults, given rising housing costs and trends toward building higher-end units. ... Housing development and planning efforts must respond to both the current shortfall in affordable units and the projected demand as the population continues to grow.”*

QN GOAL 1. Provide the opportunity for housing adapted to different ages, lifestyles, and incomes.

QN GOAL 2. Accommodate new housing by allowing flexibility within Holladay's existing residential neighborhoods that both addresses the existing neighborhood character and allows for incremental changes.

QN Policy 2.1. (Strategy F): *Zone or rezone for higher density or moderate-income residential development commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. §10-9a403(2)(b)(iii)(F)*

QN GOAL 3. Facilitate housing development and preservation in the City's mixed-use centers, encouraging new housing in areas that can provide for daily needs within walking distance.

QN Policy 3.1. (Strategy H): *Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. §10-9a- 403(2)(b)(iii) (H)*

Chapter 5: Walkable and Connected Community (page 67)

"Holladay prioritizes enhancement of the existing transportation network to incorporate bicycle, pedestrian, and transit connections that unite regional destinations and the City's gathering spaces, businesses, neighborhoods, and recreation".

CC Goal 5: Support sustainable growth through compact, mixed-use, and transit-friendly development as identified in the Future Land Use Map.

CC Policy 5.1. *Incentivize compact, mixed-use development along key corridors and near transit stops to encourage walkability and reduce vehicle trips.*

Public Transit and Regional Connections: *"The transit system in the Salt Lake Valley is connected, requiring collaboration between agencies and surrounding cities. Agencies including UTA and WFRC have extensive plans for transit expansion and development surrounding transit corridors that have the potential to more efficiently connect the entire valley to key destinations".*

Active Transportation: *"The City's ongoing focus on walkability, trails, and bicycle infrastructure is expanding recreational options in meaningful ways. Throughout the planning process, residents expressed a strong and consistent desire to enhance connections for pedestrians and cyclists between neighborhoods and beyond."*

Holladay's Pedestrian Network: *"The primary goal of the City's Pedestrian Network is to improve walkability and connectivity among neighborhoods, schools, parks, places of worship, commercial centers, places of employment, commerce, education, recreation, housing and other local destinations to ensure the safety, health, and comfort of pedestrians throughout Holladay. ... The City's Pedestrian Network is intended to support the development of walkable centers in important locations throughout the City. This goal requires the development of pedestrian connections within and outside of key areas of activity"*

Pedestrian Priority Areas: *"1. Within Mixed-use nodes 2. Near schools and public parks 3. Neighborhood pedestrian connections"*

Major Corridors: *"Highland Drive: Recent planning initiatives, such as the Holladay Crossroads Zone, aim to transform portions of Highland Drive into a more pedestrian-friendly environment with mixed-use developments"*

CC GOAL 1 . Design, operate, and maintain streets that are safe, comfortable, and welcoming for all users, including people walking, biking, rolling, riding transit, and driving.

CC Policy 1.1. *Incorporate Complete Street design principles on the primary City roadway network to improve safety and comfort for pedestrians, bicyclists, transit riders, and drivers.*

CC Policy 1.3. *Improve high-crash locations with data-driven improvements such as crosswalk enhancements, traffic calming, and intersection redesign.*

CC Policy 1.4. *Prioritize Safe Routes to Schools and community locations to create connections to safe and direct walking and bicycle routes which will provide safety benefits for all residents, benefitting children and families.*

CC GOAL 3. Create a seamless transportation network that links neighborhoods to community destinations.

CC Policy 3.2. *Eliminate gaps in pedestrian and bicycle networks within a comfortable walking and biking distance of parks, schools, civic spaces, and community facilities.*

CC Action 3.2.i. *Identify and address pedestrian and bicycle infrastructure gaps within a half mile radius of parks, schools, and civic facilities. Incorporate infrastructure needs into the annual budget and regular capital improvement program (CIP) planning.*

CC Policy 3.5. *Improve transit service and connectivity in areas with strong ridership potential and connections to housing, education, employment, recreation, and shopping.*

CC GOAL 4. Create a high-quality public realm with attractive, accessible, and safe spaces for everyone.

CC Policy 4.1. *Expand the City's sidewalk network prioritizing areas lacking pedestrian infrastructure or with high pedestrian potential.*

CC Action 4.1.i. *Identify zones lacking pedestrian infrastructure, then prioritize projects in areas with the highest pedestrian potential.*

CC Action 4.1.ii. *Identify specific neighborhoods where sidewalks are not present and identify feasibility of sidewalk installation in these areas.*

CC Policy 4.2. *Encourage wide sidewalks with a landscape buffer, where possible, that support City-preferred tree species on pedestrian-priority corridors as identified in the network vision map. Encourage wider sidewalks in higher traffic areas.*

CC Action 4.2.i. *Require 6ft minimum sidewalks, landscaping buffers, and dark sky-friendly pedestrian-scale lighting for new developments along pedestrian-priority corridors. Provide cross sections and/or design manuals to developers.*

CC Policy 4.3. *Enhance character elements that improve the aesthetics and functionality of major corridors such as landscaping, public art, and undergrounding utilities.*

CC Policy 4.4. *Support development patterns that activate the streetscapes, including buildings fronting sidewalks, mixed-use zoning, and accentuated street crossings.*

CC Policy 4.5. *Safely manage vehicle access to promote walking, biking, and transit in activity centers.*

CC GOAL 5. Support sustainable growth through compact, mixed-use, and transit-friendly development as identified in the Future Land Use Map.

CC Policy 5.1. *Incentivize compact, mixed-use development along key corridors and near transit stops to encourage walkability and reduce vehicle trips.*

CC Action 5.1.i. *When aligned with the policy direction in the Quality Neighborhoods Chapter, offer density bonuses for developments located within a quarter mile of a transit stop that also provide transit-accessible and pedestrian-friendly design elements, such as pathways for direct transit access or bicycle infrastructure such as secure bicycle lockers.*

Chapter 6: A Strong Local Economy (page 85)

Smaller Commercial Nodes *“Holladay’s larger commercial nodes are the primary driver of the City’s sales tax generation, however there are many areas throughout the City with long-standing businesses that also contribute to Holladay’s character, and residents’ daily life. These smaller nodes are generally surrounded by residential neighborhoods and are patroned by many residents and visitors. While residents have voiced concern about the spread of commercial uses from major corridors and commercial nodes into neighborhoods, there is a general sense that these small commercial areas serve the community and should remain at the same scale. These nodes range in size from the Black Diamond campus, which support hundreds of jobs, to relatively small nodes on 4500 South and at the intersection of 3900 S and 2300 E.”*

LE GOAL 1. Collaborate to enhance existing commercial property values and promote new development while maintaining neighborhood stability.

