



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, JULY 16, 2026**

Holladay Council Chambers - 3330 S 1300 E

5:30 p.m. **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting on **Thursday, July 16, at 6:00 pm.** Members of the Council may participate electronically if needed. The Council Chambers shall serve as the anchor location.

** Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents available to the City Council are accessible on the City's website or in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting -

[agendas/https://holladayut.gov/government/agendas_and_minutes.php](https://holladayut.gov/government/agendas_and_minutes.php)

To provide a public comment or make a comment during any public hearing, may do so in the following ways:

1. **In-person attendance:** at Holladay City Hall
2. **Email** your comments by 5:00 pm on the date of the meeting to scarlson@holladayut.gov

AGENDA

I. ***Welcome*** – *Mayor Fotheringham*

II. ***Public Comments***

Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council before 5:00 p.m. on the day of the meeting to scarlson@holladayut.gov with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below

III. ***Introduction of New Chief of Police for the Holladay Precinct***

IV. ***Consideration of the Appeal of Ron Hilton from the denial of a conditional use permit for property located at 2394 E Murray Holladay Road (No Public Comment)***

V. ***Public Hearing on Proposed Rezone at 4901 S Memory Lane from Residential Single Family (R-1-21) to Public (P) (future expansion of abutting cemetery)***

VI. ***Public Hearing on Proposed Text Amendment to Amend the Permitted Land Use Table of the SDMP to Allow Professional Services***

VII. ***Consideration of Resolution 2026-21 Adopting Policies Relating to the Maintenance and Repair of Public Sidewalks***

- VIII. ***Consideration of Resolution 2026-22 Approving An Amendment to an Agreement with Salt Lake County Relating to Funding for the Development of Community Centered Health Programming***
- IX. ***Consent Agenda***
a. ***Approval of Minutes – May 7, 14, 21, June 4 & 11, 2026***
- X. ***City Manager Report – Gina***
- XI. ***Council Report & District Issues***
a. ***Calendar***
Council Meetings – August 6 & 20, 2026
- XII. ***Recess to Work Meeting***
a. ***Discussion on Previous Public Hearings***

b. ***Spring Lane Final Bridging Document – MHTN***

c. ***Happy Healthy Holladay Update - Megan B***
- XIII. ***Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205***
- XIV. ***Adjourn***

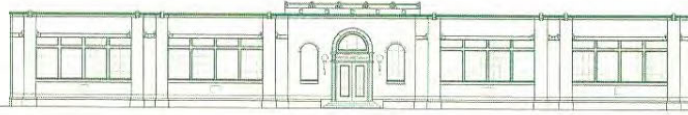
Public Comment Policy & Procedure: During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

CERTIFICATE OF POSTING

I certify that the above agenda notice was posted at Holladay City Hall, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and the Holladay Library.

DATE POSTED: Thursday, July 9, 2026

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



City of Holladay
HOLLADAY CITY COUNCIL

COUNCIL STAFF REPORT

MEETING DATE: July 16th 2026

SUBJECT: Hilton Appeal – Appeal of Planning Commission Decision; “Casper Cottage, CUP” PZ#26-1-05

SUBMITTED BY: Jonathan Teerlink, CED Director

ACTION:

Quasi-Judicial; H.C.C. § 13.05.030(E), §13.08.040(I) and 13.101 establish the City Council as the appeal authority for an appeal of a Planning Commission’s decision of a Conditional Use Permit (Historic Modifications)

SUMMARY:

Property owners Ron and Melissa Hilton (Applicant) applied to the City for conditional permit (CUP) approvals to enhance their Historic Property located at 2394 E Murray Holladay Road (Casper Cottage). Under planning commission consideration were two separate matters, 1) [historic site modifications](#) and 2) [additional land uses](#) (additional dwelling unit and antique store) for the Casper Cottage.

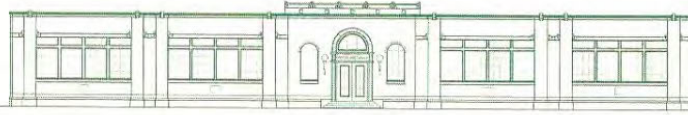
On April 21st, the Holladay Planning Commission, acting as the Land Use Authority in the matter, held a public hearing to review and consider The Owner’s application. At the conclusion of presentations by staff and the Applicant the public comment period was held. Public comments were submitted, both written and in-person. After discussion amongst the commissioners, it was unanimously decided that the application provided inefficient detail. Planning Commission Chair, Dennis Roach provided the Applicant with an opportunity to withdraw his application. After some consideration the Applicant refused, the commission therefore denied the application by unanimous decision.

BACKGROUND:

The city acknowledges the importance of historic places and provides a means by which a property owner may maintain and sustain their historic site. Code provisions guide the intent to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value. To accomplish this intent, the planning commission may consider additional land uses and other site modifications. Considerations are via the [conditional use permit review process](#).

Acting in their role as the Land Use Authority on an administrative application, the planning commission considered the following site enhancements at The Casper Cottage in accordance with §31.86 and 13.08.040 of the Holladay ordinance





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1) HISTORIC SITE MODIFICATIONS

Modifications are defined in §13.86.065 as:

“Demolition or construction where a demolition or building permit is required. Modification also includes substantial changes to landscape, fencing, or appearance of a historic site. Modification does not include minor changes to landscape, fencing, or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds, or trimming.”

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that proposed changes to the structure and site met the definition of Modification within §13.86.065.

The Planning Commission’s role is clarified, §13.86.050:

“The Planning Commission may modify all yard, parking, landscaping, height, and other requirement of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience, and general welfare will not be impaired. The Planning Commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including but not limited to: noise, glare, dust, or odor.”

2) ADDITIONAL USES

The planning commission may consider additional land uses that provide historic site sustainability.

13.86.060: ADDITIONAL USES FOR HISTORIC SITES:

The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the forestry or residential zone in which the site is located:

Antique shop.

Art shop.

Boarding house.

Child nursery.

Dental office or clinic.

Dwelling, single-, two-, three-, four- or multiple-family (in addition to a maximum of sixteen (16) units per acre).

Nursing home.

Office.

Private educational institution.

Reception centers.

Restaurant.

Other uses of similar intensity to the above.





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APPEAL PROCEEDURES

In accordance with H.C.C. §13.08.040 and 13.101 the Applicant has filed an appeal of the Planning Commission's unanimous motion to deny the Historic Site modification application. The applicant has clarified their appeal as only an appeal of the denial of site modifications. The decision to deny land uses is not being appealed.

Appeal consideration is of the Planning Commission's denial that the application was incomplete. The minutes of this meeting provide record of that discussion and the findings that support the decision.

The City Council is the appeal body of a Planning Commission's decision determining the outcome of a Conditional Use Permit (Historic Modifications). As the appeal body, the City Council's review provisions are provided by ordinance; [§13.09.030](#) and [.040](#)

RECOMMENDATION:

As a final determination of the appeal body shall be based on the record, the council is recommended to review the staff report and planning commission recommendations. Minutes of the commission's April 21st meeting and all packet information from that meeting are included in this report as findings of fact.

ATTACHMENTS:

Staff Report

Approved Meeting Minutes – April 21st 2026

Public Comments

Planning Commission Packet, includes the Applicant's original application materials

FISCAL IMPACT:

None



FILE# 26-1-05

CASPER COTTAGE HISTORICAL SITE MODIFICATION AND USES

ADDRESS:

4660 S. Hulton Court

LEGAL DESCRIPTION: 22-03-454-097

LOT 2A, HULTON PARK PUD SOUTH SUBDIVISION,
TOGETHER WITH RIGHT OF WAY ABUTTING ON THE
NORTHERLY LINE OF SD LOT 2A. 11530-4131

APPLICANT/REPRESENTATIVE:

Ron Hilton

PROPERTY OWNER:

RONALD & MELISSA HILTON FAMILY TR

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Medium Density Residential

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Published and Mailed 4/8/26

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.03.020 CONDITIONAL USE- SUBMITTAL
REQUIREMENTS
13.08.040 CONDITIONAL USE PERMIT
REVIEW/APPROVAL STANDARDS
13.86 HISTORIC PRESERVATION

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

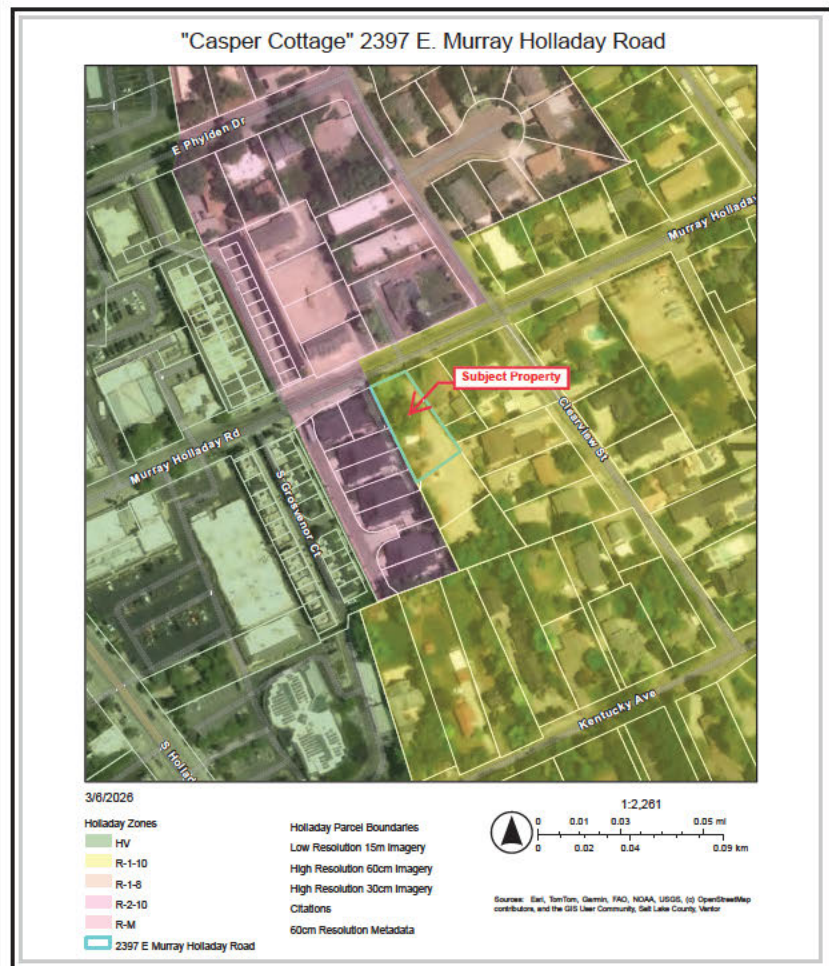
Jonathan Teerlink, City Planner

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:



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PLANNING COMMISSION | Items #2 and #3

Date: April 21st, 2026

Request: "Casper Cottage" Historical Site Modifications to the Structure and Uses

Address: 2394 East Murray Holladay Rd.

Applicant: Ron Hilton

File No: 26-1-05

Planner: Jonathan Teerlink

GOVERNING ORDINANCES:

13.03.020	CONDITIONAL USE- SUBMITTAL REQUIREMENTS
13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
13.86	HISTORIC PRESERVATION

REQUIRED PLANNING COMMISSION ACTION: *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 approval standards and requirements. Holladay Ord. 13.08.040

SUMMARY:

Having recently received historic designation for the building located at 2394 South Murray Holladay Rd, the property owner, Ron Hilton is seeking two conditional use approvals: 1) historic site modifications and 2) additional land use for the "Casper Cottage".

"Casper Cottage" was designated by the City Council as having historical significance. Specifically, having been built in 1898, as a single-story cross-wing type cottage which was prevalent in late 1800s to early 1900s. Its front door, off the side of the main structure, features a covered porch, and a façade which presents subtle Victorian Eclectic features (brick "eyebrow" over front window). The applicant provided the history of Duncan Spears Casper as a core pioneer presence to the area through the ownership of property within historic Holladay and establishing himself as an individual who, "...was *part of the original LDS migration to Utah, and Holladay in Particular.*"

The City of Holladay Code §13.86 addresses Historic Preservation within the City. This section of code designates sites and applies standards for maintenance of and allows for additional uses intended to maintain historic integrity of the property as originally designated.



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The city acknowledges the importance of historic places and provides a sustainable means by which a property owner may maintain their historic site. Provisions guide the strict intent to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value. To accomplish this purpose, the planning commission may approve conditional permits for additional land uses and all modifications to historical sites. A conditional use permit is required for any modifications relating to the site or structure and for any additional uses. This application requires review as two separate conditional use approvals/permits;

1) HISTORIC SITE MODIFICATIONS

Modifications are defined in §13.86.065 as:

“Demolition or construction where a demolition or building permit is required. Modification also includes substantial changes to landscape, fencing, or appearance of a historic site. Modification does not include minor changes to landscape, fencing, or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds, or trimming.”

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the changes to the structure and site met the definition of modification within §13.86.065 and hereby requires review by the Planning Commission for a Conditional Use Permit.

The Planning Commission’s role is clarified, §13.86.050:

“The Planning Commission may modify all yard, parking, landscaping, height, and other requirement of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience, and general welfare will not be impaired. The Planning Commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including but not limited to: noise, glare, dust, or odor.”

2) ADDITIONAL USES

The planning commission may consider additional land uses that provide historic site sustainability.

13.86.060: ADDITIONAL USES FOR HISTORIC SITES:

A. *Residential And Forestry Zones: The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the forestry or residential zone in which the site is located:*

Antique shop.

Art shop.

Boarding house.

Child nursery.

Dental office or clinic.

Dwelling, single-, two-, three-, four- or multiple-family (in addition to a maximum of sixteen



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(16) units per acre).

Nursing home.

Office.

Private educational institution.

Reception centers.

Restaurant.

Other uses of similar intensity to the above.

The applicant is seeking approval for use of the property as an antiques shop, and an additional new residential dwelling behind the existing home.

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the uses proposed by the applicant are within the allowed additional uses within §13.86.060, requiring review by the Planning Commission for a Conditional Use Permit.

APPLICANT / PROPERTY SUMMARY:

Applicant and owner, Ron Hilton, is proposing architectural modifications to the existing structure with no site modifications. In addition, a proposal for the use of the existing home as an antiques store in addition to the construction of a new residential dwelling unit. These modifications are summarized in the material submitted by the applicant, following this report.

GENERAL PLAN GUIDANCE:

[General Plan link](#)

"Historic preservation plays a vital role in maintaining the unique character and identity of Holladay, especially as the City faces increasing pressure to grow and accommodate new development. Historic elements pepper the Holladay landscape;...These include residences once owned by prominent local figures, cherished businesses, unique architectural landmarks, and public works". "Protecting these historic assets amid growth is a delicate balance, but one that is key to sustaining the identity, charm, and continuity that residents and visitors value in Holladay".

Pg.53

District Character: Goals, Policies and Actions (pg 54)

DC Policy 1.2: Preserve historic resources throughout Holladay

STANDARDS OF CONSIDERATION, FOR OR AGAINST:

As proposed, historic site modifications and uses in Holladay are reviewed in context of Conditional Use Standards (*see H.C.C. § 13.08.040.F*), as the planning commission may deny an application, any denial requires careful and specific reasons(ing) to support the commission's position upon a judicial review.



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The State of Utah has created statutes within Utah's state code that govern conditional uses (Section §10-20-505), including:

- *"A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance".*
- *"A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.*
- *"A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards"*
- *"The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects." (§10-20-506(2)(a)(ii))*

Review by the Planning Commission and the holding of a public hearing are intended to evaluate potential impacts unique to the site and place reasonable conditions to mitigate specific impacts. Any conditions applied must be reasonable, address the identified effect, and refer to the applicable standards of conditional uses within the City's code. [As per 13.08.040 \(F2\), a Conditional Use should NOT:](#)

1. *Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially like the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property.*
2. *Results in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and*
3. *Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.*

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION:

Technical Review Committee (TRC) finds that the application for a conditional use permit for both modifications to the historic structure, along with proposals for additional uses for antiques store and the construction of a new residential dwelling unit to a site listed on the Holladay Historic ready for review by the Planning Commission.

The TRC recommends the PC to open the required public hearing and review the applicant's narrative. The commission should also moderate discussion with the applicant on the merits of preserving Casper Cottage as a designated in alignment with the goals and policies of the Historic Preservation ordinance.



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Staff Findings:

1. In review of the applicant's narrative, TRC finds lack of details connecting how the proposed uses intend to preserving the site as a historic pioneer home.
2. Apart from an exhibit showing the proposed modification to the front façade, no other details are provided which indicate historical materials to be used, window systems proposed or other examples of how the modifications related to examples of period architecture.
3. No site plan details are provided. Landscaping, fencing, lighting, etc. TRC assumes no changes proposed to the existing conditions.
4. Proposed uses –
 - a. The applicant's narrative proposes an additional home, but no details are provided supporting how an additional home sustains the historic pioneer home. The TRC finds that two vacant lots behind this home currently exist and are owned by the applicant.
 - b. The narrative also proposed the home be converted to an antique store. TRC would recommend the commission discover operation hours signage and detail parking arrangements made with abutting owners.
 - c. All remaining content of the narrative relating to the City of Holladay taking over the location as park space and/or historical museum is not the preview of the Planning Commission and subject to City Council considerations. *The applicant is directed to present this aspect of the request to the City Manager.*

Staff recommends that the Planning Commission continue this item to a work meeting.

SUGGESTED MOTION:

"I _____ motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a **Conditional Use Permit** for a **Historic Site Modification** for the **"Casper Cottage"**, designated as a historic site by section 13.86.020 of the City of Holladay code, located at **4660 S. Hulton Court.**"



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 21st day of April 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 conditional use applications for 1) the modification of a designated historic site and 2) the use of a designated historic site as an antique shop and one residential dwelling unit. The home is known as the Casper Cottage, located at 2394 E. Murray Holladay Road, Holladay, Utah.

The request is to evaluate the use of the property as both an antiques shop and a residence in accordance with standards for historic sites in Chapter §13.86 of the City of Holladay Municipal Code and the approval standards for a conditional use permit outlined in [Chapter §13.08.040](#) of the City of Holladay Municipal Code.