LE Policy 1.3. *Continue to support existing neighborhood development patterns and incremental density increases to maintain Holladay’s unique character.*

LE Action 1.3. ii. *Consider allowing additional density in transition areas surrounding the City’s most active nodes, especially Holladay Village, Holladay Crossroads, and Holladay Hills. Additional housing units in these areas are located to allow for more active transportation to commercial nodes, potentially strengthening businesses and providing opportunities for affordability.*

LE Policy 1.4. *Enhance connectivity from Holladay’s residential neighborhoods to its primary commercial nodes to promote accessibility, increase trip-chaining, and sales capture.*

Chapter 8: Responsible Renewal and Infill (page 103)

“Holladay is committed to growing thoughtfully balancing the needs of a dynamic, evolving community with the values that make it a desirable and livable place. As infill and redevelopment opportunities arise, it is essential that new growth integrates cohesively with existing neighborhoods, enhances community character, and supports long-term sustainability.”

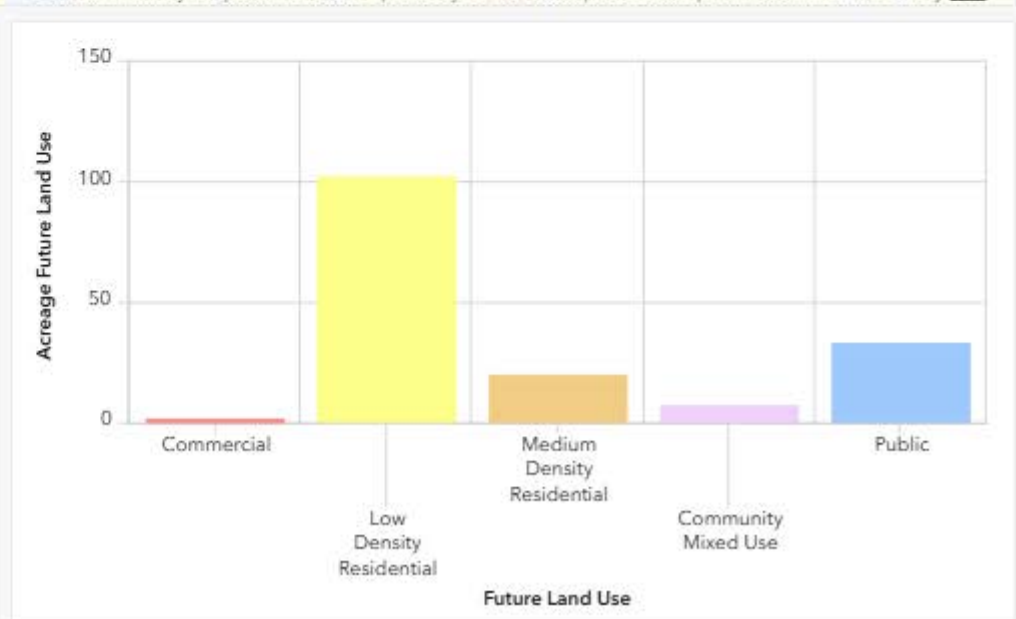
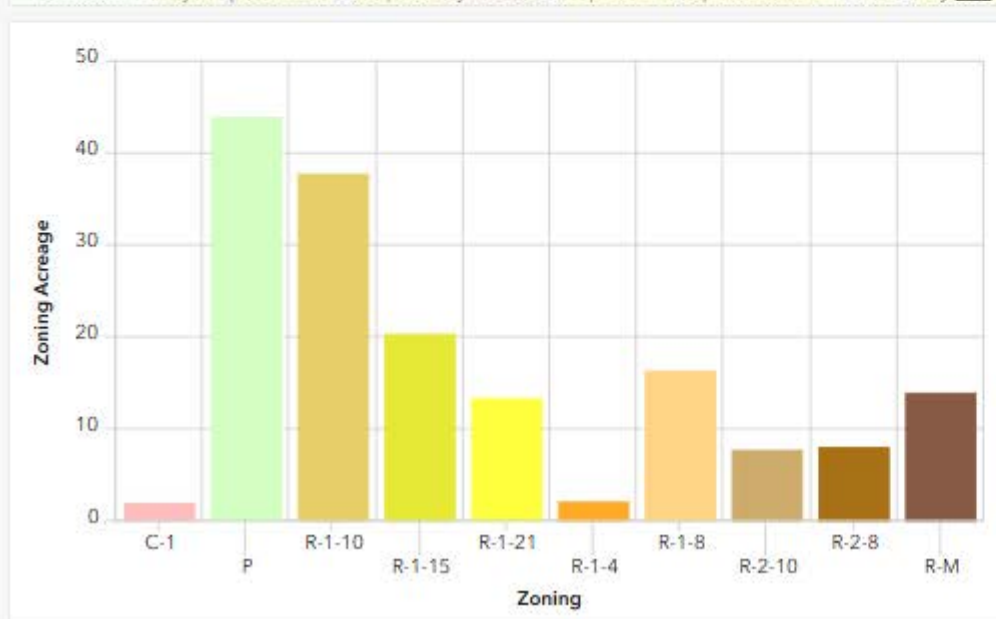
RI GOAL 1. Maintain the overall established pattern and quality of development in the City.