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, 3300 East 1300 South, 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 cmarsch@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]



NOTICE OF A PUBLIC HEARING CONDITIONAL USE PERMIT Historic Site Use and Modifications

Date: Tuesday, APRIL 21st, 2026
Time: As close to 6:00 pm as possible
Location: **TEMPORARY LOCATION – 3300 South 1300 East
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal for **two** separate Conditional Use Permits seeking 1) building modifications and 2) the use of the property as an antiques shop and one residential dwelling, for the “Casper Cottage”, a designated historic site, located at **2397 S. Murray Holladay Road** in the R-1-10 zone. The proposal for use and exterior modifications are to be reviewed in accordance with provisions in Holladay City Code Section 13.86.

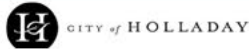
****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit comments via email by 5:00 pm 04/20/2026 to Carrie Marsh, cmarsh@holladayut.gov; City Planner. 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 view 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 webpage.

ATTENTION: This notice was mailed on 04/7/2026 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.

"Casper Cottage" 2397 E. Murray Holladay Road



NOTICE OF A PUBLIC HEARING CONDITIONAL USE PERMDOUGLAS L PELL REV TR PELL, DOUGLAS L; T

Date: Tuesday, APRIL 21st, 2026
Time: As close to 6:00 pm as possible
Location: **TEMPORARY LOCATION – 3300 South 1300 East
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal for **two** separate Conditional Use Permits seeking 1) building modifications and 2) the use of the property as an antiques shop and one residential dwelling, for the “Casper Cottage”, a designated historic site, located at **2397 S. Murray Holladay Road** in the R-1-10 zone. The proposal for use and exterior modifications are to be reviewed in accordance with provisions in Holladay City Code Section 13.86.

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

Please submit comments via email by 5:00 pm 04/20/2026 to Carrie Marsh, cmarsh@holladayut.gov; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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"Casper Cottage" 2397 E. Murray Holladay Road



"Casper Cottage" 2397 E. Murray Holladay Road



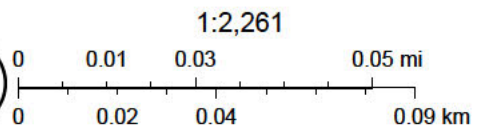
3/6/2026

Holladay Zones

- HV
- R-1-10
- R-1-8
- R-2-10
- R-M
- 2397 E Murray Holladay Road

Holladay Parcel Boundaries

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Salt Lake County, Vantor

PROPOSED ADDITIONAL USES OF THE HISTORIC CASPER COTTAGE PROPERTY

Casper Cottage is designated as an historic site in Section 13.86.020 of the Holladay Code. The following additional uses are proposed pursuant to Section 13.86.060:

- 1) Antique Shop in the existing historic structure on Lot 2A.

Located within the walkable area surrounding Holladay Village where the sidewalk ends, the shop is intended to serve limited foot traffic only. There will be no formal advertising, unless the City chooses to highlight Casper Cottage as part of the Holladay Village experience, such as including it in the historical Walking Tour. If this use is approved, a building permit application to restore and remodel the structure in accordance with historic preservation standards will be submitted in due course for review and approval.

- 2) Additional single-family dwelling unit, separately owned from all abutting lots (6 units/acre).

This 938 sq ft historic cottage sits at the front of an almost 12K sq ft parcel along Murray Holladay Road – Lot 2A in the Hulton Park subdivision. We propose to build a single-family detached home on the rear portion of this lot, consistent with the 6 units/acre density of the subdivision as a whole. Like the rest of the subdivision, it will be of a traditional design that is meant to match the general character of Casper Cottage and the other small homes of similar vintage in this historic bungalow district of Holladay. As part of the approval, a restriction on Lot 2A against separate ownership from abutting lots must be waived. If this use is approved, a building permit application including a site plan will be submitted in due course for review and approval.

The foregoing summarizes what is currently proposed for approval within the scope of the present conditional use application. However, to provide a broader context it may be helpful to understand the background of and potential future opportunities for Hulton Park.

Hulton Park straddles the boundary between the Medium Density District surrounding Holladay Village and the Low Density District to the east. Our aim all along has been to provide a transitional buffer in both density and character between these very different districts on either side. Also part of our vision from the very start was to provide some open green space as a public amenity, although that is only actually a requirement in Holladay Village proper. Historic preservation became a goal later on, as we became more aware of

the historical significance of our home and the others in the immediate area, and I began serving as a volunteer on the Holladay Historical Commission.

In a nutshell, what we have in mind is to offer the property to the City for a Holladay Historical Museum within a public park, to house and display the artifacts that the City currently has in storage, as a supplement to the outdoor Holladay History Walk that has just been completed. I've talked to some of the neighbors about the idea, who seem favorable to it so far. In terms of the value to the community, I have been visiting the historical museums of other nearby cities. Here is the one in Sandy:



The building belongs to the City of Sandy with a small dedicated parking lot, and is leased to a private historic association, funded by a perpetual foundation, public grants such as ZAP, and other donations. As you can see, the building itself is historic. It was built in 1890, the same year as the very similar Nielsen Store was built in Holladay. They even used the second story as a dance floor, the same as in Holladay.

Here is the Murray historical museum:



It just opened last May, right next to the new Murray City Hall building with a shared parking lot, and is fully funded by the city. It is the largest of the ones I visited, with indoor displays similar to Holladay's outdoor walk plus many artifacts. It was built as an annex to a historic mansion, which is beautifully furnished with many historic items, and even a continuously running old silent film that was produced in Sandy, with a story line based on local landmarks – maybe the first motion picture in Utah?! This is definitely the “Cadillac” of municipal history museums near Holladay.

Lastly, here is the history museum in Midvale:



This one is in a small community center that shares parking with the adjacent city park, and is the most modest of the three. So there are museums of all shapes and sizes, all of which appear to be thriving.

The Casper Cottage in Holladay would definitely be toward the smaller end of the spectrum (somewhere between Sandy and Midvale) but should be more than large enough to house the artifacts that are currently being held in a closet-sized rented storage unit. It is about the same size as the Casto Home, but has the advantage of being a functional building with electricity, water, heating and A/C. The nearest parking is just the limited street parking on Murray Holladay Road, but since it is so centrally located next to Holladay Village, it could be added to the Walking Tour, with some pedestrian signage at the main intersection to attract visitors. The neighbors would be opposed to additional parking anyway.

In terms of the cost, the Museum would share the premises with the proposed antique shop. People who are interested enough to come to a historical museum would provide a ready clientele for such a business. It would have low impact on the neighborhood, serving mostly a small walk-in clientele on an opportunistic basis with little or no advertising. I spoke with the Capitol City Antique Mall in Salt Lake City about their business. They charge their tenants \$4.50/sq ft per month, plus a 17% commission on sales. They are open all day

every day and have been doing a thriving business for decades. They have a long waiting list of would-be antique dealers, because the current tenants rarely want to give up their precious retail space. So the bottom line is that there would be plenty of demand for such space in Holladay. The city already leases space in Holladay Village to the private sector, so there is ample precedent for it.

If Casper Cottage were to be successful as a combination of public museum and private business, that might also help to justify the City making a further investment in the Casto Home for a similar purpose, allowing it to make money instead of take money as is currently the case. A good business at that location might be an old-timey soda fountain, given all of the families, youth, and others who frequent City Hall Park for athletics, the playground, the skate park, and recreation in general. Utahns love their “dirty” sodas!

As potential future uses, the park and museum would be compatible with and in addition to the uses proposed in this application. If the park were only large enough to be the site of the museum, then there would still be room for the additional dwelling unit. Alternatively, the entire parcel could be used for a neighborhood park, similar to the other pocket parks around the City. In that case, we would ask the City to bear the cost of extending the private lane and utilities to service the remaining lots behind the park and to maintain it as a public road going forward, to help offset the loss of the additional dwelling unit.

Hopefully the broader perspective that I’ve tried to provide here is helpful as context for the present application. But the application stands on its own, and we respectfully request that it be approved on its own merits, to achieve the objectives of the recently enacted historic preservation ordinance. I give kudos to the City for taking a “carrot” rather than a “stick” approach to historic preservation, protecting private property rights and recognizing the economic challenges involved in preserving and maintaining our physical legacy as a City.

Casper Cottage – A Brief History

2394 E Murray Holladay Road

1824 — Duncan Spears Casper was born in Ohio to William and Avarilla Durbin Casper.

1841 — Duncan was baptized into the LDS Church in Nauvoo by John Pack.

1845 — Duncan married Matilda Allison in Nauvoo on May 24; ordained a Seventy.

1855 — Duncan joined the John Hindley Company on June 7 with his wife and three young children, arriving in Utah on September 3. After arriving in Utah, Duncan and his family went to Big Cottonwood, now Holladay, and bought a home from William Hyde. More land was purchased later. He was interested in the school system and later became a trustee in the Big Cottonwood School District.

1857 — Duncan participated in the Echo Canyon War.

1867 — Duncan participated in the Muddy River Mission.

1871 — Matilda Allison Casper dies on June 20.

1872 — Duncan marries Elizabeth Ann Clark on September 9.

1879 — Carl C. Neilson sold 7 acres of land to Duncan Spears Casper.



This parcel included the land where the Neilson store would later be located, the southeast corner of Holladay Boulevard and Murray Holladay Road, which was sold back to Neilson's son James in stages through 1888, and recorded in 1891.

1898 — Duncan S. Casper dies on May 20, the same year the two-room brick cottage was built on the property at 2394 E Murray Holladay Road. It remained in the family until 1916. The architecture and brick construction are similar to other Holladay buildings of the same era, such as the Neilson store (1890) and McDonald house (1894), with the "eyebrow" arches over the windows and the introduction of poured concrete foundations:

Neilson Store - 1890



Casper Cottage - 1898



McDonald House - 1894



N/A



From: ron.hilton@comcast.net
Sent: Thursday, December 4, 2025 12:05 PM
To: 'Jonathan Teerlink'
Cc: 'Kim Duffy'; 'David Amott'; 'Rob Dahle'; 'pfotheringham@holladayut.gov'
Subject: RE: Historic Site Designation Submittal

Importance: High

Jon,

This email thread should also be considered part of our application, since I presume that it is on the public record anyway. I am also cc'ing the Mayor and Mayor-Elect to provide some continuity. Here are a few final points (in red) that I'd like to make related to the specific criteria for historic designation:

1. It is located within the city.

Yes.

2. It is at least fifty (50) years old.

Yes.

3. Historic integrity: a. It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.

There were two additions in the early 1900s (as seen in the old photo below), but those could also be considered historic at this point, or they could be removed in order to restore the two-room cottage to its original form.

As already mentioned below, there has been some enlargement of windows and removal of the chimney above the roofline. But the unique "eyebrow" arches over the windows are still in place. It should be possible to restore the appearance of the original brick building, including both windows and chimney, by salvaging brick from the remaining chimney portion in the attic and/or the old brick that was used in the foundation of the later additions:





4. If the structure does not meet the integrity requirements, it may still qualify for designation if the council determines it meets one of the following requirements for exceptional significance: a. It is directly associated with events of historic significance in the community.

b. It is closely associated with the lives of persons who were of historic importance to the community.

As noted in the narrative, Duncan Spears Casper was part of the original LDS migration to Utah and Holladay in particular. He was a true pioneer in Holladay, about which nothing had been published in the Holladay Historical Commission archives until I did the research, including paying for over \$3K in professional genealogical research plus personally visiting and communicating with his living descendants in the area. Besides his connection with the Neilson family's use of the property for their well-known store, as described in the narrative, parts of the property were also sold to other prominent early families, including Andrus and Okeson. There is a wealth of information which I did not include in the narrative, because it did not tie in directly with the house. For example, when Duncan passed away in 1898, his sixteen year old son Arthur became the provider for the family, including working at the aforementioned store for Hyrum Neilson.

c. It exhibits significant methods of construction or materials that were used within the historic period.

Yes, including the early introduction of poured concrete foundations, as documented in the narrative.

Documentation: For the long-term preservation of a historic property, it is very important to understand its history. In addition to providing general documentation on the above historical characteristic of your property, consider focusing on providing additional clarification, such as:

- *Previous historical findings and designations – National Historic Register designation*

No, but could be done in the future.

- *When was it built?*

1898.

- *Who occupied and property or what was the activities are significant to the property (i.e blacksmithing)*

It was a residence for members of the Casper family, including one of Duncan's daughters until 1916.

- *With what materials and methods was it built?*

As already noted, it is of brick construction with a poured concrete foundation.

- *Who was the architect or designer?*

We don't know, but as already noted, it was of the same type of design as the Neilson store (1890) and Walker house (1894). The latter was apparently designed by the Walkers themselves.

- *What are its defining architectural characteristics or features? • Are these features unique in some way?*

The "eyebrow" arches have already been mentioned. In terms of physical proximity, design, and historical connection, it may be the best remaining physical evidence of the construction and design the Neilson store in the center of Holladay.

- *What is their condition and will they be lost if not repaired in a timely manner?*

The original brick portion is in better condition than the later additions. There is also a dilapidated yet quaint old one-car garage that we have relocated on the property, but kept intact. The property as a whole is slated for development, and demolition is an option that the developer has considered, given the zoning restrictions and taking of entitlements by the City. We are seeking to prevent that.

- *Are original drawings or other planning documents for a building still available?*

Not that we have been able to find.

- *Has the building changed over time? If so, how?*

As already noted, changes have included the small additions, some enlargement of window openings, and removal of the chimney above the roofline. The home was also painted white at some point, but that could be removed. The "gingerbread" gable exterior is still intact. For the most part it looks very much like the original cottage.

The bottom line is that this is a significant building, both in terms of design and connection to the early history of Holladay. If it doesn't qualify for designation and preservation, then nothing does.

Thanks,

Ron Hilton

From: [REDACTED]
Sent: Tuesday, December 2, 2025 10:28 PM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: [REDACTED]
Subject: RE: Historic Site Designation Submittal
Importance: High

Jon,

Attached is what I am submitting. If it looks good, I will come in to submit a hard copy and pay the fee.

Thanks,

Ron Hilton

From: Jonathan Teerlink <jteerlink@holladayut.gov>
Sent: Tuesday, June 3, 2025 7:56 PM
To: [REDACTED]
Cc: 'Kim Duffy' <[REDACTED]>; 'David Amott' <[REDACTED]>
Subject: Re: Historic Site Designation Submittal

Ron,

Attach what you provided to the completed application packet (attached). We can go from there.

From: [REDACTED]
Sent: Tuesday, June 3, 2025 10:38 AM
To: Jonathan Teerlink <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <[REDACTED]> 'David Amott' <[REDACTED]>
Subject: RE: Historic Site Designation Submittal

[External Email - Use Caution]

Jon,

I am still interested in submitting our home to be designated as a Holladay historic site. What would be the next steps?

Thanks,

Ron Hilton

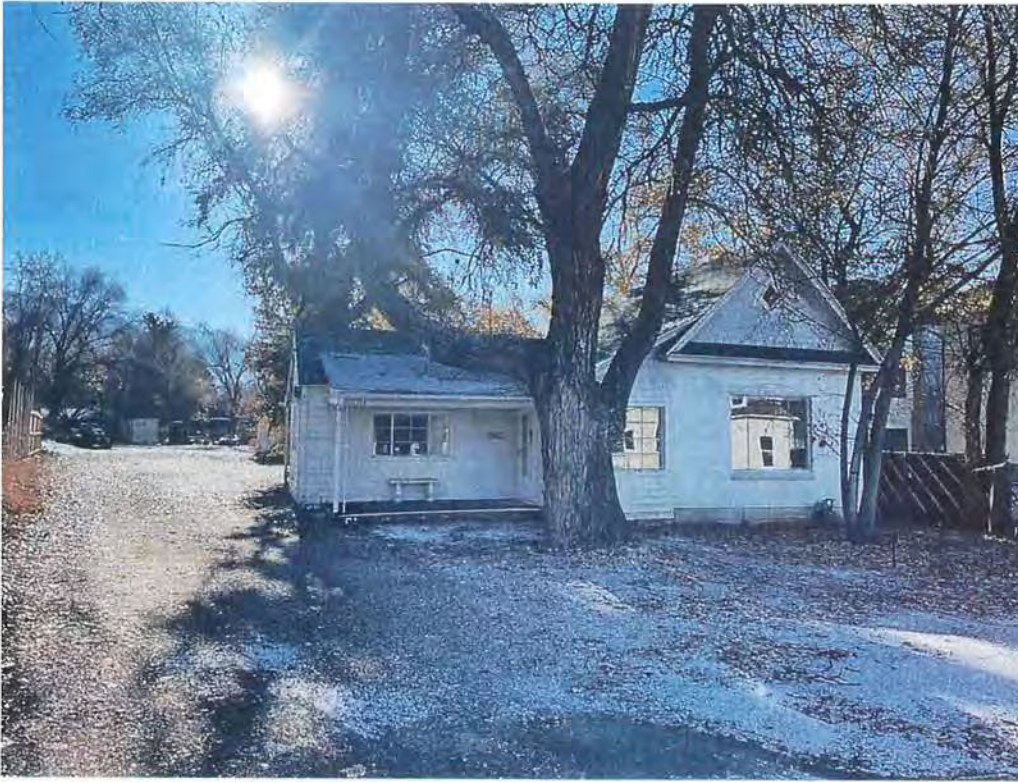
From: [REDACTED]
Sent: Thursday, December 19, 2024 11:32 AM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <[REDACTED]> 'David Amott' <[REDACTED]>
Subject: RE: Historic Site Designation Submittal

P.S. Actually I was responsible for the demolition of one of the four below-mentioned bungalows that we have lost on Murray Holladay Road, in the development of Hulton Park North. It was a tiny 1940s era home in extremely poor condition. Of the four we lost, the best one was a nicely restored home built in 1919. I had actually had an offer accepted to buy that home, with the hope of preserving it as part of Hulton Park, but our investors asked us to withdraw the offer in favor of the north property when that became available, and it was later demolished for Hadley Pines.

From: [REDACTED]
Sent: Thursday, December 19, 2024 11:17 AM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <[REDACTED]> 'David Amott' <[REDACTED]>
Subject: Historic Site Designation Submittal
Importance: High

Jon,

I would like to submit my property at 2394 E Murray Holladay Road for Historic Site Designation under the recently enacted Historic Preservation Ordinance. Here is a current photo:



The brick portion of the structure (on the right) was built in 1898. It is not on the National Register of Historic Places, but I believe that it meets the criteria for designation, with the possible exception of window enlargement, as compared with this older tax assessment photo:



The chimney has also been removed, although the portion within the attic is still there. A few years ago it was evaluated by David Amott (cc'ed) of Preservation Utah, and deemed to be of historic significance as an example of a two-room "shotgun cottage" of the time period. My hope is that by designating our home, which is the oldest one in the vicinity, that will set an example for owners of other nearby bungalow-style homes of similar vintage to preserve theirs as well. Perhaps the entire neighborhood could become a historic district at some point. In addition to ours, there are three remaining bungalows on Murray Holladay Road (up to four others were already lost when Holladay Row and Hadley Pines were built) and a number of others still remain on Clearview Street and Kentucky Avenue.

EXHIBIT : PC MINUTES

APPROVED

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

Tuesday, April 21, 2026

6:00 PM

Temporary City Council Chambers
3330 South 1300 East
Millcreek, Utah

ATTENDANCE:

Planning Commission Members:

Dennis Roach, Chair
Jill Fonte
Karianne Prince
Angela Gong
Brian Berndt

City Staff:

Carrie Marsh, City Planner
Jonathan Teerlink, Community and Economic
Development Director
Brad Christopherson, City Attorney

WORK SESSION

Chair Dennis Roach called the Work Session to order at 5:45 p.m. He noted that all Commissioners are present with the exception of Commissioner Paul Cunningham and Commissioner Patrick Tripeny. There are four Public Hearing items on the Regular Meeting agenda. Two of the Public Hearing items relate to the same property, which is “Casper Cottage.”

City Planner, Carrie Marsh, shared information about “The Woods Lot 3,” item on the agenda. She reported that this is a Planned Unit Development (“PUD”) that has been seen before, but that was for Lot 2. In this case, the PUD Amendment application is for Lot 3. In the Meeting Materials Packet, there is an exhibit that shows how the building area is being shifted. The applicant has provided a Boundary Survey to show the existing building area on Lot 3. In addition, the applicant has provided a Preliminary Plat. She explained that there is a building area boundary change requested by the applicant to facilitate an addition on the south side of the home. The new building area will not impact the existing fire turnaround on the site or the storm water retention on the site.

Chair Roach believed the applicant wants to move the buildable area to the other side of the home. Ms. Marsh confirmed this and reviewed a map of the area. The modification takes the 2,192 square feet that was within the allowed building area and shifts it to a different location on the site to create a new buildable area. Chair Roach asked if there would still be compliance with the setbacks, which was confirmed. Ms. Marsh reported that the same rear setback will be maintained. The building area will move closer to Lot 4. The applicant will be present at the Regular Meeting, so it is possible to ask for additional information about the setbacks and distances at that time.

Chair Roach asked if there are existing structures on Lot 2 or Lot 4. Ms. Marsh confirmed that there are and shared an image for reference. If the PUD Amendment is approved, the buildable area will be further away from the structure on Lot 2, but it will be closer to the structure on Lot 4. Chair Roach asked if the Technical Review Committee (“TRC”) has looked over this application. Ms. Marsh confirmed that the TRC has reviewed this, and it checks all of the boxes.

Commissioner Prince noted that the Planning Commission rarely addresses properties that are behind gates. She wanted to know what the best solution is when a property that the Planning Commission needs to discuss is behind a locked gate and cannot be viewed ahead of the meeting. Community and Economic Development Director, Jonathan Teerlink, reported that it is possible for Commissioners to reach out to the Planner, who can then contact the owner for the access code.

Mr. Teerlink reported that the second and third items on the Regular Meeting agenda are for “Casper Cottage.” He explained that these items represent historic site preservation efforts by the property owner. The reason there are two items on the agenda is because the request is twofold. Mr. Teerlink reminded the Commission that a recommendation was forwarded to the City Council to make this site historic, and the City Council approved that recommendation. The site is now on the Historic Site Designation List for the City of Holladay. Designated properties have allowances that other properties in the City do not, because the intention is to encourage preservation.

Mr. Teerlink explained that the additional allowances might result in modifications to the historic property. For example, there could be modifications made to the façade or roof, there could be an addition put on, or the Site Plan could change. In those instances, there is a Conditional Use Permit (“CUP”) required from the Planning Commission. The proposal that has been brought forward in this case is a Historic Site Modification for some changes to the façade of the building, as well as additional land uses on the property. He clarified that these items can be considered separately. The additional land uses proposed include an antique shop and a secondary residential unit. The Commission will need to consider how the proposed uses will maintain the historic pioneer home.

There are still a lot of questions that need to be answered when it comes to the “Casper Cottage” applications, so the Staff recommendation is for there to be continued discussions. During the Regular Meeting, the applicant can answer Commissioner questions. Chair Roach believed the Commission is being asked to determine whether the applicant is submitting a request that will preserve the small home. Mr. Teerlink confirmed this and reiterated that there can be discussions with the applicant. Commissioner Prince mentioned the PUD that came before the Planning Commission previously, which included the cottage. At that time, there was discussion about this location as a residence. Mr. Teerlink reported that the PUD Plat has six lots within it and where this house is located, it is designated as the common area of the plat. The PUD was for six units in the subdivision, with four units on the north side and two units located on the south side.

Chair Roach asked if there is any preservation afforded to the house due to the designation from the City. Mr. Teerlink explained that if the property owner decided to tear it down and put in something else, that would be allowed. The intention is to encourage preservation when possible.

Chair Roach wanted to know if the applicant could still tear down the home even if these applications were approved. Mr. Teerlink confirmed this. There is nothing that ensures long-term preservation. He added that nothing in the Historic Preservation Ordinance removes the right of a property owner to further develop the property as they see fit. Commissioner Prince noted that this is the common area for the PUD. She asked if it would be possible to make this a buildable lot. Mr. Teerlink explained that there would need to be a PUD Amendment brought forward.

The last Public Hearing item on the Regular Meeting agenda is the Final Plan for “Royal Holladay Hills, Block A and C.” Chair Roach explained that this review has to do with the parking lot-related items, which were discussed at the last Planning Commission Meeting. Mr. Teerlink reported that the Planning Commission asked for the landscaping and architecture to come back for approval. Staff has reviewed what has been proposed by the applicant. The Landscaping Plan in the Meeting Materials Packet complies with the ordinance. The building designs are better than before, but the applicant team will review the proposal in more detail during the meeting.

CONVENE REGULAR MEETING – Public Welcome and Chair Opening Statement.

Chair Roach called the Regular Meeting to order at 6:00 p.m. All members of the Commission are present with the exception of Commissioner Cunningham and Commissioner Tripeny. There are four Public Hearing items on the Regular Meeting agenda. He clarified that Item 2 and Item 3 are located at 2394 East Murray Holladay Road rather than 4910 South Holladay Boulevard. The Opening Statement was read aloud by Commissioner Jill Fonte for the benefit of those present.

PUBLIC HEARING

1. **“The Woods Lot 3” - PUD Amendment - 6325 South 2710 East (R-1-43 Zone). Review and Consideration of a Proposal for an Amendment to The Woods Planned Unit Development. The Proposal is to Modify the Areas and Boundaries Previously Approved for the Building Footprint and Open Space Area Designations only within Lot 3 of The Woods Planned Unit Development. Review Conducted According to Regulatory Provisions of Holladay Ordinance §13.78.130(D). File #04-01-12-3.**

Ms. Marsh presented the Staff Report and explained that this is a PUD Amendment for “The Woods Lot 3,” which is located at 6325 South 2710 East. The PUD was originally approved in 2004, but there have been amendments since then on other lots within the PUD. She reported that the amendment in this case is for Lot 3, which is the second lot from the south end of the PUD.

The applicant wants to move a previously approved building area. The proposal is to move it from the north side of the existing structure to the south side of the existing structure. There would be a slightly different configuration, but the same total square footage. This will preserve landscaping on the north side of the structure, but some landscaping on the south side will be impacted.

The proposed amendment will bring a portion of the structure that is currently outside of the building area into the building area. Ms. Marsh reported that the setbacks on the south side will be impacted by the PUD Amendment, but she does not know how far back the existing house is on the south property line. However, it is estimated that the new building envelope will be modified to be approximately 35 feet from the property line. The applicant provided a summary

7. ***Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.***

The applicant must follow all of the conditions suggested by the Technical Review Committee. Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Fonte-Yes; Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-Yes. The motion passed unanimously.

Following the Subdivision Amendment, the Commission considered the PUD CUP Amendment.

Commissioner Prince moved to APPROVE the Amendment to the Conditional Use Permit related to the Site Plan of Lot 3 of “The Woods” Planned Unit Development, a four-lot residential development within the R-1-43 Zone, located at 6325 South 2710 East. This is based on the following findings:

1. ***An equivalent area of building space is being exchanged.***
2. ***The changes to the buildable area are outside of all utility and common area easements.***
3. ***The changes to the buildable area do not affect the required fire turnaround.***
4. ***More trees are being preserved than removed.***
5. ***Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.***

The applicant must follow all of the conditions suggested by the Technical Review Committee. Commissioner Fonte seconded the motion. Vote on Motion: Commissioner Fonte-Yes; Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-Yes. The motion passed with the unanimous consent of the Commission.

2. **“Casper Cottage” – Historic Site Conditional Land Use Permit – 2394 East Murray Holladay Road (R-1-10) Review and Consideration of a Request by the Property Owner for Modifications to a Historic Site. Item Reviewed as Conditional Use as per Provisions Stated in Holladay Ordinance §13.86.030. File #26-01-05.**

Mr. Teerlink presented the Staff Report and explained that there are two items related to “Casper Cottage,” which is located at 2394 East Murray Holladay Road. He explained that Items 2 and 3 on the Regular Meeting agenda involve the same property. The reason these are separated out into different items is because the first relates to a modification to an existing historic use. The applicant is proposing some changes to the façade and roofline of the property. As for the second item, there are some additional land uses requested at the site. Mr. Teerlink reported that, in order to encourage historic preservation, certain land uses are allowed to be granted at historic properties.

The list of uses is included in the Meeting Materials Packet, and the applicant has selected two from the list. The proposed uses are an antique shop and an additional dwelling unit.

Staff has reviewed both applications based on the historic preservation goals. Mr. Teerlink does not believe there will need to be two separate hearings held. It is possible to hold a Public Hearing for Item 2 and Item 3 at the same time, but the Planning Commission can make that decision.

Mr. Teerlink discussed the Historic Site Modification application. He explained that the applicant has not proposed any changes to the site as far as landscaping or parking areas, but there is a modification proposed to the façade and the roofline. There was an assessment of the property when it was designated historic, and it was found to be a cross-wing style of the early 1900s. Mr. Teerlink stated that the current application is missing some materials and details about the modification, so he would be interested in having outstanding questions posed by the Commission.

In addition to the modification request, there is a request to have a retail use at the site, which would be an antique shop. There is also a request to have a residential use that is additional to what the structure currently provides. Mr. Teerlink noted that there are some museum examples included in the narrative. However, what is considered during the review process is how the additional land uses would support historic preservation. It would be beneficial for the Commission to moderate a discussion and determine how the additional land uses will support “Casper Cottage” as a historic pioneer home. He reiterated that there are still unknown details.

Commissioner Brian Berndt asked if there is an expectation for a particular architectural style. Mr. Teerlink stated that there should be some examples of early 1900s architecture, but he has not seen those details. Commissioner Berndt is not sure that the Planning Commission can make a decision about the applications without all of the necessary information. It seems more specificity needs to be provided. Commissioner Fonte noted that when similar projects were considered in the past, there was more detail about the business side of the proposal. For example, information about parking, traffic, and lighting. This application does not seem to include that information.

Commissioner Berndt asked if the parking will be located off-site. Mr. Teerlink assumed so, as there is a section in the narrative that talks about using off-site parking. Chair Roach understands that the historic designation provides some flexibility, but asked if there is precedent in the community where there is a business located inside of a historic property that is in a PUD. Mr. Teerlink denied this. He reminded the Commission that there was a previous application where a CUP was granted for an interior design space, but that was in a subdivision rather than a PUD.

The applicant, Ron Hilton, introduced himself to the Planning Commission and explained that he lives directly across the street from the subject property and within the PUD. He shared information about the Historic Site Modification. The existing and proposed façade details were shared. The original building was a two-room cottage. It was not a cross-wing style when it was built in 1898. There were two additions made that shifted it to the cross-wing style. There is some uncertainty about when the additions were made, but those likely occurred before 1920. He shared additional information about the materials used in the original construction and in the additions.

Mr. Hilton reviewed some of the proposed modifications, including restoration of the original window size and style. He noted that the additions put on this home in the early 1900s have a different exterior finish and the proposal is for it to be all brick. There is also a desire to restore the porch area. The work on the windows and porch will restore the home to its original look.

Mr. Hilton shared background information about the Casper family and noted that certain decisions might have been made because of costs. He noted that the family took out a mortgage on the property right after the building was done. There was also a family dispute about selling off other parts of the property. It was a larger property at the time, but part of it was sold to another family. He noted that the Casper family might have done more of a full cross-wing design if there were resources available at the time, so the intention is to honor that with the proposed modifications.

Chair Roach asked if there were images of the back of the property included in the Meeting Materials Packet, which was denied. Mr. Hilton explained that the back of the main two-room cottage is brick. There is a window, and it is possible to see where there used to be a door that was bricked over. He clarified that there is no intention to restore the door. Chair Roach asked about the porch. Mr. Hilton reported that the brick wall on the west side of the porch is mostly gone, as the porch became a foyer into the house. The rest of the brick wall on the west side is still there, but it is now an interior wall. Commissioner Prince wanted to better understand what is existing and what is new on the plans that have been provided. There was discussion about what currently exists. Commissioner Prince stated that it is difficult to visualize what exists without a submitted diagram.

Chair Roach wanted to know when the porch was added to the property. Mr. Hilton believed the porch was original. Steven Cornell from Utah Valley University (“UVU”) looked at the property and made note of the porch that was originally on the site. Chair Roach asked when the livable space foyer that exists currently was converted from a porch to the livable space. Mr. Hilton was not certain, but it is estimated that it occurred in the 1920s. The Casper family owned the home until 1916. In a photograph from the 1930s, it is possible to see that the conversion had occurred.

Mr. Hilton next discussed the Additional Uses proposed for the site. He addressed the question posed earlier, which was how the proposed uses enhance historic preservation. The request is for an antique shop use and an additional residential use, but there have also been discussions with the City about donating the property so it can be used as a public history museum, as the City of Holladay does not currently have a history museum. Mr. Hilton explained that the antique shop is meant to be ancillary to the museum. The Historical Commission thought that would be a good idea, because the merchant running the antique shop would be on site and could manage the museum.

There has been some research conducted about the demand for antique shops. Mr. Hilton reported that he visited the Capital City Antique Mall and spoke to the owner. This mall subleases space to dealers, and there is a long wait list, because so many people want space to sell their antiques. He does not believe it will be difficult to find someone who would like to use the subject property. It was reiterated that the antique shop will not be the primary use, as the goal is to have a museum.

Chair Roach asked if the proposal is to have an accessory building adjacent to the antique shop and museum. Mr. Hilton reported that the lot itself is quite large and the house takes up less than a third of the property. It is possible to build a residence behind this as part of the PUD. Chair Roach believed this is considered a common area, which was denied. Mr. Hilton clarified that this lot is Lot 2A and it is essentially part of Lot 2. It is possible to put a common space easement there, but it could also be used as a separate lot. He stated that the proposal is for it to be separate. As for how this will assist with historic preservation, the property is in an area with a lot of historic bungalows. The intention is to be compatible and preserve the same look with the PUD. The goal is to match the same style that is in the area, in terms of size and overall character. The reason there is a desire to have an additional unit is so there can be a bungalow-style home.

Mr. Hilton reported that this property has a high-density and multi-family area on one side and low-density residential on the other. The intention is to provide a transitional buffer between the high-density and multi-family on one side and the low-density residential on the other. These homes will have the character of single-family detached houses, but there will be medium density.

Chair Roach opened the public hearing.

Kim Duffy [REDACTED]. She clarified that her comments are being provided as a resident and not in any official capacity. Ms. Duffy read comments on behalf of Martha Bradley, who is a Professor at the University of Utah School of Architecture, and was unable to attend the Planning Commission Meeting. All comments were agreed on by Ms. Duffy and Ms. Bradley. While there was support for the “Casper Cottage” nomination for the Historic Site Designation List, there is opposition to the current proposal, which includes the proposed addition. The addition does not meet the nationally accepted definitions of a compatible addition.

Ms. Duffy read language about compatible additions. It stated that compatible additions to historic buildings must be subordinate to the original structure, using a differentiation and compatibility approach. New additions should be smaller in scale, set back from the primary façade, and utilize materials that echo, but do not perfectly replicate the original. Key principles include maintaining historic integrity, ensuring reversibility, and using a connector to separate the new from the old.

While Ms. Duffy and Ms. Bradley respect the willingness of the applicant to save a historic site, it is believed that the proposed addition goes above and beyond the acceptable definition of a compatible addition. The roofline of the addition, which matches the original structure, suggests the addition is original, which it is not. In addition, the scale is larger than the original structure and is not set back from the primary façade. The Commission was asked to further consider compatibility.

Roger Reese [REDACTED]. He reported that at one point, there was going to be a townhome on the property. In another iteration, there was going to be a clubhouse. Mr. Reese read from the applicant narrative, which stated that the intention is to provide a transitional buffer in both density and character between the different districts on either side. It

also states that the vision is to provide some open green space as a public amenity. He is not sure that it is appropriate for a property owner to make a decision about the creation of a buffer.

Mr. Reese reported that there is a 938-square-foot building that is proposed to be a museum and an antique shop. The applicant narrative states that the use would have a low impact on the neighborhood with a walk-in clientele. He pointed out that there is an inconsistency between that statement and the earlier statement made about the popularity of antique shop businesses. Mr. Reese read the additional language submitted by the applicant. He believed the alternative suggestion for a park sounds like the private property owner wants to shift certain expenses to the City. He does not see the viability of the project and does not feel it will enhance the neighborhood.