RI Policy 1.1. *Maintain and update standards for new development that include high quality layouts and sustainable tree canopy, provide connectivity to local amenities, are energy efficient and provide amenities for current and future residents of Holladay.*

RI Policy 1.2. *Support infill and redevelopment projects that enhance and protect surrounding neighborhoods.*

RI Action 1.2.i. *Encourage and support redevelopment projects that provide accessible neighborhood/community amenities, such as local and regional trail connections, public plazas or gathering spaces, pedestrian access to public or commercial activity centers, or development of public open space.*

Responsible Infill Action 1.3.i. *Establish, enhance, and maintain appropriate land use, architectural and/or landscape buffers to protect neighborhoods from encroachment where uses transition or have incompatible characteristics.*



Low Density Residential (R-L)

SUGGESTED DENSITY

Density: 2-6 Dwelling Units Per Acre

ZONING ALIGNMENT

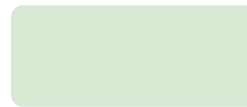
Zoning Districts: R-1-21, R-1-15, R-1-10, R-1-8

LAND USE MIX



Primary Uses:

Single-family housing



Secondary Uses:

Open space
and recreation,
Agriculture



Institutional

DESCRIPTION

This land use category supports low-density residential neighborhoods whose distinct design characteristics reflect the decades of patchwork development that makes the City so unique. Generally, these neighborhoods have limited connectivity with surrounding neighborhoods and are not immediately accessible via major roadways. They may have strong internal pedestrian connections especially to parks and schools except where historic development and limitations to road infrastructure make these connections challenging. Uses are limited to low density residential and civic uses including schools and parks that make neighborhood spaces to grow and gather. These areas have historically supported small scale commercial and higher density housing that are dispersed throughout neighborhoods. While the future land use is anticipated to be primarily low density residential these uses should be allowed to continue but only to the scale and extent that they have existed in neighborhoods historically.

NOTICE OF A PUBLIC HEARING PROPOSED REZONE

Date: Tuesday, July 7, 2026
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
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 #26-4-03) for 1.64 acres (71,354 sq ft) of property located at 4032 S. 2300 E. The application proposes to change the rear portion of the property **from the Public Zone to the Residential Single-family R-1-10 Zone** to enable a residential subdivision. The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

*A separate subdivision application will be required prior to development if the proposed zone change is approved.

Please submit comments via email by 5:00 pm 07/06/2026 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission priLEE, HEATHER H; JT LEE, JONATHAN R; JT

2170 E SUNNYBROOK WY

Holladay 84124or to the meeting.

ATTENTION: This notice was mailed on 06/18/2026 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.



NOTICE OF A PUBLIC HEARING PROPOSED REZONE

Date: Tuesday, July 7, 2026
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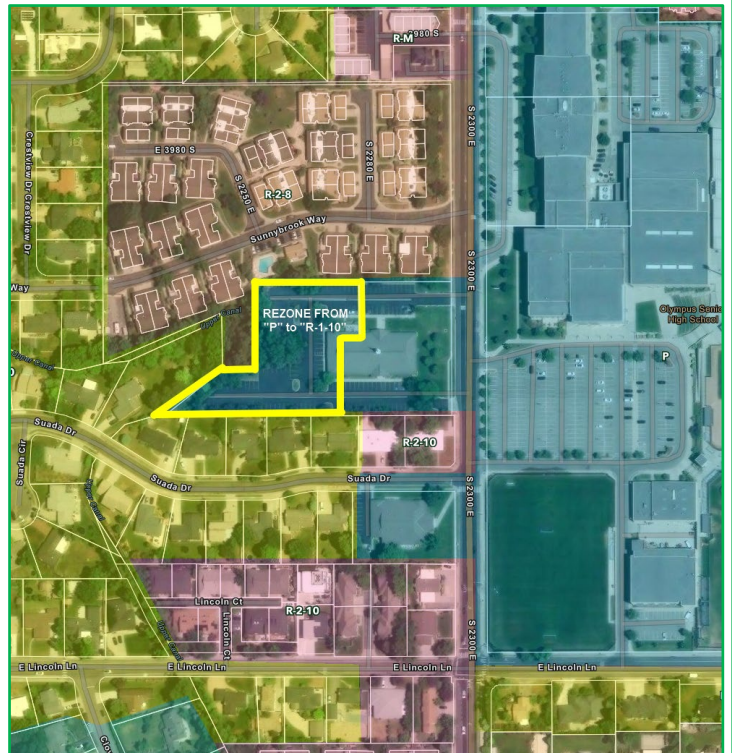
Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application (File #26-4-03) for 1.64 acres (71,354 sq ft) of property located at 4032 S. 2300 E. The application proposes to change the rear portion of the property **from the Public Zone to the Residential Single-family R-1-10 Zone** to enable a residential subdivision. The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

*A separate subdivision application will be required prior to development if the proposed zone change is approved.

Please submit comments via email by 5:00 pm 07/06/2026 to Carrie Marsh, cmarsh@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 06/18/2026 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.





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 7th day of July, 2026 as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period while the commission considers a rezone application submitted by the property owner, consisting of approx. 1.65 acres (71,354 sq. ft) of property located at 4032 S. 2300 E. The request is to change the zoning designation on a rear portion of the property from the existing Public Zone to the R-1-10 Zone (*residential single-family*).

The proposed rezone would change the allowed land uses on the designation portion by allowing detached, single-family dwellings with one residential unit for every 10,000 sq. ft of land. This is a change from the current allowances of uses allowed withing the Public Zone, including the current use as a private educational use. The front portion of the property would retain its public

The packet with information regarding this application will be available for public inspection on the City's website www.holladayut.gov and at the Community Development Dept. during normal business hours three days prior to the scheduled meeting.