Clark Richards [REDACTED] d he is not supportive of the proposal by Mr. Hilton. Mr. Richards believes the applicant wants to build more than the R-1-10 Zone allows. He also has concerns about the proposed uses, because he does not believe an antique shop fits in with the character of the neighborhood. There are concerns about the amount of parking available. Mr. Richards does not think the proposal is beneficial to the residents of the City of Holladay. He pointed out that businesses have deliveries, and it will be difficult for delivery trucks to navigate the area. There are parking concerns, traffic concerns, and overall safety concerns.

Alicia Reese [REDACTED] and asked to add to some of the comments that have been made. She shared information about the current parking availability. If there was a business in the area, it would likely result in additional hazards. There would need to be a lot of improvements made if the City chose to take on the responsibility mentioned by Mr. Hilton in the submitted documents. Ms. Reese noted that the applicant has tried to use this property in many different ways, so she is uncertain that the intention is to maintain and preserve the property.

Denise Cecil [REDACTED]. She lives in the smaller duplexes to the west of the property. She appreciates the historic value of the house and has been inside of it in the past. However, she wants to reiterate the concerns that have been expressed about parking in the area, because there are already existing safety and visibility concerns.

Ms. Marsh reported that there are some email comments that need to be read into the record. One address has been added to a comment included in the Meeting Materials Packet. In addition, there was a comment submitted by Ms. Cecil, who shared comments during the Public Hearing, and there was a third comment received over the weekend that was not included in the published Meeting Materials Packet. Chair Roach stated that the written comment from Ms. Cecil highlighted four points related to compatibility, parking, driveways, and lighting. There was also an email comment received over the weekend from Sandy Overmon, who also lives in the Hadley Pines townhouse development directly west. The comment stated that in its current condition, the “Casper Cottage” is unattractive and a potential detriment to the sale of the two buildings on the parcel. Even if the cottage is renovated, it will be difficult to sell those lots. There is not support for a museum or commercial property that will invite increased traffic, noise, and street parking.

There were no further comments. The public hearing was closed.

Mr. Hilton responded to the comments made during the hearing. He noted that there was a reference made to two lots versus three lots. Originally, the intention was to rezone the property and have five or six single-family homes in this space, but that was not approved. In retrospect, he believes that was the right decision, as it would have been too much density for the area. Mr. Hilton explained that the proposal has evolved, and what is proposed is approximately half the density that was originally envisioned. In the past, there were discussions about having two larger homes rather than three smaller homes. He noted that because of the PUD, it was possible to equalize lot sizes. The north side could have had five units with two on the south, but the proposal was to have four and three, with the density of seven units, but that was not approved.

Mr. Hilton acknowledged that there have been previous proposals, but hopes the current proposal will be considered based on its merits. During the Public Hearing, there were comments made about the antique shop and the fact that there will be a lot of demand but a small clientele. Mr. Hilton clarified that antique dealers are looking for a space like this, which is not the same as stating there will be a lot of clientele and traffic. It will not be difficult to find dealers who want to use this space, but the amount of traffic associated with the use will not necessarily be high.

There was a Traffic Engineer hired to look at Murray Holladay Road, and it was recommended that there be parking on both sides of the road, because it would have a calming effect on the traffic. As a result, there is no agreement with the comments that indicated parking would negatively impact safety. Mr. Hilton reminded those present that the applications currently before the Planning Commission have to do with proposed modifications and additional uses. Both of the additional uses are allowed conditionally under the Historic Preservation Ordinance.

Chair Roach discussed the Historic Site Modification application. Outside of changing the windows and adding some shutters, he is not sure the modification feels necessary. As for the Additional Uses, the request feels disingenuous when looking back at the last four or five years.

Commissioner Berndt asked if there is a Site Plan that shows where everything will be located, which was denied. He wanted to know if there is a Landscaping Plan. Mr. Teerlink reported that those drawings were not included in the application. Commissioner Berndt is concerned about making a decision without more information available for the Commission to review. He asked if the street parking has to be adjacent to the site. Mr. Teerlink explained that a percentage of the required parking can be provided off-site. An agreement can be made with off-site property owners for a certain number of stalls.

Commissioner Berndt expressed concerns that the parking in this area will shift over to Harmons, even if there are no formal agreements in place. He asked if the City is interested in having a museum in this location. Mr. Teerlink stated that he is unable to speak on behalf of the City about the interest in a museum. Commissioner Berndt believed there should be a Site Plan available for the Planning Commission to review. He also felt that additional information about parking is needed before the Commission makes a decision, such as a Parking Analysis based on the proposed use. He pointed out that the parking will be more intense if there is a museum and an antique shop.

Commissioner Angela Gong agreed that there is context missing at this point, especially since this is part of a PUD. Commissioner Prince noted that the PUD exists, but there is no information about how this proposal fits within the vision of the PUD as it was previously planned. She echoed other comments from Commissioners that there is not enough information to make a decision.

Commissioner Fonte went to visit the property ahead of the Planning Commission Meeting and could not find a place to park. She ended up driving around the corner and parking in a neighborhood. If there is a retail business in the area, it is unclear where customers will park. Commissioner Fonte noted that if there is an antique shop, people will need to park somewhere near the store to take items home. If there are large items sold, trucks might need to be brought into the area. She does not believe there has been enough information provided to the Planning Commission. Commissioners discussed whether a continuance or denial would be appropriate.

City Attorney, Brad Christopherson, explained that, typically, with a CUP, as long as certain items are met, there is an obligation to approve. However, in the ordinance that the City of Holladay adopted, it states that this is not something that is done by right, and there is no guarantee of a conditional use. Based on the TRC report, there was no strong connection between historic preservation and the proposed additional uses. The Planning Commission can continue the items and request that the applicant bring back additional information that would allow a decision to be made. Alternatively, the Planning Commission can determine that the obligations of the application were not met and deny the two items. He agreed that the most generous thing the Commission could do is continue Item 2 and Item 3 to allow the applicant to bring back additional information.

Chair Roach reported that the last time the Planning Commission considered a historic house that wanted to locate a business inside the house, there was plenty of off-street parking already established. In addition, the house was already built. There was no request to build something in addition to that. In this case, it is possible to continue Item 2 and Item 3, so the applicant has more time to gather information. Chair Roach asked about the Historic Site Modification that is proposed. He believed there is information missing for the modification request. It is possible to continue the modification, but deny the additional uses. There was additional discussion about the two items related to “Casper Cottage” and how to best proceed. Commissioner Prince stated that she is not sure the Planning Commission can approve what has been proposed by the applicant.

Commissioner Gong explained that she is considering what it means to continue versus deny. She asked if an applicant can bring back a variation of the request with additional details if there is a denial. Mr. Teerlink clarified that it would be possible to bring back something different at another time, but that would be a different application. Commissioner Gong wanted to know if there is a time limit once something has been continued. Mr. Teerlink reported that a continuation presumes the item will return to the Planning Commission in the next few meetings. Alternatively, it is possible to table the item until the applicant is ready with a complete application. There could be work done with Staff before the application returns to the Planning Commission for consideration.

Chair Roach asked Mr. Hilton if he would like to withdraw the application for Item 2 or Item 3. Mr. Hilton requested additional clarification. Chair Roach explained that if the applicant would

like to withdraw Item 2 or Item 3 at this time, then it will be possible for him to return at a later date. Mr. Hilton stated that he did not want to withdraw either of the “Casper Cottage” items.

Commissioner Prince explained that her concern with a continuance is that the next Planning Commission Meeting is scheduled for April 28, 2026, and the following meeting is May 5, 2026. She does not want to see the “Casper Cottage” applications until there is enough information to make a decision. There has not been enough detail provided at this point. Commissioner Prince believed the most appropriate action would be to table the item. She asked the City Attorney how to table the applications rather than continue them. Mr. Christopherson reported that the Planning Commission can table the applications and direct Staff not to put the items back on the agenda until there is a complete application. It is also possible to deny or continue the applications.

Commissioner Fonte asked what the difference is between tabling and continuing an application. Mr. Christopherson explained that tabling an application allows the applicant to complete and add to the application. The information requirements can be met and then it can be added to a future Planning Commission Meeting agenda. If an application is denied, then it cannot come back for at least a year. Chair Roach pointed out that the applicant chose not to withdraw the applications. In his opinion, it would make sense to deny the applications based on what has been presented.

Chair Roach moved to DENY the application for a Conditional Use Permit for a Historic Site Modification for the “Casper Cottage,” designated as a historic site by Section 13.86.020 of the City of Holladay Code, based on the Planning Commission finding that there was not a complete application submitted. The applicant was given an opportunity to withdraw the application and rejected that option. Commissioner Fonte seconded the motion. Vote on Motion: Commissioner Fonte-Yes; Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-Yes. The motion passed unanimously.

3. “Casper Cottage” – Historic Site Conditional Land Use Permit – 2394 East Murray Holladay Road (R-1-10) Review and Consideration of a Request by the Property Owner for Additional Land Uses for a Historic Site, including as an Antique Shop and the Construction of One New Residential Dwelling Unit. Item Reviewed as a Conditional Use as per Provisions Stated in Holladay Ordinance §13.08.040. File #26-01-05.

Item 3 on the Regular Meeting agenda was discussed with Item 2.

Chair Roach moved to DENY the application for Additional Uses for Historic Sites for the “Casper Cottage,” designated as a historic site by Section 13.86.020 of the City of Holladay Code, based on the Planning Commission finding that there was not a complete application submitted. The applicant was given an opportunity to withdraw the application and rejected that option. Commissioner Prince seconded the motion. Vote on Motion: Commissioner Fonte-Yes; Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-Yes. The motion passed unanimously.

The Planning Commission took a short break before hearing the final Public Hearing item.

I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held on Tuesday, April 21, 2026.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: June 2, 2026

Carrie Marsh

From: Denise Cecil
Sent: Friday, March 13, 2026 2:11 PM
To: Carrie Marsh
Subject: Notice of Public Hearing for Tuesday March 17th.

Categories: Public Comments

[External Email - Use Caution]

Carrie:

Hello!

I am the HOA President for Hadley Pines Development located adjacent to [REDACTED] Road. We recently received notice of a public hearing for a conditional use permit and are wondering where we can gather more information about the plan for this parcel. I have searched on your website but am not able to find any information to clarify what this modification would entail.

Could you please point me in a direction to gather this information?

thank you!
denise cecil

From: Denise C
Sent: Sunday, March 22, 2026 7:11 PM
To: Carrie Marsh <cmarsh@holladayut.gov>
Subject: Notice of Public Hearing for March 24th - "Casper Cottage"

[External Email - Use Caution]

Carrie:

I look forward to the Public Hearing on March 24, 2025 to clarify details regarding the Conditional Use Permit, Historic Site Use and Modifications submitted to your office
Based on the general information I have received

regarding the development of the "Casper Cottage", here are a few concerns:

Highlighted Areas of Concern from your Chapter 13 of Historic Preservation Codes.

Approval Standards: A conditional use shall be approved if reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential detrimental effects of the proposed use in accordance with applicable standards set forth in this section.

1. A conditional use shall: Be compatible with the character of the site, adjacent properties and uses, and existing development within the vicinity of the site where the use will be located.
- d. Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.
- e. Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.
- f. Locate on site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.

Parking:

Murray Holladay Road between Russell and 2300 has very little parking. Our neighbors and their guests already have difficulty finding places to park in this segment of the road. I believe that more vehicles parking for an antique store in our residential neighborhood would adversely impact the reasonable use of adjacent properties. Also, it is already challenging to come out of the driveways of Hadley Pines, Holladay Row, and Harmons Grocery Store because it is difficult to see oncoming cars. Additionally, we have a lot of kids/teens that mingle around this area with scooters, ebikes, motorbikes, golf carts, etc.. making it imperative that we can see as we pull out onto S. Murray Holladay Road. I recognize the value and the need to preserve Historical Sites in Holladay. However, I do wonder if the intent for Holladay City Code Section 13.86 stating that you "may approve" of an Antique Shop located on a historical site is not well suited for the "Casper Cottage" location.

Lighting:

As a residential neighborhood consideration of limited noise, Dark Sky compliant lighting should be considered. Hadley Pines Community and a residential home are both directly adjacent to the cottage and would be affected by lighting.

Visual Impact & Noise Levels:

Who will maintain this building and exterior property? Will there be monitoring of how this business utilized signage and antique items being placed outside? Will there be a restriction of operating hours that meet the needs of a residential community?

Lastly, a present concern for how this project could be developed into something more extensive. Could this become more than a small home housing a museum and one bedroom antique store?

13.86.050: SITE MODIFICATION:

Upon application by the property owner and according to the procedures and requirements set forth in section [13.08.040](#) of this title, the planning commission may modify all yard, parking, landscaping, height and other requirements of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience and general welfare will not be impaired. The planning commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including, but not limited to, noise, Dark Sky compliant lighting, dust or odor. (Ord. 2012-15, 9-20-2012; amd. Ord. 2024-21, 11-21-2024)

Thank you for all you do for our wonderful Holladay Community!

Denise Cecil
4673 Hadley Pines Ct

Carrie Marsh

From: Aaron Lazor
Sent: Sunday, March 15, 2026 10:19 PM
To: Carrie Marsh
Subject: Official Comment - Objection to CUP for 2397 E. Murray Holladay Road (Prohibited Retail Use)

Categories: Public Comments

[External Email - Use Caution]

To the Holladay City Planning Department and Planning Commission,

I am submitting this official comment for the public record regarding the Conditional Use Permit (CUP) application for 2397 E. Murray Holladay Road, scheduled for the March 17th hearing. I am the owner of the immediately adjacent property at [REDACTED]

I urge the Planning Commission to recommend a denial of this CUP based on clear violations of established zoning ordinances:

- **Prohibited Use Category:** Per Holladay Code of Ordinances Chapter 13.100.010, "Table of Allowed Uses," retail use—including an antiques shop—is explicitly prohibited in an R-1-10 single-family residential zone.
- **Invalid Conditional Use:** A Conditional Use Permit cannot be utilized to authorize a land use that is fundamentally prohibited by the base zoning. The Commission does not have the administrative authority to override the Table of Allowed Uses via a CUP.
- **Illegal Spot Zoning:** Any attempt to alter the zoning designation of this specific parcel to accommodate retail use would constitute illegal spot zoning. Singling out one residential parcel for commercial benefit to the detriment of the surrounding residential neighborhood is unacceptable and legally indefensible.

The proposed commercial retail use is incompatible with the R-1-10 zone and prohibited by city code. I respectfully request the Planning Commission deny the conditional use permit for the antiques shop.

Aaron

Owner, [REDACTED]

Carrie Marsh

From: Aaron Lazor
Sent: Wednesday, March 18, 2026 11:36 AM
To: Carrie Marsh
Subject: Re: Official Comment - Objection to CUP for 2397 E. Murray Holladay Road (Prohibited Retail Use)

Categories: Public Comments

[External Email - Use Caution]

Carrie,

I acknowledge the reference to Holladay Code §13.86.080 regarding conditional uses for historic properties. Thanks again for sending it! However, the objection to the antique store application remains based on the following structural and safety issues:

- **De Facto Spot Zoning:** While the historic ordinance allows for conditional use, leveraging it to insert a retail store into an R-1-10 zone effectively results in spot zoning. It grants a localized commercial privilege to a single parcel that directly conflicts with the comprehensive residential zoning plan, prioritizing one owner's commercial benefit over the surrounding neighborhood's welfare.
- **Destruction of Historic Character:** A retail business requires commercial parking infrastructure. Paving the property to accommodate customer vehicles will permanently alter and degrade the historic residential landscape the designation is intended to preserve.
- **Safety Hazards and ADA Non-Compliance:** Without adequate on-site parking, overflow traffic will be forced to park across East Murray Holladay Road. There is no crosswalk, creating a severe pedestrian safety hazard. Furthermore, forcing retail customers to cross a busy road does not provide safe, ADA-compliant access to a commercial business.
- **Incompatible Location:** Retail businesses like antique stores belong in Holladay's established downtown commercial district, where the infrastructure exists to support them. There is no neighborhood desire or practical capacity to absorb a retail storefront in this residential corridor.

I request these ongoing concerns be entered into the official record for consideration.

Aaron

Owner, [REDACTED]

On Tue, Mar 17, 2026 at 1:01 PM Aaron Lazor wrote:

Thank you for sharing that information!

-Aaron

On Tue, Mar 17, 2026 at 9:01 AM Carrie Marsh <cmarsh@holladayut.gov> wrote:

Thank you for the comment. It will be included in the public record and reviewed by the planning commission.

This public hearing has also been rescheduled to the 24th of March from March 17th as political caucus nights are being held on the 17th.

Something to be aware of is that the property does have a historic designation, which grants additional uses for historic properties. You can review additional uses granted in City of Holladay Code [§13.86.080](#). Conditions to mitigate any potential impacts from the proposed use are what is being reviewed by the Planning Commission.



CITY OF HOLLADAY

Carrie Marsh

Senior Planner

Phone: 801-527-3890

Email: cmarsh@HolladayUT.gov

Web: www.HolladayUT.gov

From: Aaron Lazor

Sent: Sunday, March 15, 2026 10:19 PM

To: Carrie Marsh <cmarsh@holladayut.gov>

Subject: Official Comment - Objection to CUP for 2397 E. Murray Holladay Road (Prohibited Retail Use)

[External Email - Use Caution]

To the Holladay City Planning Department and Planning Commission,

I am submitting this official comment for the public record regarding the Conditional Use Permit (CUP) application for 2397 E. Murray Holladay Road, scheduled for the March 17th hearing. I am the owner of the immediately adjacent property at 2388 East Murray Holladay Road.

I urge the Planning Commission to recommend a denial of this CUP based on clear violations of established zoning ordinances:

- **Prohibited Use Category:** Per Holladay Code of Ordinances Chapter 13.100.010, "Table of Allowed Uses," retail use—including an antiques shop—is explicitly prohibited in an R-1-10 single-family residential zone.
- **Invalid Conditional Use:** A Conditional Use Permit cannot be utilized to authorize a land use that is fundamentally prohibited by the base zoning. The Commission does not have the administrative authority to override the Table of Allowed Uses via a CUP.
- **Illegal Spot Zoning:** Any attempt to alter the zoning designation of this specific parcel to accommodate retail use would constitute illegal spot zoning. Singling out one residential parcel for commercial benefit to the detriment of the surrounding residential neighborhood is unacceptable and legally indefensible.

The proposed commercial retail use is incompatible with the R-1-10 zone and prohibited by city code. I respectfully request the Planning Commission deny the conditional use permit for the antiques shop.

Aaron



Carrie Marsh

From: C. Brim
Sent: Monday, March 16, 2026 5:00 PM
To: Carrie Marsh
Subject: 2397 s Murrayholiday rd.

Categories: Public Comments

[External Email - Use Caution]

Hello,

Thank you for the opportunity to comment. In my opinion I don't think we need more commercial properties encroaching higher into the neighborhood.

Thanks,
C. Brim



Carrie Marsh

From: Todd LaPietra
Sent: Thursday, March 12, 2026 9:35 AM
To: Carrie Marsh
Subject: Official Public Comment: 2397 E. Murray Holladay Road (March 17 Hearing)

Categories: Public Comments

[External Email - Use Caution]

To the Holladay City Planning Department and Code Enforcement,

I am the co-owner of the adjacent property at 2 [REDACTED] I am submitting this official comment for the public record regarding the upcoming March 17th Planning Commission hearing for the Conditional Use Permit at 2397 E. Murray Holladay Road.

The charm of Holladay lies in our historical properties. I fully support preserving the 'Casper Cottage,' but converting a residential historic site into an antiques shop requires modifications—like commercial parking and ADA access—that will inherently destroy the historic residential vernacular of the property. We must protect the cottage's history as a home, rather than letting commercial retail hollow out its authenticity under the guise of preservation.

Thank you for your consideration.

Todd

Co-Owner, [REDACTED]

Carrie Marsh

From:
Sent: Friday, March 20, 2026 7:24 AM
To: Carrie Marsh
Subject: Conditional use permit for 2397 S. Murray Holladay Road

Categories: Public Comments

[External Email - Use Caution]

Dear Planning Commission,

We live at [REDACTED] adjacent to the property seeking a conditional use permit.

We are writing to voice our opinion that the proposed conditional use permit for 2397 S. Murray Holladay Road should not be approved.

Having a commercial site in the form of a museum and antiques shop significantly detracts from the surrounding residential area. Adjusting the street configuration and/or adding a parking lot would further detract from the residential nature of the neighborhood.

E Murray Holladay road is already congested and busy, and adding more activity seems like it may lead to more accidents.

Given that the property is zoned low density residential, it seems inappropriate to have a commercial lot within that zoning.

If the planning commission decides to approve the museum, we ask that it disapproves the antique store which we consider more commercial than the historical museum and therefore more inappropriate for a residential neighborhood. Also if it approves the historical museum, we ask that an additional house not be approved for the property, such that the property would consist of two single family homes (which was the original approved plan) and the historical museum house.

Thank you for your time and consideration.

Jana and John Rizner

[REDACTED]
Holladay, UT

Carrie Marsh

From: Family Hall
Sent: Wednesday, March 11, 2026 6:46 PM
To: Carrie Marsh
Subject: Conditional use permit for the "Casper Cottage"

Categories: Public Comments

[External Email - Use Caution]

Dear Carrie,

Thank you for mailing me the Notice of a Public Hearing for the proposed Conditional Use Permit. Utah has a shortage of housing associated with R-1-10 residential spaces. Appropriate safe Commercial spaces are readily accessible throughout Salt Lake County. An Antiques business in a residential area with no side walks, no lighting and no parking is a safety hazard. Please reject the Application for Conditional Use Permit. Please maintain the primary use of the land and keep our neighborhood's free of commercial businesses. No commercial business in R-1 zones! Please don't establish this precedent of Conditional Use Permit in any R-1 zone. We need R-1 zones for their primary purpose of providing homes.

Sincerely,
Gregory Hall

[REDACTED]
Holladay Utah
84117

Carrie Marsh

From: Robin Hough
Sent: Friday, April 17, 2026 8:30 PM
To: Carrie Marsh
Subject: Re: Casper Cottage

Categories: Public Comments

[External Email - Use Caution]

Sure, my address is [REDACTED] Thank you!

On Fri, Apr 17, 2026 at 11:44 AM Carrie Marsh <cmarsh@holladayut.gov> wrote:

Hi Robin,
Will you please provide your address so that your comment can be included in the public record? Thank you



CITY OF HOLLADAY

Carrie Marsh

Senior Planner

Phone: 801-527-3890

Email: cmarsh@HolladayUT.gov

Web: www.HolladayUT.gov

From: Robin Hough
Sent: Monday, April 13, 2026 1:45 PM

To: Carrie Marsh <cmarsh@holladayut.gov>

Subject: Casper Cottage

[External Email - Use Caution]

Dear Ms Marsh-

I am writing regarding the proposed Casper Cottage at 2397 E Murray Holladay Road.

I am opposed to the 2 conditional use permits being presented.

I do not think the city needs an 'Antique' shop, and we do not need the land surrounding the Antique shop. This is not part of our master plan and provides VERY limited benefits to city residents.

I also do not want city taxes 'converting', maintaining and updating the Antique shop and surrounding backgrounds. We do not need this and it will be a long term maintenance expense for Holladay.

Lastly, I do NOT support narrowing Murray Holladay Road simply to benefit one constituent. This is a major feeder road and keeps cars off the other streets around downtown.

Thank you for your time.

--

Robin Hough

--

Robin Hough

Carrie Marsh

From: Sandy Overmoe
Sent: Sunday, April 19, 2026 5:38 AM
To: Carrie Marsh
Subject: Comment on 4/21/26 Planning Commission Meeting

Categories: Public Comments

[External Email - Use Caution]

Thank you for the opportunity to comment on the proposal for conditional use permits in my neighborhood. My husband and I live in the Hadley Pines townhouse development, directly west of the property located at 2397 S. Murray Holladay Road.

I was concerned when I learned of the designation of the Casper Cottage as a historic site. I fear that it will affect the development of the larger property owned by Mr. Hilton. The Casper Cottage, in its current condition, is unattractive and is a potential detriment to the sale of the other two building lots on the parcel. Even if the cottage is renovated, it may be difficult to sell those lots.

When we bought our property, we thought the messiness on the adjacent lot would be taken care of in a reasonable timeframe, but it has been almost three years. The back of the lot was still being used to store commercial trucks when we left for our winter home late last fall. Further, we bought our property with the expectation that we would be living in a transitional, residential zoned area, albeit a dense one. We do not relish the prospect of a commercial business in our zone as it invites increased traffic, increased noise, and additional pressure on the limited on-street parking. Further, it sets a precedent for others to apply for establishing more commercial businesses in the area.

Thank you for considering my remarks,

Sandy Overmoe
[REDACTED]

PROPOSED ADDITIONAL USE OF THE HISTORIC CASPER COTTAGE PROPERTY

Casper Cottage, built in 1898 at 2394 E Murray Holladay Road, has been designated as an historic site in Section 13.86.020 of the Holladay Code. Pursuant to Section 13.86.060, we are requesting an additional single-family dwelling unit, separately owned from all abutting lots (6 units/acre). The 938 sq ft historic cottage sits at the front of an almost 12K sq ft parcel along Murray Holladay Road – Lot 2A in the Hulton Park subdivision. We propose to build a single-family detached home on the rear portion of this lot, consistent with the 6 units/acre density of the subdivision as a whole. Like the rest of the subdivision, it will be of a traditional design that is meant to match the general character of Casper Cottage and the other small homes of similar vintage in this historic bungalow district of Holladay. Approval would include removal of the existing restriction on Lot 2A against separate ownership from abutting lots, and the granting of building permit #25-00-0097 for the new home. We in turn would record a common area and historic preservation easement for the Cottage and surrounding portion of Lot 2A. If this conditional use were not approved, then the likely outcome would be that a much larger home would be built on Lot 2 and 2A combined, and the Cottage would be demolished to make way for that, thus defeating both the goal of preservation and that of compatibility with the neighboring historic bungalows.

PROPOSED MODIFICATION OF THE HISTORIC CASPER COTTAGE STRUCTURE

As part of the restoration of Casper Cottage, we are requesting approval to replace the early additions that were made to it with something more compatible with the original and with other historic homes of the time period. Casper Cottage was originally just a two-room “shotgun” style building, which was unusual for this time and place. It may have been due to financial constraints that the Casper family was experiencing at the time, preventing them from adopting the larger “cross-wing” style, of which there were many examples in Holladay from the late 1800s, including the Casto home, the Bowthorpe home, and the Andrus home, which was built just three years earlier and one block west of Casper Cottage. The cross-wing additions to Casper Cottage in the early 1900s were of much inferior construction and materials than the original, and are presently in very poor condition.

At this point we are mainly seeking approval for the exterior appearance of the proposed modification to Casper Cottage. The internal floorplan will depend on whether the City accepts our offer to use it as a History Museum, which is related to but is not part of this application. A more detailed design will be provided for the Planning Commission to review once that decision has been made. If it is not used as a museum, then it will simply be used as a rental home, which would have a different floorplan. That is why that level of detail is presently lacking.

Here is the before and after of the Bowthorpe House as recently approved:



Note that the cross-wing design has been significantly upgraded, and that siding has been used to cover and protect the original deteriorating brick exterior, but it is still faithful to the time period.

Here is the Andrus House, built in 1895 just west of Holladay Boulevard:



Note that the exterior finish, the roof line, and the style and size of the windows are the same throughout, as we are proposing for Casper Cottage.

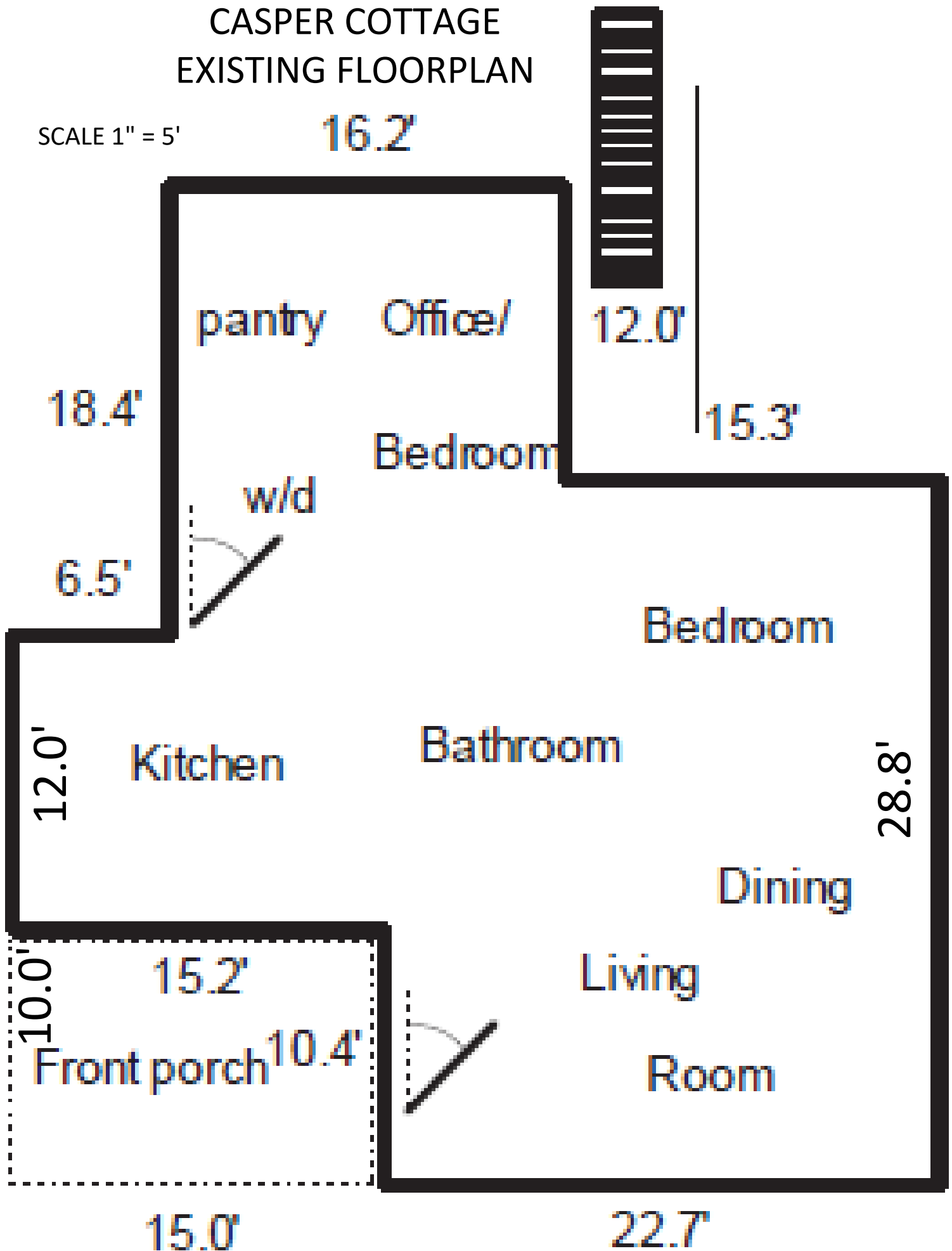
As shown below, our proposal for Casper Cottage is similarly faithful to the original and to these other Holladay homes of the time period. While it is true that the proposed modification may not meet the strictest academic standards for preservation, it is consistent in that regard with other historic home modifications that have been approved in Holladay, enabling conditional uses that make preservation economically feasible, which is the far-sighted aim of Holladay's unique preservation ordinance.

I therefore respectfully request approval of both the additional use and the proposed modification of Casper Cottage.

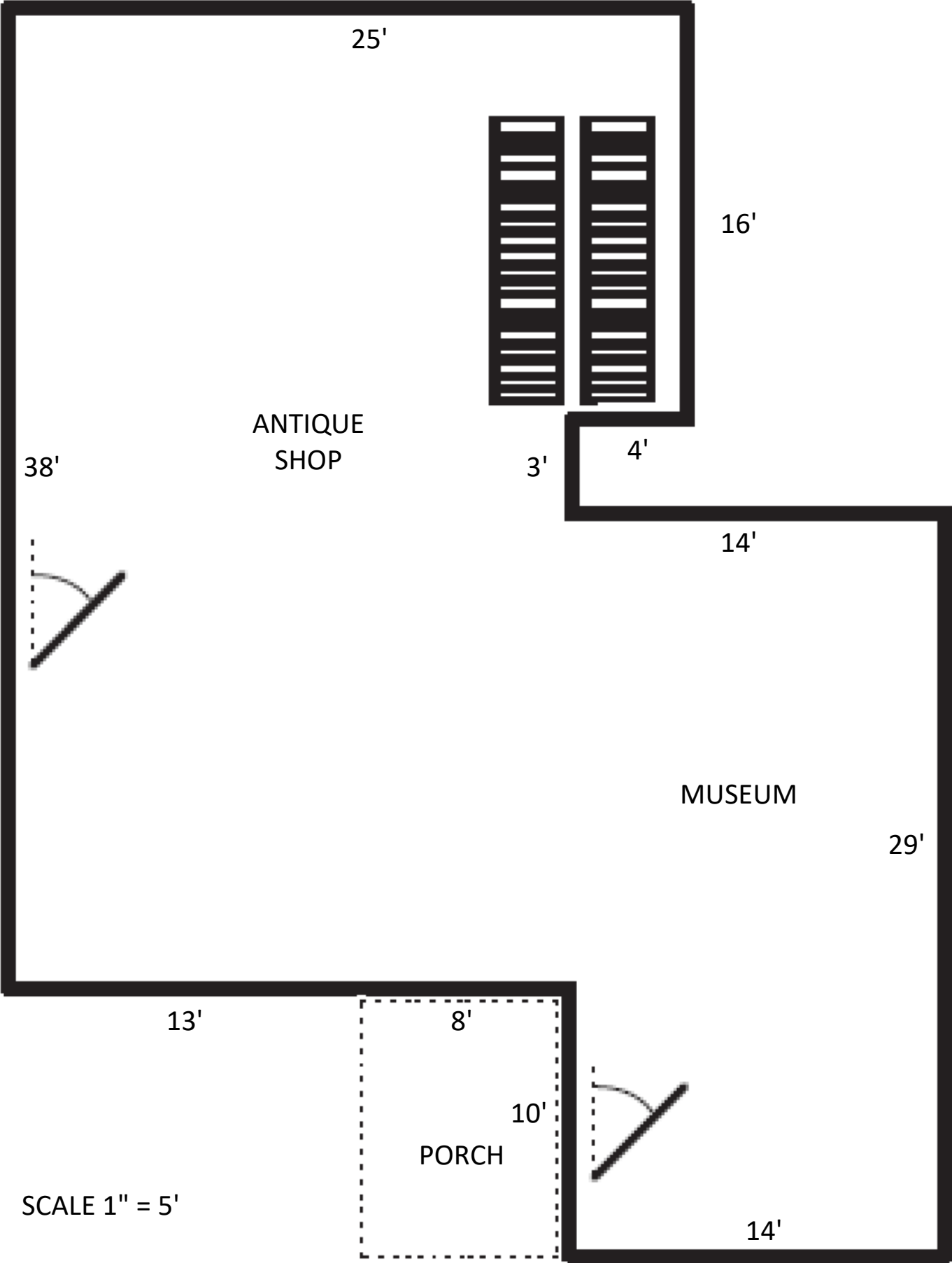
CASPER COTTAGE
EXISTING FLOORPLAN

SCALE 1" = 5'

16.2'



CASPER COTTAGE PROPOSED FLOORPLAN

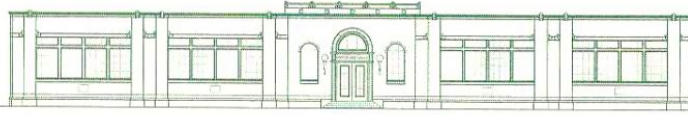


CASPER COTTAGE EXISTING FRONT VIEW



PROPOSED MODIFICATION





City of Holladay
HOLLADAY CITY COUNCIL

COUNCIL STAFF REPORT

MEETING DATE: July 16th 2026

SUBJECT: Zone Map Amendment – 4901 South Memory Lane; Residential Single-Family (R-1-21) to Public (P)

SUBMITTED BY: Jonathan Teerlink, CED Director

ACTION:

Legislative. Ordinance amendments are to be reviewed and considered during a public hearing prior to a motion of final decision/action.