Please note, this meeting will be held at City of Holladay's temporary location, 3330 South 1300 East, Millcreek Utah. No meetings will be held at 4580 S 2300 East.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at *temporary City Hall location 3300 S. 1300 E.* or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

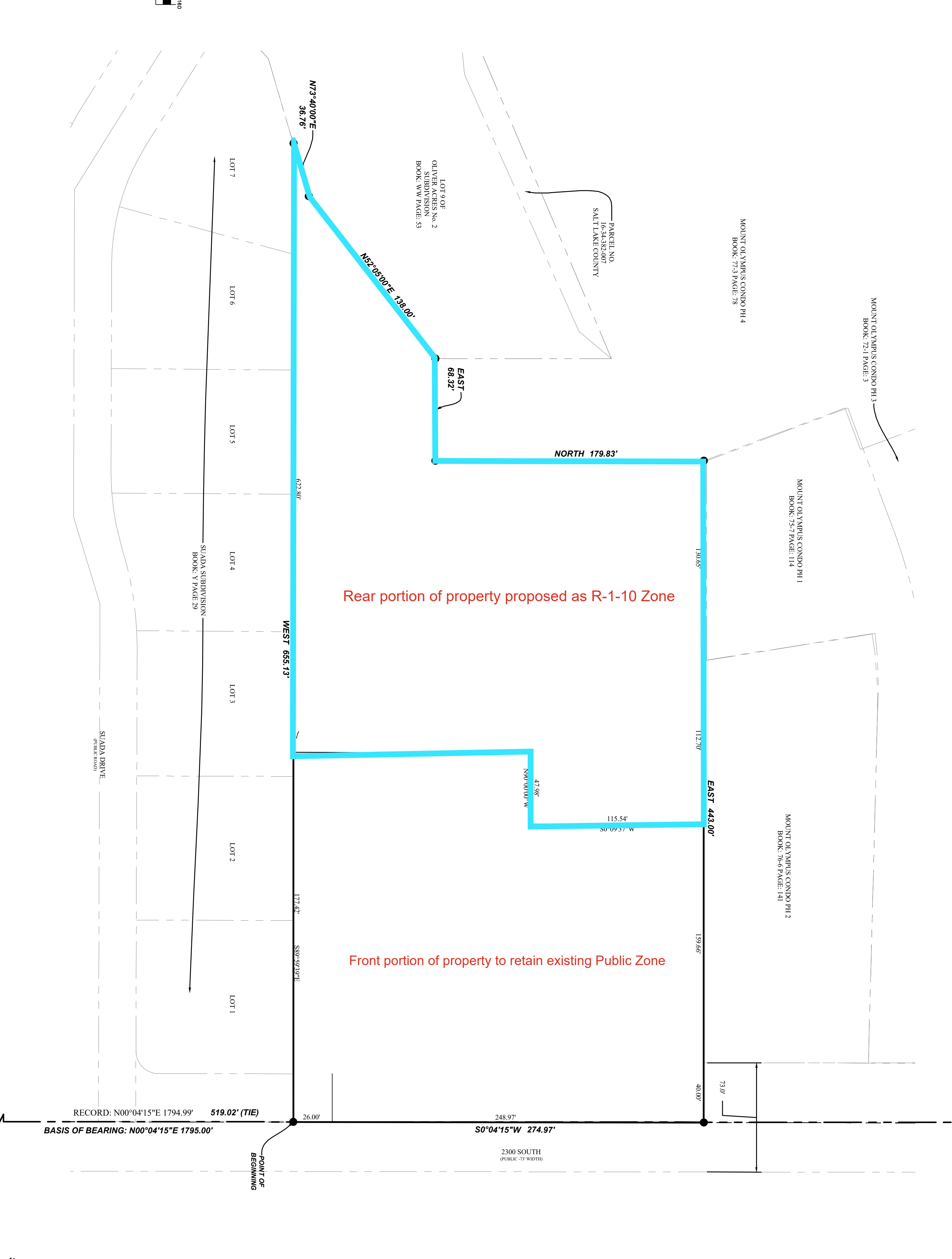
CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [date]

*Stephanie N. Carlson MMC,
City Recorder City of Holladay*
NOTICE OF PUBLIC HEARING





CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 4032 South 2300 East Parcel: 16343820250000

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

I (WE), *PCA BEING DULY SWORN, DEPOSE AND SAY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED IN THE ATTACHED APPLICATION AND THAT THE STATEMENT HEREIN CONTAINED AND THE INFORMATION PROVIDED IN THE ATTACHED PLANS AND OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.

Richard C. Horgan
PROPERTY OWNER

Richard C. Horgan
AUTHORIZED AGENT

PROPERTY OWNER

*PCA: The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
fka Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

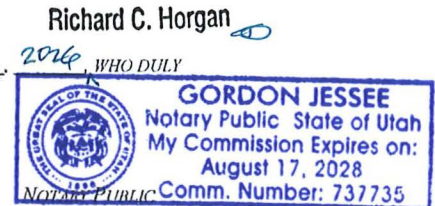
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2026, WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME. ON BEHALF OF *PCA

My COMMISSION EXPIRES: 8/17/28

[Signature]



PROPERTY OWNER'S
AGENT AUTHORIZATION

I (WE), _____, THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S) Ivory Development, LLC TO REPRESENT ME (US) REGARDING THE ATTACHED APPLICATION AND TO APPEAR ON MY (OUR) BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY OF HOLLADAY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____, WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

My COMMISSION EXPIRES: _____

NOTARY PUBLIC

The attached consent shall be subject to the terms and conditions of the Purchase and Sales Agreement. This consent can be withdrawn anytime by the owner.

Legal description:

Beginning at a point which is North 0°04'15" East along the center line of 2300 East Street, a distance of 519.02 feet from the South Quarter Corner of Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 655.13 feet along the Northerly line of the Suada Subdivision to the Easterly line of Oliver Acres No. 2 Subdivision; thence North 73 °40'00" East 36.76 feet along said subdivision; thence North 52°05'00" East 138.00 feet along said subdivision; thence East 68.32 feet; thence North 179.83 feet; thence East 443.00 feet; thence South 0 °04'14" West 275.00 feet along the center line of 2300 East Street, to the point of beginning.

LESS AND EXCEPTING therefrom those portions conveyed in that certain Warranty Deed, recorded April 19, 1983, as Entry No. [3782846](#), in Book 5452, at Page 2110, of the Official Records, being more particularly described as follows: Beginning at a point which is North 0°04'15" East along the center line of 2300 East Street, a distance of 519.02 feet from the South Quarter Corner of Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 40.0 feet; thence North 0 °04'15" East 275.0 feet; thence East 40.0 feet; thence South 0°04'15" West 275.0 feet along the center line of 2300 East Street, to the point of beginning.

May 27, 2026

Ivory Development, LLC

978 East Woodoak Lane

Salt Lake City, UT 84117

Telephone: 801-747-7016

Dear Neighbor:

A neighborhood meeting will be held on **June 3, 2026, from 4:00 PM to 5:00 PM** at The **Holladay City Library (2150 East Murray Hollday Road)** to discuss a proposed rezone application involving approximately 2.12 acres of property located at 4032 South 2300 East.

The proposed rezone seeks to change the zoning designation of the western portion of the property from "Public" to "R-1-10". The rezone is in anticipation of subdividing the property into three (3) R-1-10 lots and one (1) "Public Lot" to accommodate a new seminary building for The Church of Jesus Christ of Latter-day Saints.

Please join us in an open house setting to discuss this re-zone application and share your thoughts and feelings.

Please note that this is NOT a City of Holladay Planning Commission or City Council meeting. This pre-meeting is being conducted prior to presenting a pending application to the City of Holladay.

Thank you,

Ivory Development, LLC

NEIGHBORHOOD MEETING SUMMARY

Project: Proposed Rezone of a Portion of 4032 South 2300 East from Public to R-1-10

Applicant: Ivory Development, LLC

Meeting Date: June 3, 2026

Meeting Location: Holladay City Library Meeting Room

The required neighborhood meeting was held on Wednesday, June 3, 2026, at the Holladay City Library Meeting Room. Notice of the meeting was mailed to the property owners of record using mailing addresses obtained from Salt Lake County records.

A sign-in sheet was provided at the meeting, and attendees were encouraged to sign in. Eleven (11) individuals signed the attendance sheet; however, it is estimated that approximately twenty-five (25) people attended the meeting.

The meeting commenced at approximately 4:05 p.m.

Peter Gamvroulas of Ivory Development, LLC attended as the applicant and presented the proposal. Mike Davey of BHD Architects was also present to answer questions from attendees.

Mr. Gamvroulas provided a brief introduction to the project and explained that Ivory Development, LLC is seeking to rezone the western portion of the subject property from Public to R-1-10. It was explained that the intent of the rezone is to allow the development of three single-family residential lots and one lot that would accommodate a future seminary building.

Following the presentation, attendees were given an opportunity to ask questions and provide comments regarding the proposal. Numerous questions and comments were received throughout the meeting. While additional topics were discussed, the following represent the most notable questions and concerns raised by attendees:

- Parking impacts associated with removal of the existing parking lot. Several attendees expressed concern that demolition of the parking lot could result in students parking on surrounding neighborhood streets.
- Development standards for the proposed residential lots. Questions were asked regarding the potential height, setbacks, and overall size of future homes.
- Road alignment and access. Some attendees asked whether the proposed access road could be relocated to the north side of the property rather than the south side. Other attendees expressed support for the proposed southern alignment.
- Easement and infrastructure concerns. Mr. Gedge, who stated that he is an attorney representing the Gedge Family Trust, expressed concerns regarding potential easements that may

benefit either the Gedge Family Trust or a canal company. Mr. Gedge was unable to identify any specific recorded easements affecting the property. It was offered that an ALTA title report be provided to him for review. His concerns appeared to focus primarily on existing canal and storm drainage infrastructure and how such facilities would be accommodated by future development. Several of the questions raised involved detailed engineering matters that have not yet been designed as part of the project.

- Notice concerns. Mr. Gedge stated that he did not receive notice of the neighborhood meeting and suggested that the omission was intentional. The applicant explained that notices were mailed to the addresses reflected in county ownership records. Mr. Gedge also requested contact information for the Church of Jesus Christ of Latter-day Saints facility manager associated with the property.

The meeting concluded after all attendees had been given an opportunity to ask questions and provide comments regarding the proposal.

4032 South 2300 East Pre Rezone Neighborhood Meeting

[illegible]

Public Comments

Date: June 9, 2026

From: Roy Gedge

To: 1) Ivory Development, LLC, 978 E Woodoak Lane, Salt Lake City, UT 84117
2) Corp of PB of Ch JC of LDS, 50 E. North Temple St. Salt Lake City, UT 84150
3) Mayor Paul Fotheringham, Holladay City, 3330 S 1300 E, Millcreek UT 84106
4) Matt Durham, Holladay City Council District 2, 3330 S 1300 E, Millcreek UT 84106
5) Upper Canal Irrigation Company, 2290 E 4500 S #101, Salt Lake City, UT 84117

Re: redevelopment of LDS church, 4032 S, 2300 E.

Hi.

My name is Roy Gedge and I am the trustee of the DeVel Kidgel Gedge Family Trust which owns 2215 Suada Drive, a parcel adjacent to the proposed redevelopment and subdivision of the LDS church at 4032 S, 2300 E. (See figure 1.)

2215 Suada is a significant property in development decisions as it shares a common border with the redevelopment, but more importantly, that border aligns with the route of the Upper Canal, and shares key history with the current zoning/ usage/ infrastructure and flooding liability.

I am a 50 year old engineer, who grew up at 2215 Suada Drive & am very familiar with the church property. I played in the stream that meandered through the property when it was raw land before the church was built. I crawled through the pipe that put the stream underground. Years later, I watched the upper canal also go underground to support the extension of the parking lot to the west.

I write you with three serious concerns you need to know about before you make your decisions.

I don't care if the church is demolished and a new seminary is built. I just need to know, if my below concerns are not addressed, who is liable? That's probably rhetorical, I think the way liabilities like this go is you all get sued if the following is ignored. But at least you should know what you're getting into if you support the proposed plan without addressing my concerns.

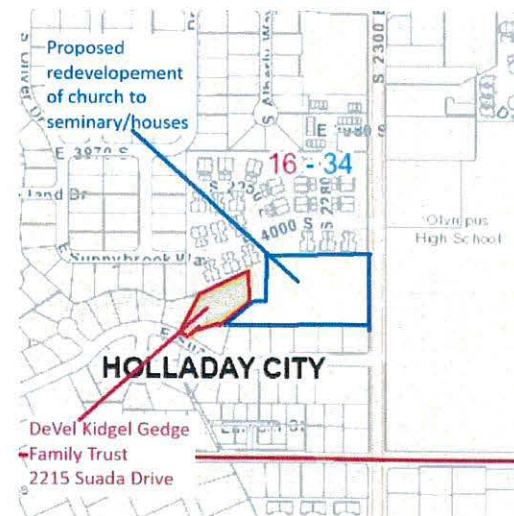


Figure 1- location of 2215 Suada relative to the proposed changes

Gedge Concern #1

There is a natural drainage across the church property whose seasonal and storm flow predates the construction of the church. See figure 2. The red indicates the route of the upper canal. The blue indicates the natural drainage. Note that the canal follows the path it does because it is essentially level. The loopy area inside the canal is the Gedge property which is a basin BELOW all surrounding properties and BELOW the water level of the canal. During the development of the church, the natural drainage was contained/straightened/piped (see figure 3.)