SUMMARY:

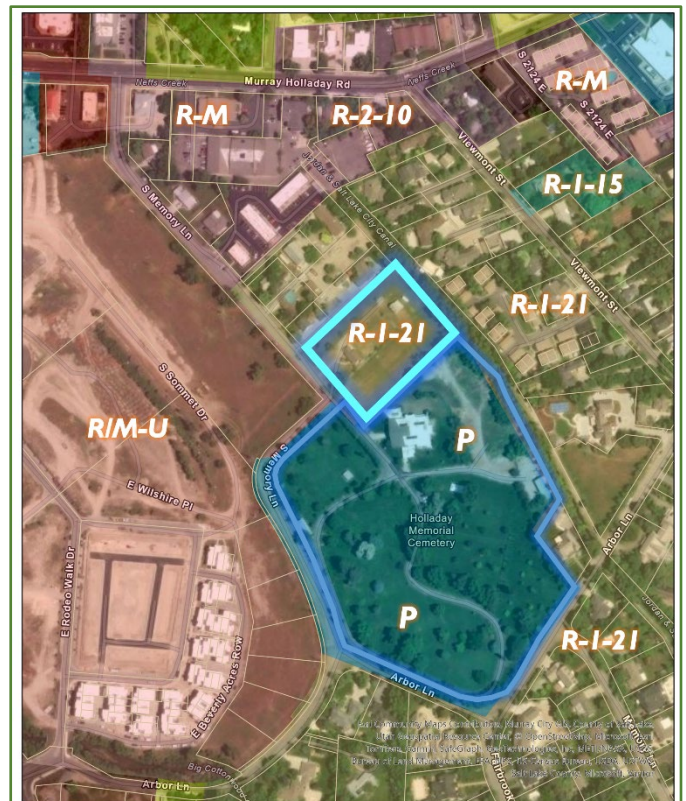
The applicant, Jordan Buckner, representing the current property owner (*Holladay Memorial Park, Inc.*) at 4901 S Memory Ln., is requesting to change the zone designation at this location from the current, Residential single-family home zone (R-1-21) to the Public zone (P).

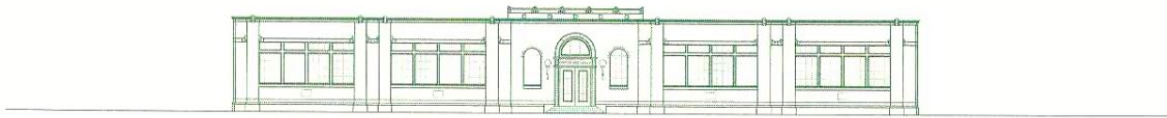
On June 16th 2026 the Holladay Planning Commission forwarded a unanimous recommendation to approve the application to change the land use zone at this location from R-1-21 to P to accommodate a future cemetery expansion. The property owner will provide a formal presentation to the City Council for final consideration.

BACKGROUND:

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

According to Salt Lake County records, the property was recently acquired by Holladay Memorial Cemetery, Inc., which also legally owns the adjoining cemetery property directly south of the subject site.





City of Holladay
HOLLADAY CITY COUNCIL

The cemetery has long served the community by providing burial and memorial services. However, available burial spaces are becoming increasingly limited. As a result, the property owner intends to expand the existing cemetery onto the subject property to accommodate future community needs.

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

GENERAL PLAN COMPLIANCE:

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

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

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

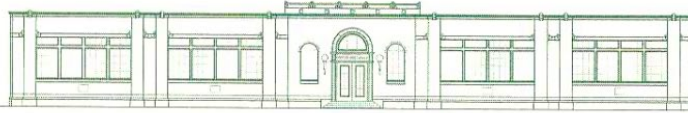
"While the future land use is anticipated to be primarily low-density residential, uses such as schools, parks, and open spaces that allow neighborhood spaces to grow and gather should be allowed to continue, but only to the scale and extent that they have historically existed within neighborhoods."

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

TECHNICAL REVIEW COMMITTEE ANALYSIS:

The proposed rezone would allow for the expansion of an existing cemetery, thereby providing additional space for burial and memorial services that serve an important community need. Cemeteries are long-standing community institutions that provide a dignified place for remembrance, reflection, and end-of-life





City of Holladay
HOLLADAY CITY COUNCIL

services. As available burial space within the existing cemetery becomes increasingly limited, the proposed expansion would help ensure that these services remain available to current and future residents. In this regard, the proposal supports the health, safety, and welfare objectives that underlie the public interest.

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

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

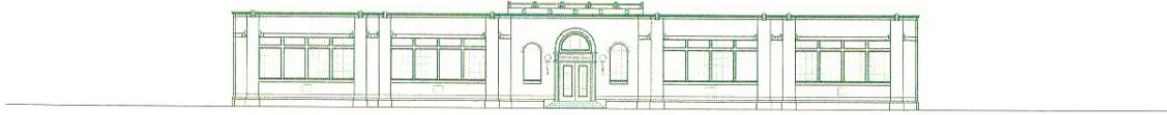
This principle reflects the importance of balancing present and future community needs in land use decision-making.

City Staff finds that the proposed zone change is necessary to achieve the objectives and purposes discussed throughout this analysis. Although Holladay Memorial Cemetery, Inc. owns both the existing cemetery property and the subject parcel, the planned expansion of the cemetery cannot occur under the current zoning designation of the subject property. If the two parcels are combined into a single lot, they cannot retain different zoning classifications. Because the intended use of the combined property is to expand the existing cemetery, the current R-1-21 (*Single-Family Residential*) zoning designation would not support the proposed use. Accordingly, rezoning the subject property to the Public (P) zone is necessary to facilitate the consolidation of the parcels and allow for the continued operation and expansion of the cemetery.

RECOMMENDATION:

The TRC has confirmed that the application filed by the applicant for a zone map amendment is complete. On June 16th, Staff provided the Planning Commission with a positive recommendation. The Commission reviewed the application during a public hearing. No public comment was taken. The commission provided the Council with a positive recommendation to approve the rezone based upon the following findings:





City of Holladay
HOLLADAY CITY COUNCIL

Planning Commission findings:

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

Staff can therefore recommend that the Council hold the final required public hearing and moderate a discussion with the applicant on the merits of amending the Holladay Zone map at 4901 South Memory Lane from R-1-21 to P.

ATTACHMENTS:

Zone map and amendment area

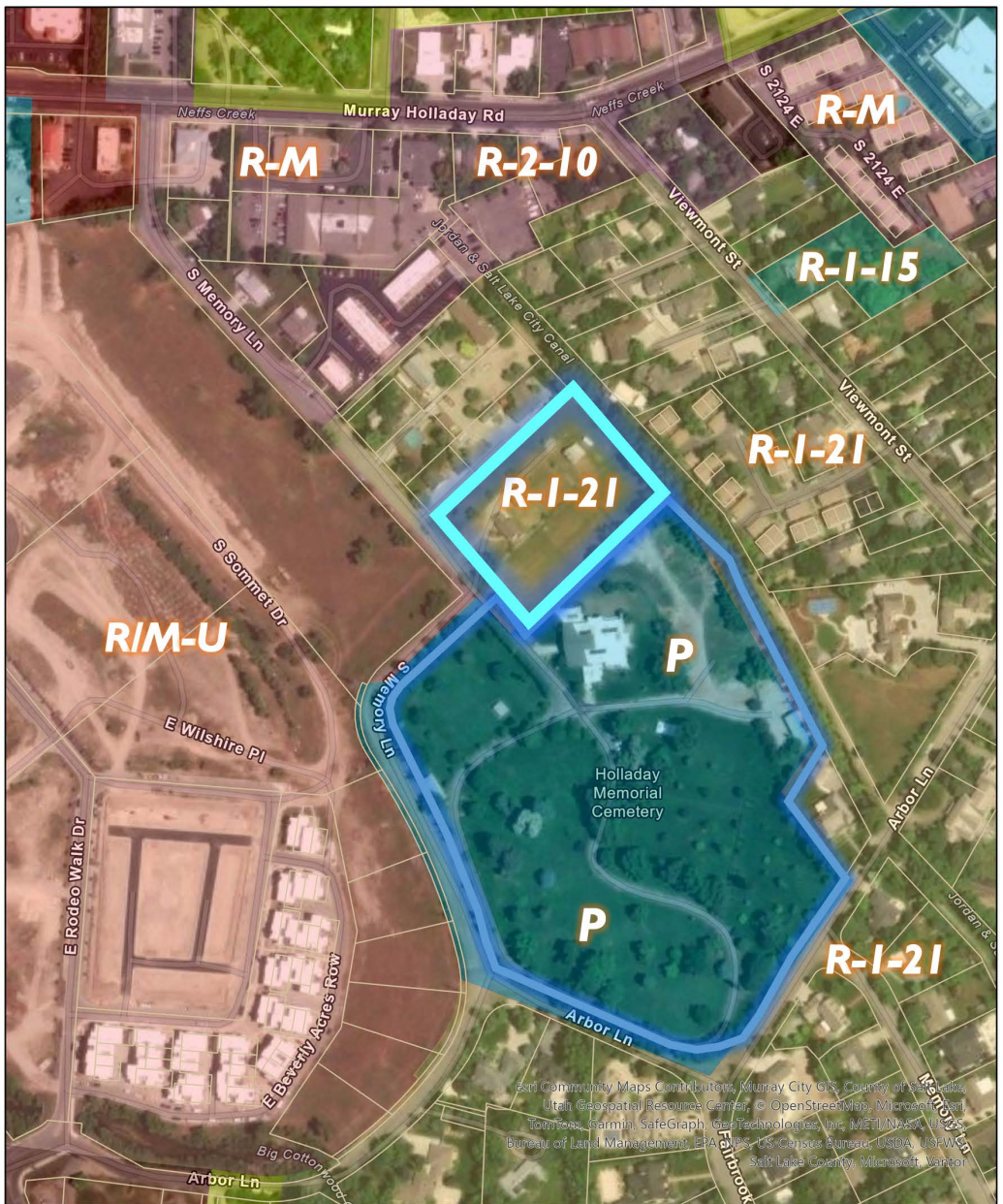
FISCAL IMPACT:

None

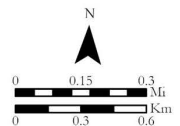
SUGGESTED MOTION:

Continue to Work session





City of Holladay
4901 SOUTH MEMORY LANE
ZONING AMENDMENT



Description of Re-Zone Request Regarding 4901 South Memory Lane

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

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

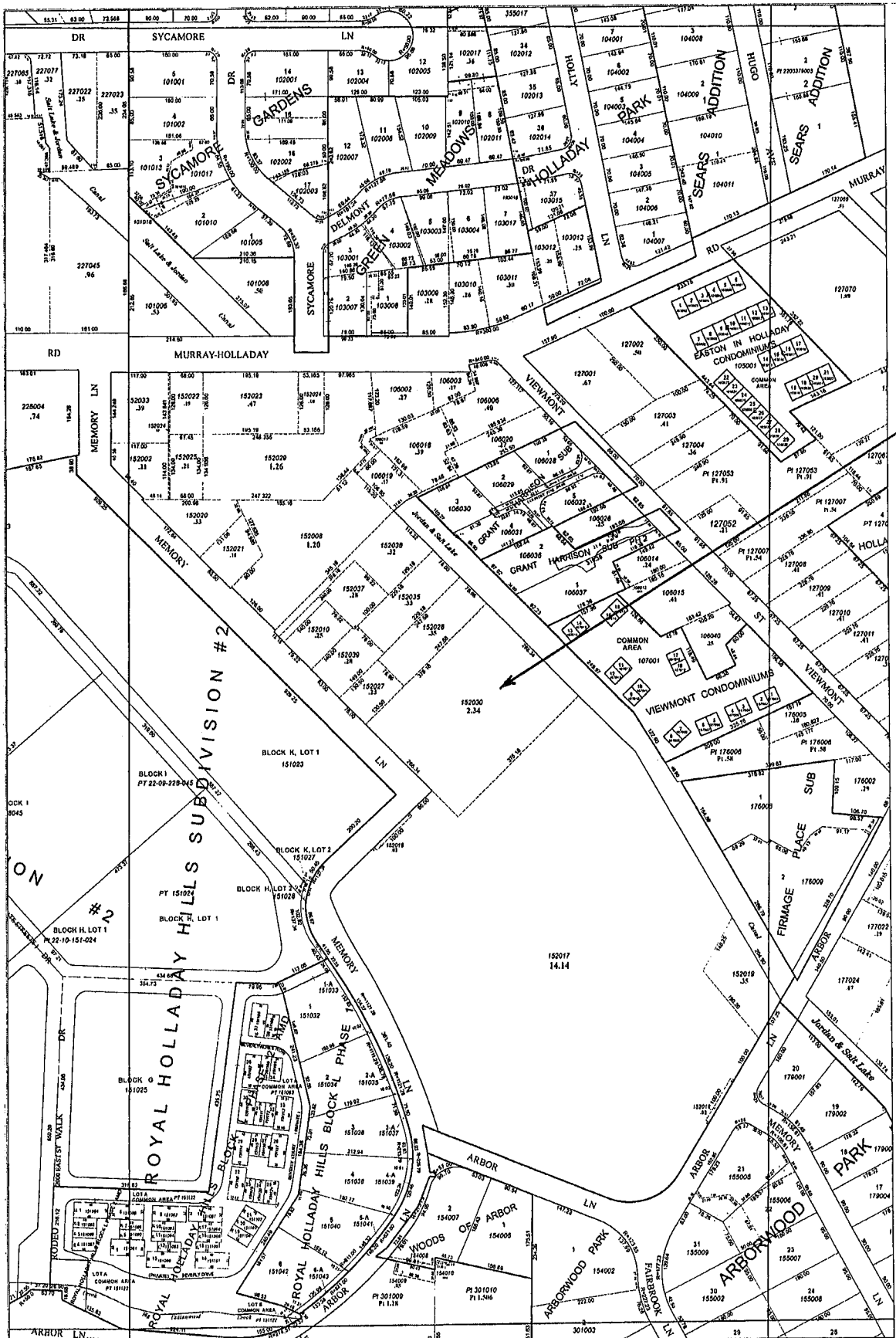
The proposed development goal is to integrate the property into the existing cemetery in a manner that is respectful, well-maintained, and consistent with the character of the surrounding area. The expansion will be designed with careful consideration given to landscaping, buffering, and overall aesthetics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

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

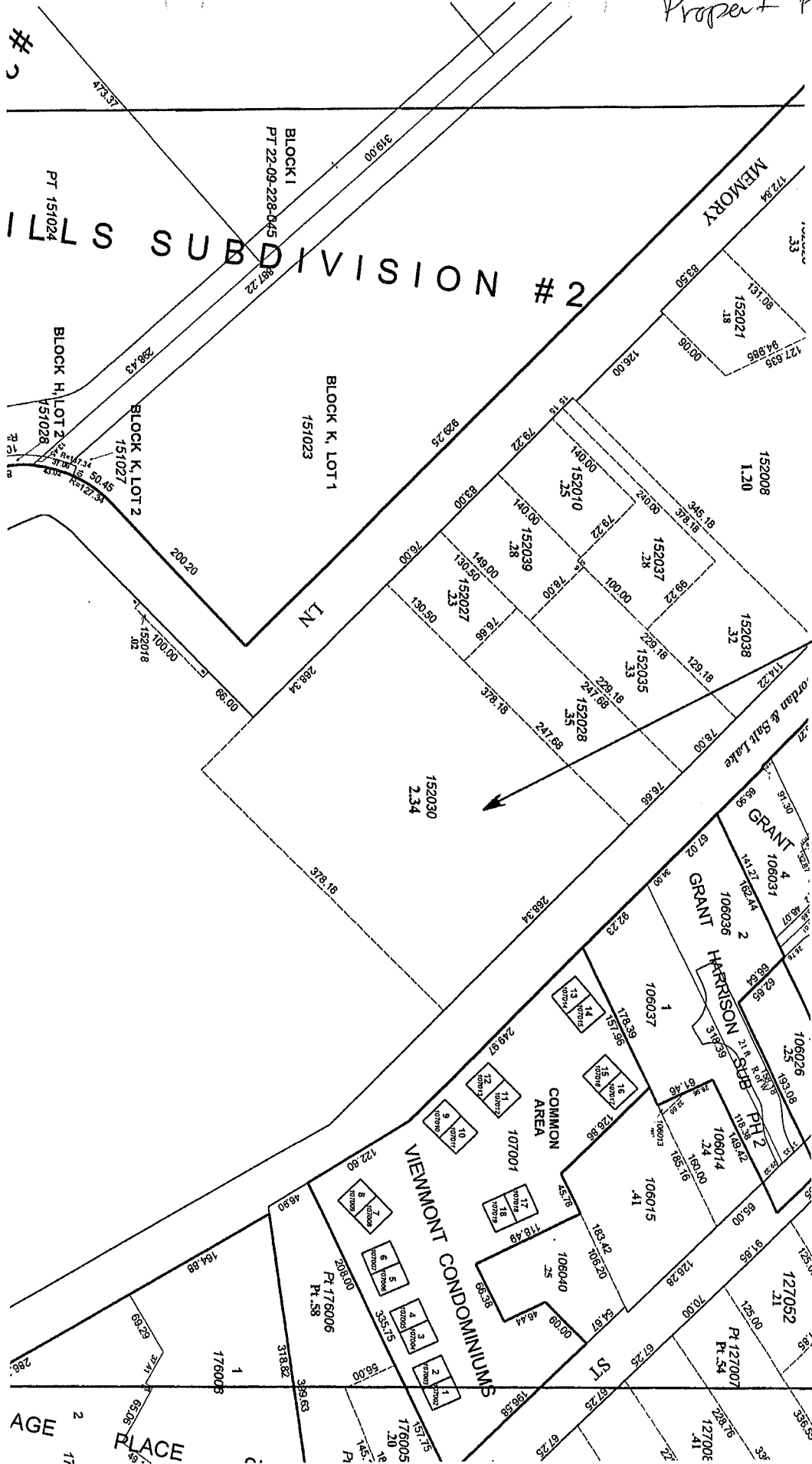
- Existing cemetery property
- Proposed cemetery expansion



Property Plat



Proper Plat



Legal Description of Proposed Re-Zoned Property

4901 South Memory Lane

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

Neighborhood Meeting Minutes And Roster of Attendees

March 31st, 2026 @ 6:00 PM

Potential Rezone of 4901 S. Memory Lane

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

Meeting Roster

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

March 31st Meeting Minutes

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

5:45 – doors opened

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

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

6:45 – Doors shut and meeting adjourned

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

[Date]

[Recipient Name]

[Recipient Address]

Dear Neighbor,

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

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

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

Neighborhood Meeting Details:

Location: Memorial Holladay Cottonwood Mortuary

Address: 4670 South Highland Drive, Holladay, Utah 84117

Date: Tuesday, March 31st

Time: 6:00 PM

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

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

Warm regards,

Jordan Buckner

Memorial Mortuaries & Cemeteries

801-278-2803

info@memorialutah.com



MEMORIAL
MORTUARIES & CEMETERIES

** created for attendees*

Neighborhood Meeting

March 31st, 2026

Potential Re-zone of 4901 S. Memory Lane

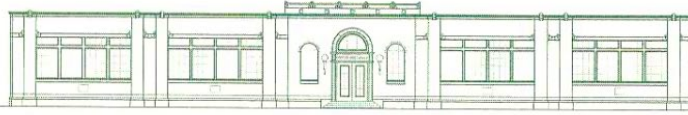
Background

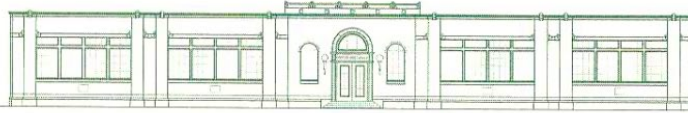
Memorial Holladay Cemetery is one of Utah's oldest cemeteries, with burials dating back to 1848. For over 35 years, Memorial Mortuaries and Cemeteries has owned and operated this beautiful cemetery. The Memorial Holladay Cemetery is one of Holladay's largest open spaces for the community. In 2024, Memorial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

Proposed Project Details

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

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





City of Holladay
HOLLADAY CITY COUNCIL

TECHNICAL REVIEW COMMITTEE ANALYSIS:

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

Development standards for the site are anticipated to encompass a mix of uses including residential and nonresidential uses within the same building and inviting public and private spaces in a manner that promotes walkability and human interaction. The Holladay Hills site could be lacking in the necessary mixture of land uses which support the vision statement of the R-M/U zone.