During heavy rain events, the drainage can flow at full capacity from upstream without a single drop of water added from the church parking lots. I have witnessed with my eyes that drainage discharging/blasting at full 24" pipe capacity 20' into the retention basin. To be clear, not water coming from the church property,

water passing through the church property from upstream. Prior to the church construction that drainage was allowed to naturally flow/absorb with only a portion reaching the canal and only reaching the canal over time. When the church was built that natural dispersion and natural absorption was eliminated and both the quantity of runoff & velocity increased. The flood control basin included in the church development was planned in anticipation of such, together with the parking lot runoff. The purpose of the flood control basin doesn't go away with the desire to build a new seminary or 3 homes. The redevelopment plan ignores this and proposes to obliterate that important infrastructure.



Figure 2- Ariel image 1968. predates construction of LDS and Olympus Condos

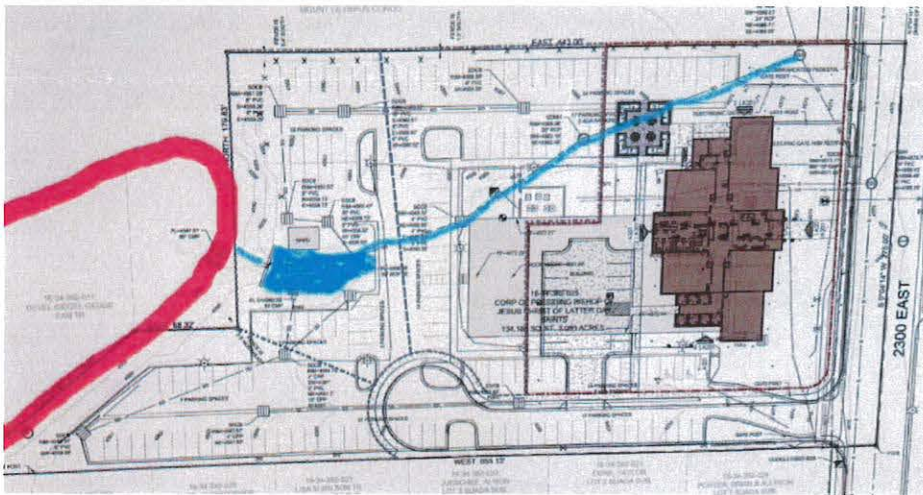


Figure 3- The natural drainage piped and the flood control/retention/regulation/absorption basin in BLUE. The upper canal in red.

I've witnessed 3 heavy rain events that have exceeded the capacity of the retention basin and washed out the existing dam. If anything, the basin is under-sized. Today, more than half the basin's designed capacity is gone to sediment.

Holladay City told me I can't reduce my front yard landscaping at 1701 Moorale to double the width of my driveway as it would make my

property too impermeable, but it is acceptable for Ivory to eliminate flood retention/absorption infrastructure that is on occasion hit by 1400 gallons per minute?

Gedge Concern #2.

At the point the drainage enters the canal, there is practically zero gradient in the canal. During heavy rain, when runoff overflows the retention/absorption basin, the canal acts as a reservoir with drainage flowing BOTH upstream and downstream in the canal (see figure 4.)

Upstream, on the south side of Suada Drive toward Lincoln Lane, the canal bank is much lower and those houses can/will flood. They are the most susceptible to flooding within 1000' of the church property because of the lower bank height. When the bank overflows nearby basements can be totally inundated with little warning. This is not just the obvious risk of property damage, it is a life threatening scenario.

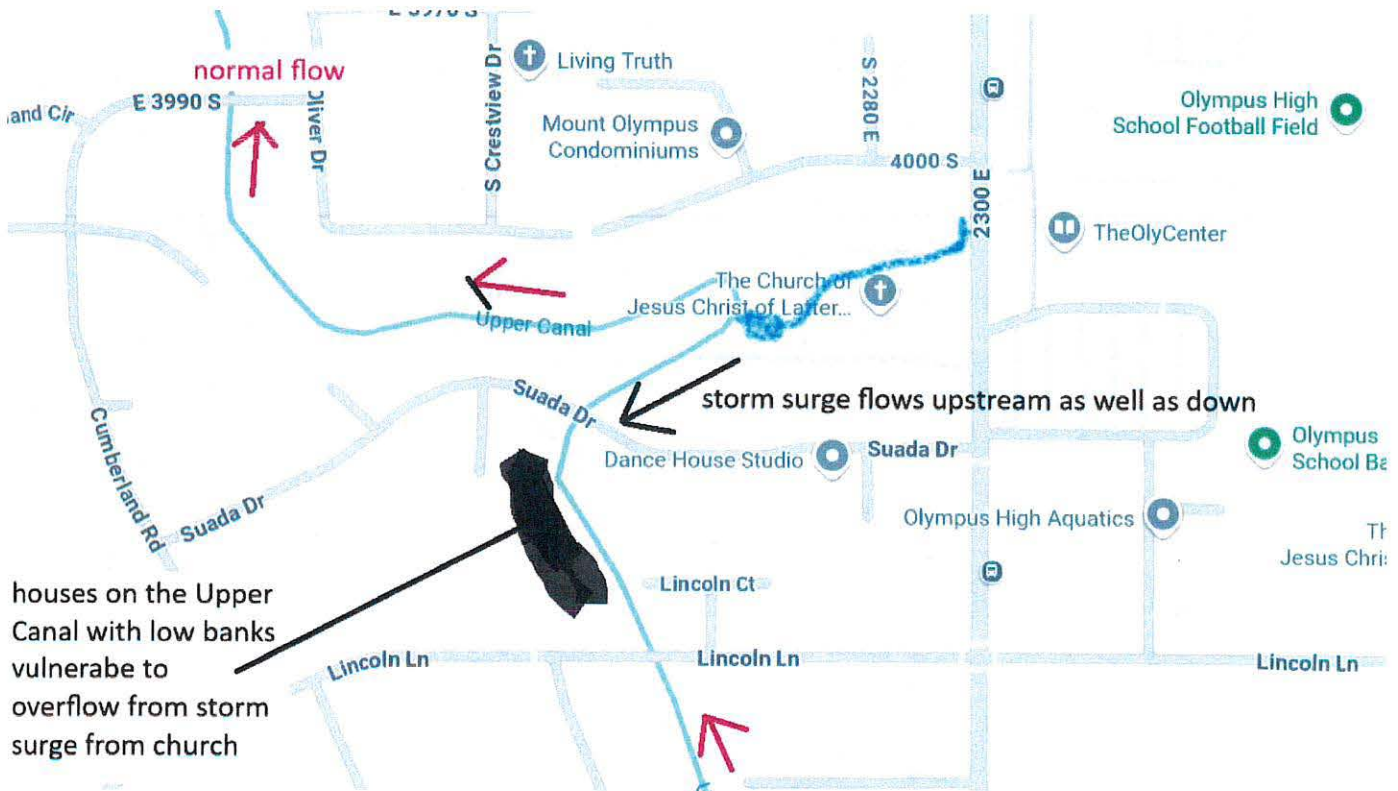


Figure 4- houses vulnerable to flooding when the canal flows backwards

This isn't hypothetical. It's happened multiple times even with the protection of the current basin on church property.

Removal of the flood control basin will increase the quantity and velocity of runoff into the canal and directly increase the UPSTREAM flood risk to those homes with lower banks. Adding 1 home in place of the basin guarantees higher risk of flooding to the existing homes. Who do they sue when that happens?

Is it the church for abandoning the responsibility they took on when they piped the natural drainage eliminating the natural slowing and absorption?

Is the canal company for allowing increased quantity and velocity of runoff to enter the canal as the redevelopment proposes?

Is it Ivory for physically removing the basin that protected these upstream homes?

Gedge Concern #3.

The redevelopment plan largely ignores the largest, most expensive, most consequential infrastructure on the property which is the largest liability in changing the properties use/zoning.

While the plan carefully maps out the routing of smaller 4", 6", 8", 15", 18", 24" water infrastructure, it chooses to be largely silent on the 80" pipe approximately 300 feet long installed for the expansion of the south parking lot. The plan intentionally chooses to literally not connect the dots. In fact, the redevelopment plan chooses to ignore the presence of the Upper Canal entirely which is insane given the plans assumption of discharging any quantity/velocity of runoff into the canal as a given.

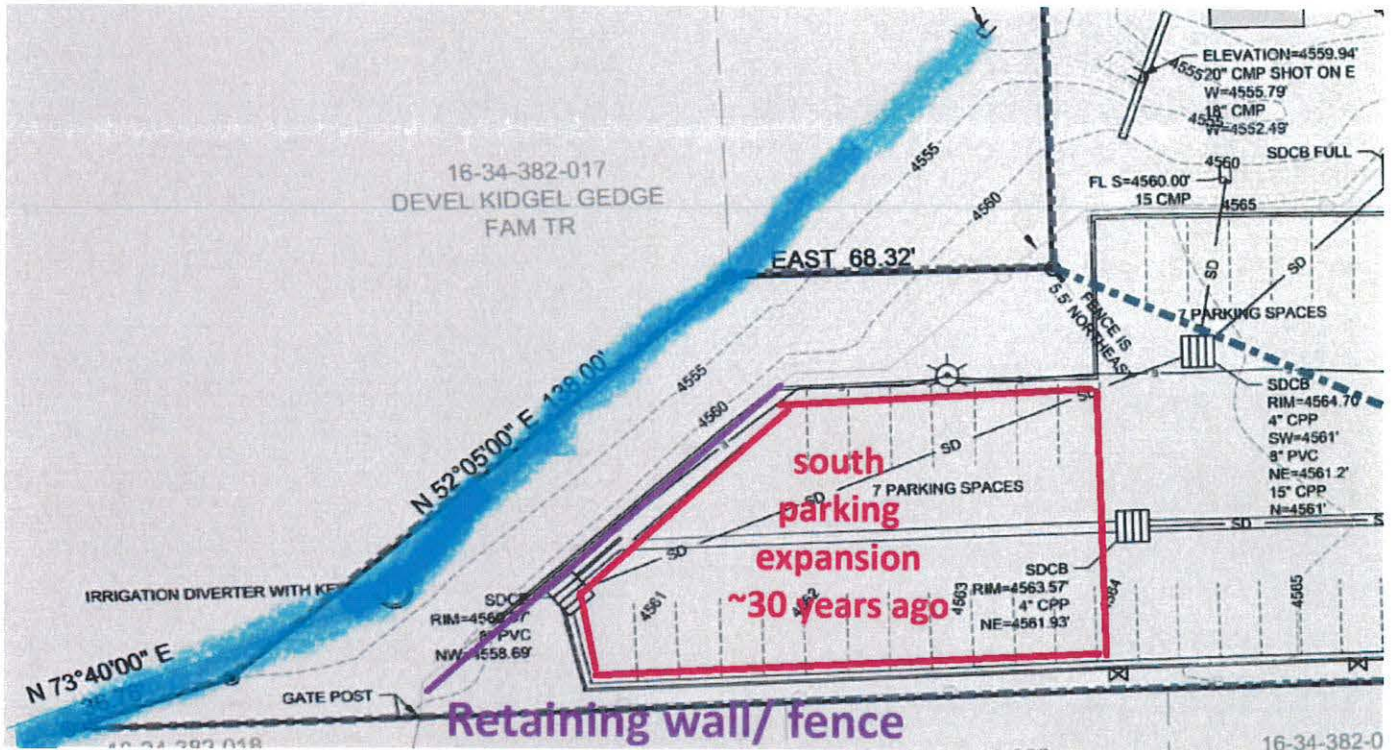


Figure 5- Why is the most significant infrastructure not on the redevelopment plan?(piped upper canal blue)

Approximately 30 years ago my parents were asked to support the extension of the church parking lot to the west. To achieve the desired elevation of the parking lot, the implementation required the Upper Canal (which exists partially on Gedge property and partially on church property) to be piped, the grade above the pipe to be filled/elevated, then a further slope up to a retaining wall put in place to establish the finished parking lot elevation.