RECOMMENDATION:

The TRC has confirmed that the application filed by the property owner for a text amendment is complete. Staff provided the Planning Commission with a positive recommendation. The Commission reviewed the application during a public hearing. No public comment was taken. The commission provided the Council with a positive recommendation based upon the following findings:

Planning Commission findings:

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

Staff can therefore recommend that the Council hold the final required public hearing and moderating a discussion with the applicant to amend page 3 of the SDMP to include “Personal Services” under the category “Retail Building” to, as shown in Exhibit “A,”

ATTACHMENTS:

SDMP Amendment, Page 3

FISCAL IMPACT:

None

SUGGESTED MOTION:

Continue to Work session



Permitted Land Uses by District and Building Functions

This table sets forth Land Use categories to delegate specific Functions and uses within established Districts

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		■	■
Detached housing	■	■	■
Ancillary Units (only permitted on lots greater than 0.20 acres	■		
LODGING			
Hotel (no room limit)			■
Inn (up to 12 rooms)			■
Bed and Breakfast (up to 5 rooms)		■	■
School Dormitory			■
COMMERCIAL			
Office		■	■
Live-Work Unit		■	■
Open Market Building			■
Retail Building ***			■
Department Store Building			■
Display Gallery			■
Push Cart (mobile)			■
Restaurant			■
Kiosk (fixed)			■
Liquor Selling Establishment			*****
CIVIC			
Bus Shelter	■	■	■
Assembly Spaces			■
Fountain or Public Art	■	■	■
Library		■	■
Live Theater			■
Movie Theater			■
Museum			■
Outdoor Auditorium			■
Parking Structure			■
Playground	■	■	■
Surface Parking Lot		■	■
Religious Assembly			■
CIVIL SUPPORT			
Police Station			■
Funeral Home			■
Hospital			■
Medical Clinic			■
Postal Office			■
EDUCATION			
College			■
Trade School			■
Elementary School			■
Childcare Center			■

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

■	Permitted by Right
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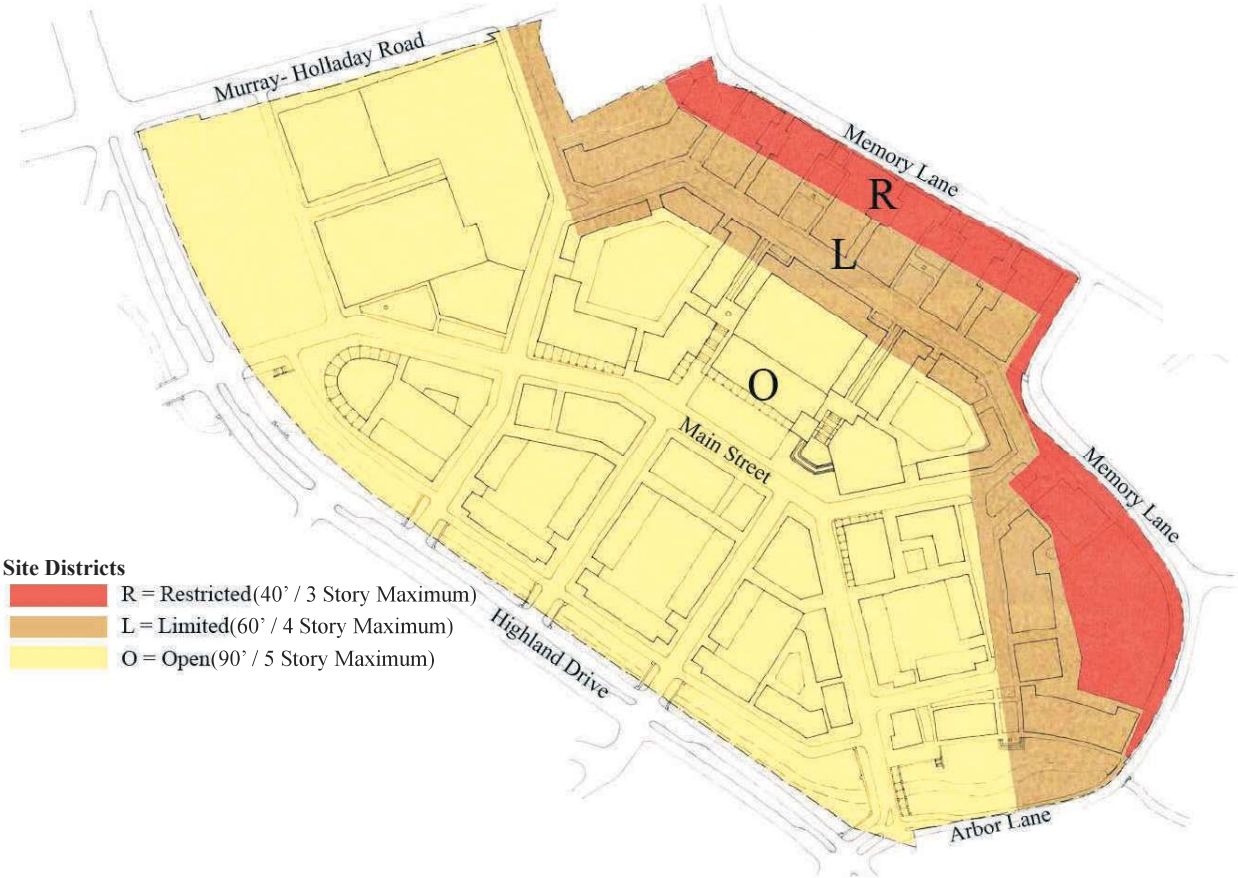
***** Permitted subject to compliance with applicable State of Utah regulation

Note: Live/Work Units are not regulated as home occupational units.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

BUILDING FUNCTIONS

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a principal building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the accessory dwelling shall not exceed 1,000 square feet. Accessory buildings are only permitted on lots greater than 0.20 acres.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 2.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.
LODGING		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times.
OFFICE		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
RETAIL			Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.



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

CITY OF HOLLADAY

RESOLUTION NO. 2026-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY ADOPTING
POLICIES RELATING TO THE MAINTENANCE AND REPAIR OF PUBLIC SIDEWALKS**

WHEREAS, the City Manager and the Engineer have made a recommendation to the Council that the Council approve and adopt policies relating to the Maintenance and Repair of public sidewalks within the City; and

WHEREAS, the City Council has reviewed the proposed policies and finds that they will benefit the general public and will promote the fiscal integrity of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay as follows:

Section 1. Approval. The City Council of the City of Holladay hereby adopts the Sidewalk Policies, attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Clerical Corrections. The City Recorder, under the supervision of the City Manager and in consultation with the City Manager and City Attorney, is authorized to make non-substantive corrections to any portion of this Resolution and to the City codes referenced herein, if any, for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substance of the Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ____ day of July, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

David Sumdwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____

Sidewalk Management Policy

Purpose

The purpose of the City of Holladay’s sidewalk management policy is to establish a proactive, systematic approach to ensure sidewalks are safe, accessible, and compliant with applicable standards and laws. This policy is designed to improve public safety, support ADA compliance, reduce liability exposure and extend the life of sidewalk infrastructure.

Scope

This policy applies to all sidewalks, curb ramps, pedestrian pathways, crosswalks, and pedestrian-related concrete infrastructure owned, operated, or maintained by the city, including:

- Public rights-of-way
- Parks and other public facilities
- Parking lots
- Trails and shared-use paths

Policy

During FY 2026-27, all sidewalks and pedestrian assets will be mapped and inventoried by segment using GIS. Each segment should include:

- Location
- Length and width
- Surface type
- Age (if known)
- Adjacent land use
- ADA features (ramps, landings, detectable warnings)

Inspections: Beginning in FY 2026-27, sidewalks will be inspected on a defined cycle based on risk level:

Area Type	Inspection Frequency
Holladay Village, schools, transit stops, parks	1–2 times per year

Area Type	Inspection Frequency
Residential neighborhoods	Every 2–3 years
Pedestrian pathways/trails /parking lots	Every 3–5 years
After major storms or construction	As needed

Inspections will document any vertical displacement (lips, cracks, heaving), surface defects, ADA compliance (cross slope, running slope, ramp condition), Obstructions (vegetation, poles, utility conflicts), drainage and ponding, and utility access covers, water meter and manhole covers.

Each sidewalk segment will be assigned a reduces liability exposure based on:

- Size of defect
- Trip hazard severity
- Pedestrian exposure
- ADA impact
- History of complaints or claims

Ratings will fall into:

- Priority 4 – <.25” of variation - No action required
- Priority 3 – .25-1” of variation - Monitor and schedule repair if between .5”-1”
- Priority 2 – 1-2” of variation - Repair required
- Priority 1 – >2” of variation - Immediate hazard; temporary mitigation required

Repairs: Subject to annual appropriations of the City Council, repairs will follow established engineering and accessibility standards including:

- [ADA](#) and [PROWAG](#) requirements
- Local sidewalk design standards, particularly in Holladay Village

Projects will be prioritized using a risk-based model that considers:

- Safety risk (Priority 1 followed by Priority 2)

- Within 24 hours:
 - Clearly mark with safety yellow paint or close and barricade section.
 - Schedule for immediate repair/replacement as soon as possible
- ADA non-compliance
- Pedestrian volume
- Proximity to schools, transit, and public buildings
- Cost vs. benefit

This ensures funding is spent where it reduces the greatest risk and improves accessibility the most.

Tracking:

All hazards, inspections, and repairs will be tracked in a centralized system.

The City of Holladay maintains a reporting system to allow the public to submit sidewalk concerns. Complaints are logged, inspected within 24 hours, assigned a risk level, and tracked through resolution.

CITY OF HOLLADAY

RESOLUTION NO. 2026-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING AN AMENDMENT TO AN AGREEMENT WITH SALT LAKE COUNTY RELATING TO FUNDING FOR THE DEVELOPMENT OF COMMUNITY CENTERED HEALTH PROGRAMMING.

WHEREAS, the City of Holladay previously submitted a proposal to the County for the application of County funding in support of Health programs within the City; and

WHEREAS, the City and Salt Lake County, through the Salt Lake County Health Department, previously entered into an Agreement provide certain funding to the City, on behalf of the City's Happy Healthy Holladay program, to support programs enhancing public health; and

WHEREAS, the City and Salt Lake County desire to amend certain provisions of the Agreement to extend the term and increase the amount of grant funding; and

WHEREAS, the City Council of the City of Holladay has reviewed the proposed Amendment to the Agreement with Salt Lake County and finds it is in the public interest and will promote the public welfare to enter into the agreement with Salt Lake County;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay as follows:

Section 1. Approval. That certain Amendment to the Interlocal Agreement between Salt Lake County and the City of Holladay, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved. The Mayor of the City of Holladay is hereby authorized to sign the Amendment to the Interlocal Agreement for and in behalf of the City.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Clerical Corrections. The City Recorder, under the supervision of the City Manager and in consultation with the City Manager and City Attorney, is authorized to make non-substantive corrections to any portion of this Resolution and to the City codes referenced herein, if any, for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substance of the Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ____ day of July, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

David Sumdwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____
Emily Gray	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____

ATTEST:

Stephanie N. Carlson, MMC
City Recorder

DEPOSITED in the office of the City Recorder this ____ day of July, 2026.

RECORDED this ____ day of July, 2026.

SECOND AMENDMENT
to
INTERLOCAL COOPERATION AGREEMENT
between
SALT LAKE COUNTY
On behalf of its Salt Lake County Health Department
and
CITY OF HOLLADAY
for its HAPPY HEALTHY HOLLADAY COALITION **Coalition**

THIS SECOND AMENDMENT is between SALT LAKE COUNTY (“County”), a body corporate and politic of the State of Utah, on behalf of its Salt Lake County Health Department, and the CITY OF HOLLADAY (“Contractor”), also a body corporate and politic of the state of Utah on behalf of its HAPPY HEALTHY HOLLADAY COALITION. County and Contractor are collectively referred to hereafter as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an Agreement (County Contract #HLT24CCEB ^{HOLLADAY}) whereby Contractor agreed to develop and implement a community-centered, evidence-based prevention coalition with fidelity; and

WHEREAS, the Agreement was effective August 29, 2024, through August 28, 2025 (“Initial Term”); and

WHEREAS, the Parties amended the agreement to add funding; to modify the effective date; and to exercise the option to renew through June 30, 2027 (“First Renewal Term”); and

WHEREAS, the Parties now desire to amend the Agreement to modify the scope; to add funding; to modify payment terms; to modify reporting requirements; and to exercise the final option to renew.

THEREFORE, in exchange for valuable consideration, including the mutual covenants and agreements contained in the Agreement, the First Amendment, and this Second Amendment, the Parties covenant and agree as follows:

- I. To amend Section 1 of the Agreement, entitled “SCOPE OF SERVICES” to read as follows:**

1. SCOPE OF SERVICES

- 1.1 Contractor agrees to provide the services outlined in the Request for Applications (“RFA”), which is incorporated by reference and attached as Exhibit 1, and the services outlined in Contractor’s application, which is incorporated by reference and attached as Exhibit 2.
- 1.2 Contractor responsibilities:
 - a. Hire and maintain at least a half time (0.5) FTE Communities That Care (“CTC”) coordinator and implement the CTC process with fidelity.
 - b. The CTC coordinator will work closely with County to receive technical assistance by attending semi-monthly CTC Coaching, bi-monthly County Coalition Leadership meetings, and any other additional technical assistance sessions identified by County.
 - c. The CTC coordinator must be certified in the Utah Substance Abuse Prevention Specialist Training (“USAPST”) and CTC coordinator training within six-months of any new coordinator’s start date.
 - i. Copies of certificates of completion must be provided to County.
 - ii. Contractor is financially responsible for USAPST and CTC coordinator training, and must purchase the 3-year license which, at the time of this Amendment, costs \$2,600. These costs may be covered by funds provided through this Agreement if included in the Contractor’s budget.
 - d. Contractor shall utilize CTC Milestones and Benchmarks to provide evidence of coalition progress implemented to fidelity.
 - e. Contractor will be monitored by the Salt Lake County Health Department (“SLCoHD”) on a quarterly basis for contract compliance. Should non-compliance occur two or more months per quarter, Contractor will be placed on a 90-day monitoring period which may result in required utilization of County support tools, which include but are not limited to additional training and technical assistance. Failure to show compliance and/or engagement in support tools during the 90-day monitoring period could result in withholding payment until performance has improved or contract termination.

f. Contractor agrees to give credit to County in all County-supported event or program promotional or informational communication materials, websites, public presentations, etc. Displaying the Salt Lake County Health Department is preferable, but text reference is also acceptable.

1.3 County Responsibilities: County agrees to maintain and make readily available several support tool options for Contractor to utilize to ensure contract compliance. Support tools include but are not limited to: verbal discussion, collaborative development of a support plan, and a mandatory formal corrective action plan. Contractor may request use of support tools at any time during the contract period. County reserves the right to require Contractor to engage with each of these tools progressively or selectively depending on the severity of the situation

II. To amend Section 3 of the Agreement, entitled “PAYMENT” to read as follows:

3. PAYMENT

Contractor shall be reimbursed on a 1/12th basis, meaning each month through the contract year. To be reimbursed, Contractor must have complete and accurate demographics and service data submitted in a County approved electronic system on or before the 15th of the following month, as described in Section 5 – Reporting Requirements, of the Agreement. Payment may be withheld due to lack of data submission. End of term demographics and service data must be submitted on or before July 15th of each year. The County shall submit monthly invoices on behalf of Contractor.

III. To amend Section 2 of the Agreement, entitled “CONSIDERATION”, to read as follows:

2. CONSIDERATION

2.1 Contractor has been reimbursed \$199,000 for services rendered under this Agreement during the Initial and First Renewal Terms.

2.2 Contractor shall be reimbursed by County in an amount not to exceed \$94,500 in SUBG funding and \$10,000 in CTC funding for the July 1, 2026-June 30, 2027 time period. Total consideration for the Second Renewal Term shall be \$104,500.