My parents agreed to this with the church and with Salt Lake County (before Holladay was a city.) My parents agreed to support the changes to their land, they agreed to the obliteration of their front yard for all access for the piping, they agreed to the removal of many magnificent trees, they agreed to the removal of their fence, all with the understanding that afterwards the defacto boundary between the Gedge backyard and the church would be the implemented retaining wall/fence installed with the parking lot. That was a gentleman's agreement, but one that is supported by the facts of how the area was landscaped/irrigated within the scope of the work and why the Gedge fence was NOT restored. It seems that understanding has been entirely lost.

Approximately 25 years ago I notified Holladay City in writing by certified mail that the 80" pipe installation was flawed/ the canal was leaking (copy available upon request.) There have been several good faith attempts since to resolve the situation but the problem remains. It's a ticking time bomb and a situation which can only deteriorate. It is inevitable the 300' long 80" pipe be removed or replaced. That liability exists today.

With the abandonment of the boundary agreement, with the planed parking lot removal, the purpose of the pipe also is being removed.

See the addendum for why I feel the pipe installation was flawed and why all attempts to resolve have failed.

The cost today to replace an 80" galvanized Corrugated Metal Pipe is on the magnitude of \$1000/ft.

The 80" pipe is on the magnitude of 300' long.

The liability today to replace the infrastructure that has already been failing for 2 decades is on the magnitude of \$3 Million. Maybe it's 2 million. Maybe it's 4 million. Doesn't really matter; whatever the liability, it far exceeds whatever the proposed subdivided residential lot is worth and whatever the future home owner can afford.

I have no concern that the LDS church, or Holladay City could afford to replace the pipe when the time comes.

I have great concern that the property is being subdivided as if there is no canal, no failing underground infrastructure, no acknowledgement of the responsibility and liability that is clear and present today.

There has been property damage/financial loss from the piping failure/canal leak never addressed. I have stayed silent as my parents would never take any action against the church. But they're dead now. It seems their agreement has been forgotten. The new reality is clearly the pursuit of money. Your terms are acceptable, to whom should I send the bill? Who owns this failing infrastructure? Who will pay the damages? Who will replace or remove it?

Is it the church? It's on their property at their request for their parking lot. The church seems happy to sell the property so the pipe must be theirs to sell?

Is it Salt Lake County?

Is it Holladay City? Why would Holladay City support the rezoning/subdivision to then be left holding a \$2-4 million infrastructure expense?

Is it the Upper Canal Company?

Will it be Ivory?

Will it be the new home owner?

So What?

If you want my support consider three things:

1)The flood control stays.

Repair/redo/refactor/relocate the basin as needed but the church property retains it's capacity to slow/control flooding from events UPSTREAM from the church property AND whatever impermeable surfaces exist after redevelopment before that drainage load hits the upper canal. That responsibility was taken on when the natural meandering absorption across the property was piped and nothing about the reconfiguration to a seminary or subdividing houses eliminates that responsibility.

It would be irresponsible for Holladay City or the Upper Canal Company to approve the removal of the flood protection.

2) The deteriorating 80" Church pipe is addressed in one of the following ways:

2A) Formalized Status Quo: The retaining wall/fence bordering the parking lot extension and 2215 Suada stays intact and is officially recorded as the extent of the new residential parcel. i.e. the new home lot is isolated from the Upper Canal, isolated from the 80" pipe issues, isolated from the canal easement. The corridor between the 80" pipe and the parking lot wall/fence is either deeded/added to the 2215 Suada parcel, or ownership transferred to Holladay City, Salt Lake County or Upper Canal Company.

-or-

2B) Go Bigger: The easiest fix to the \$2-4 million dollar failing 80" pipe, is for someone to buy 2215 Suada and redevelop it raising the back yard above the canal water levels so the leaks, which will continue to worsen, become inconsequential.

-or-

2C) Go Home: Somebody removes or replaces the pipe and restores the Gedge fence.

3) Someone takes responsibility for the property damage which has occurred over the last two decades and remains ongoing due to the failings of the church's 80" pipe. This is a loss between 25k-75k which I will gladly itemize/document/demonstrate to anyone's satisfaction.

Thank you for your consideration.

Roy Gedge

1709 E Moor Dale Lane, Holladay, UT 84117

roy@gedge.org

Addendum

Why does the canal leak?

Why do I claim the approximately 300' long 80" pipe installation was flawed?

Two things:

Frist, to install the pipe, SL County excavated 2-3 ft of the swampy canal bottom along the 300' length of and replaced it with 5" rocks. NOT a solid road-base material of various sized elements that would consolidate, but loose large rock with lots of voids. This supported access for the heavy equipment to transit the 300' length of the pipe. i.e excavators, dump trucks to haul out the muck, trucks to haul in the rocks. That coarse rock layer remains today and it forms a lasting porous layer. There is always water present under the pipe. There is not just water inside the pipe there is water on BOTH sides of the pipe wall the length of the pipe.

Second, in order to access the area, SL county requested to remove several very large/old trees on the canal banks. These trees went back to the 1800's birth of the canal, predating the subdivision/ house construction on Suada Drive. Huge old mature trees. In their request to remove the trees, SL County stated they would be unlikely to survive the construction process, and it was best to remove the trees as part of the effort so the Gedge household wouldn't be left with dead trees to deal with afterwards. However, SL County refused to remove the stumps. The stumps were numerous, their size substantial, all are now decaying into voids.



I myself, removed the stump closest to the Gedge home (see pic)

The stumps are NOT trivial.

Thus decades later, what we have is a 300 ft long bank permeated with rotting tree stumps/roots, which extend directly to the porous, flooded, layer of rock under the pipe.

The spot where the canal leaks the most is where the largest tree existed.

The pipe hasn't been compromised; it's installation was flawed. There should not be a porous rock layer under the pipe. The stumps should not have been left to rot.

The canal company has attempted to resolve this by lining the pipe. Which of course hasn't solved the issue as it's not the problem.