2.3 Total consideration for the Initial, First Renewal, and Second Renewal Terms of this Agreement is \$303,500.

2.4 As additional funds become available, or if funds are reduced from state and federal sources for the services provided under this Agreement, the amount may be increased or decreased by formal written amendment to this Agreement.

IV. To amend Section 4 of the Agreement, entitled “EFFECTIVE DATE/TERM” to read as follows:

4. EFFECTIVE DATE/TERM

4.1 This Agreement had an initial effective date/term of August 29, 2024, through August 28, 2025. To shift Contractor to a fiscal year, the Initial Term was modified to end early- on June 30, 2025. The First Renewal Term began July 1, 2025, and extended through June 30, 2026.

4.2 A Second Renewal Term is added effective July 1, 2026, and terminating June 30, 2027.

4.3 There are no additional renewals available under this Agreement.

4.4 Funds from the First Renewal Term will not carry over to the Second Renewal Term.

V. To amend Section 5 of the Agreement, entitled “REPORTING REQUIREMENTS” to read as follows:

5. REPORTING REQUIREMENTS

5.1 Contractor shall adhere to reporting requirements as outlined in the “Reporting” section of Exhibit 1 of the underlying Agreement.

5.2 Contractor shall submit its grant updates, activities, and data from the previous to County through SLCoHD’s approved reporting system on or before the 15th of each month.

5.3 County may require additional reporting of process and outcome data.

VI. The date the last party signs this Second Amendment (as indicated by the date stated under that party’s signature) will be deemed the effective date of this Second Amendment.

VII. All other terms and conditions of the underlying Agreement not specifically amended herein shall remain in full force and effect.

VIII. Standard Form. Any alteration of the standard form language without review of the Salt Lake County District Attorney shall render this amendment 2 void and without effect. Any changes to this agreement must be pre-reviewed as to form and legality by the District Attorney's Office.

The Parties execute this Second Amendment.

SALT LAKE COUNTY

CONTRACTOR: CITY OF HOLLADAY

Signature: _____
Mayor or Designee

Signature: _____

Printed Name: _____

Date: _____

Title: _____

Date: _____

Health Department Review

Signature: _____
Division Director

Approved as to form for Contractor

Signature: _____

Reviewed as to form and legality for
County:

Signature: _____



SPRING LANE

ADAPTIVE REUSE PLAN
BRIDGING DOCUMENT

CITY COUNCIL PRESENTATION

July 16th, 2026





AGENDA

SCHEDULE UPDATE

BRIDGING DOCUMENT REVIEW

TURF AND IRRIGATION

COSTS

MOVING FORWARD

SCHEDULE UPDATE

A winter scene with a snow-covered field in the foreground. In the middle ground, there is a wooden gazebo and several large, bare trees. In the background, a snow-capped mountain rises against a clear blue sky. The text "SCHEDULE UPDATE" is overlaid in the center in a white, sans-serif font.

SCHEDULE UPDATE

COMPLETED

- BRIDGING DOCUMENT
- COST ESTIMATE

DOING / IN PROGRESS

- PRODUCE FINAL BRIDGING DOCUMENT WITH COUNCIL INPUT

UPCOMING

- CITY TO SELECT DELIVERY METHOD
- CONSTRUCTION PHASE

A winter landscape with snow-covered trees, a gazebo, and a mountain in the background. The scene is set in a park-like area with a large, open snow-covered field in the foreground. In the middle ground, there is a wooden gazebo with a peaked roof. To the left of the gazebo, there are several large, bare trees with snow-laden branches. To the right, a large, dark evergreen tree stands prominently. In the background, a rugged mountain with snow-dusted peaks rises against a clear blue sky. A few small figures of people can be seen in the distance near the gazebo.

BRIDGING DOCUMENT REVIEW

Bridging Document Review

PROJECT OVERVIEW	SECTION 1
Refined Site Plan.....	1.1
Purpose of this Document	1.2
Project Description	1.3
Project Goals	1.4
GENERAL REQUIREMENTS	SECTION 2
Codes and Standards	2.1
Scope of Design-Build Work	2.2
SITE WORK	SECTION 3
Demolition and Site Preparation	3.1
Historical Marker	3.2
Maintenance Structure and Public Restroom	3.3
Pavilion	3.4
Adaptive Reuse - Bridge Truss Structures	3.5
Wood Timber Beam Trellis Structures.....	3.6
Dog Park	3.7
Pickleball Courts	3.8
Playground	3.9
Trails.....	3.10
Plaza and Hardscape.....	3.11
Park Perimeter Fencing	3.12
Site Security Lighting	3.13
Site Furnishings	3.14
IRRIGATION	SECTION 4
General	4.1
Mainline	4.2
Lateral Lines	4.3
Irrigation Zones by Landscape Type.....	4.4
Irrigation Controls	4.5
LANDSCAPE	SECTION 5
General Design Intent.....	5.1
Trees.....	5.2
Shrubs and Perennials	5.3
Turf	5.4
Native Planting Areas.....	5.5
SUBMITTALS AND OWNER COORDINATION	SECTION 6
DOCUMENT STATUS AND NO-RELIANCE NOTICE	SECTION 7
ATTACHMENTS	ATTACHMENTS
Scaled Site Plan.....	Attachment A

Bridging Document Table of Contents



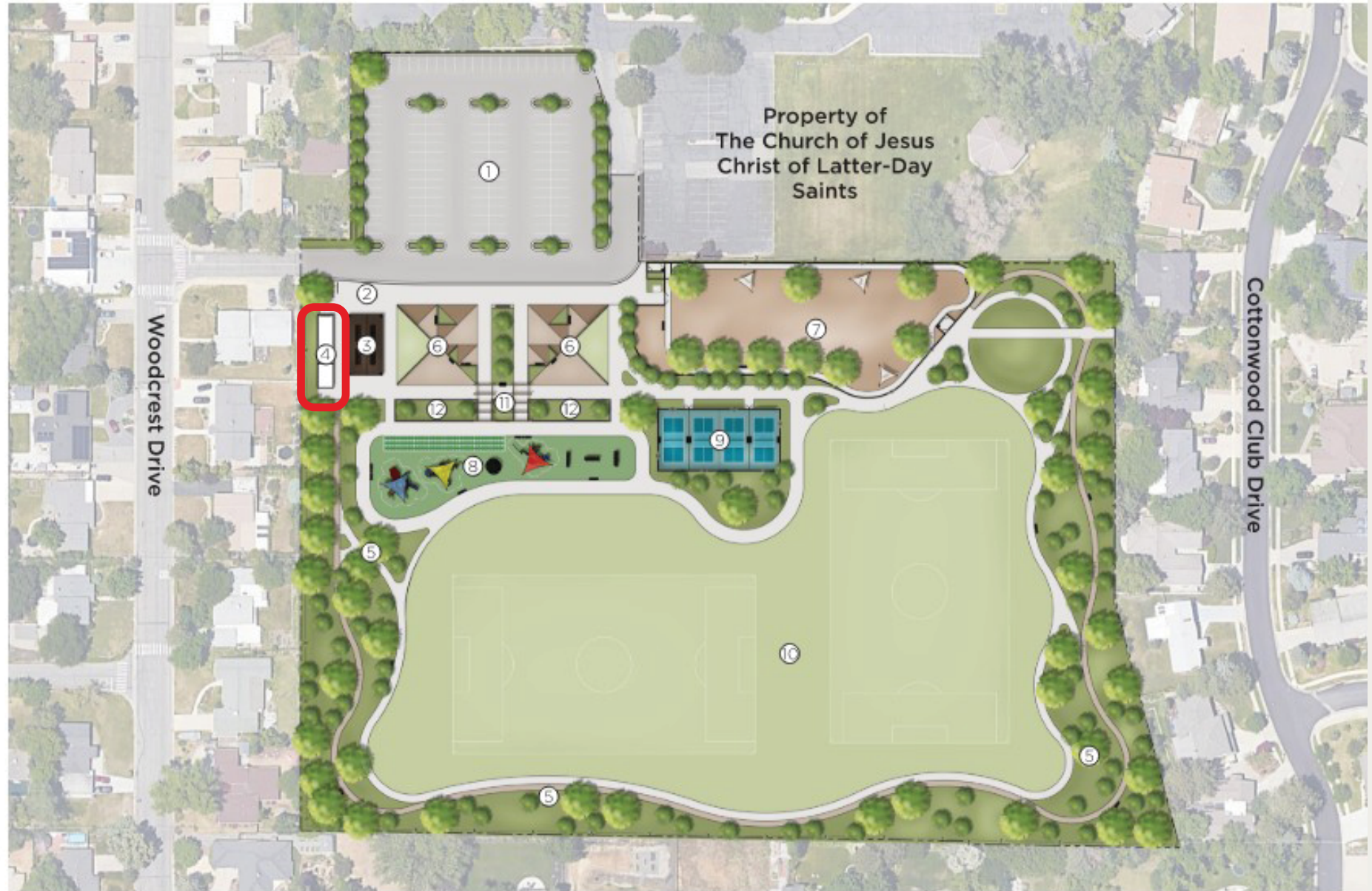
Bridging Document Review

1.1 - REFINED SITE PLAN

Plan Key & Legend

- ① Updated Parking Lot
- ② Concrete Sidewalk
- ③ Pavilion
- ④ Maintenance & Restroom Structure
- ⑤ Trails
- ⑥ Plaza
- ⑦ Dog Park
- ⑧ All-Ages Playground
- ⑨ Pickleball Courts
- ⑩ Play Fields
- ⑪ Wood Beam Trellis
- ⑫ Truss Bridge Decorative Fence
- Asphalt Pavement
- Concrete Sidewalk
- Decorative Paver
- Colored Concrete
- Aggregate Trail
- Post-Tension Concrete
- Pour-in-Place Surfacing
- Natural Turf
- Landscape Area
- Dog Park Bark Mulch

Note: See the attached scaled site-plan at the end of this Bridging Document for additional details



TURF & IRRIGATION

A winter landscape featuring a snow-covered field in the foreground. In the middle ground, there is a gazebo and several bare trees. In the background, a large, snow-dusted mountain rises against a clear blue sky. The text "TURF & IRRIGATION" is overlaid in white, bold, sans-serif font across the center of the image.

TURF TYPES



KENTUCKY BLUEGRASS

- PRO's - Unmatched self-repairing ability; can spread to fill in bare spots and heavy traffic areas. - Soft texture and very deep, vibrant blue-green color. - Excellent cold tolerance.
- CON's - Requires significantly more water (up to 50% more) and regular fertilization than fescue. - Goes dormant and turns brown during extended hot, dry spells if not heavily irrigated. - Susceptible to fungal diseases like summer patch and prone to thatch buildup.



TALL TURF FESCUE

- PRO'S - Exceptionally deep roots allow it to stay green during hot summers where other cool-season grasses go dormant. - High tolerance for shade, heavy foot traffic, and wear and tear. - Requires less water and nitrogen fertilizer than Kentucky Bluegrass.
- CON'S - It grows in clumps (not spreading rhizomes), meaning bare or damaged spots will require reseeding. - Wider, coarser blade texture compared to softer bluegrass. - Susceptible to large brown patch fungal diseases in humid climates.



BERMUDA GRASS

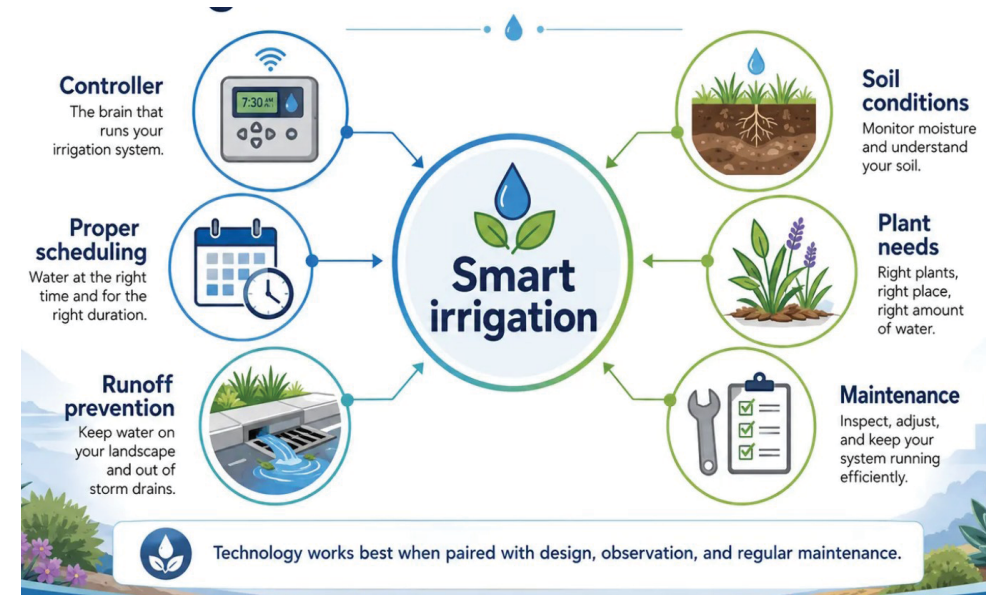
- PRO's - Incredible heat and drought tolerance, rebounding quickly from summer stress. - Exceptional recovery rate and traffic tolerance it is frequently used for athletic fields and golf courses.
- CON's - Very poor shade tolerance. - Goes dormant (turns completely brown) during the winter months. - Only available in Sod or Plug form.

IRRIGATION

EXISTING vs. NEW

- Enhanced Water Efficiency
- Improved Landscape coverage
- Smart Automation Features
- Time-Saving Convenience
- Lower Long-Term Costs
- Environmental Benefits
- Advanced Smart Technology
- Reduced Repair Concerns

RECOMENDATION: Retain irrigation mainline, install new valves, laterals and heads, rebalance topsoil and install new sod



A wide-angle photograph of a winter scene. In the foreground, a large, open field is covered in a thick layer of snow, with some faint tracks visible. In the middle ground, there is a small, open-sided gazebo with a peaked roof. To the left of the gazebo, there are several large, leafless trees with intricate branch structures. To the right, a single, very large and old tree stands prominently. In the background, a range of mountains is visible, with the central peak being particularly sharp and rocky. The sky is a clear, deep blue with a few wispy clouds. The word "COST" is superimposed in the center of the image in a large, white, sans-serif font.

COST

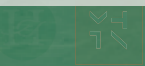
COST UPDATE

COST OPINION

DESCRIPTION	COST
PAVILLION	330,976
PLAZA	727,643
PICKLEBALL COURTS	564,501
SURROUNDING SITE	891,476
RESTROOM/ MAINTAINENCE BUILDING	431,335
PARKING LOT	783,132
PLAYGROUND	1,992,437
MULTIPURPOSE FIELDS	1,885,932
DOG PARK	483,429
TOTAL	\$8,090,861

MOVING FORWARD

- SELECT DELIVERY METHOD
- CONSTRUCTION PHASE





Happy Healthy Holladay

A Community Health Update for the Holladay City Council

July 2026

1

Who We Are

A coalition of residents, schools, businesses, city leaders, healthcare partners, and volunteers working together for a healthier, safer, more connected Holladay.



Supporting youth & families



Mental & emotional well-being



Healthy choices & connection

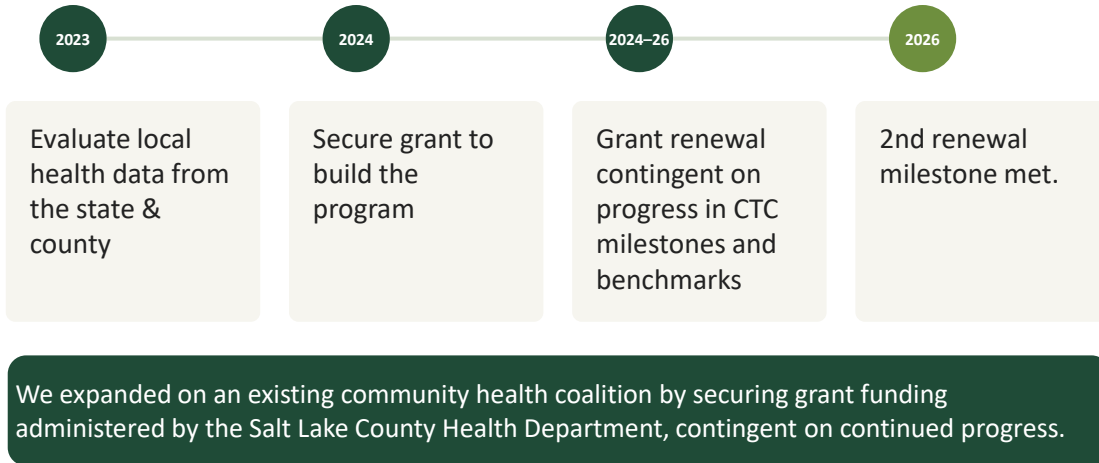


Community coalition update

Happy Healthy Holladay

2

How We Got Here



Program origin & funding timeline

Happy Healthy Holladay

3

What the Data Told Us

Our initial evaluation of state & county data pointed to two priority areas:



Opioid-Related Harm

Reducing opioid-related emergencies and deaths locally.



Mental Health & Suicide Prevention

Improving mental health and reducing suicide risk locally.

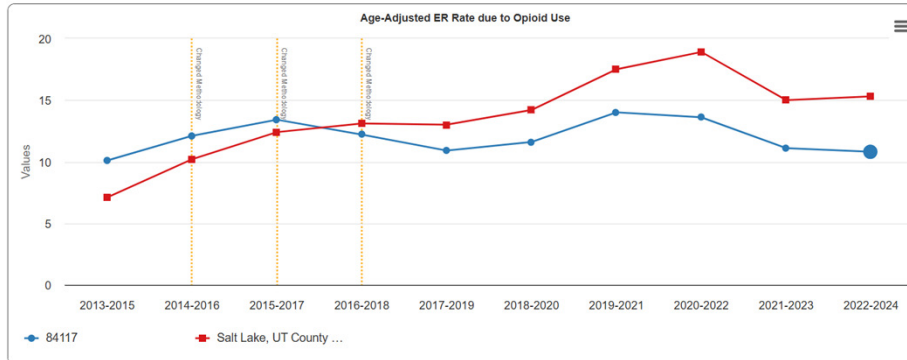
Note: federal data-system changes delayed some official reporting this year, so we're using proxy indicators (next 2 slides) to show direction of travel.

Priority areas identified in 2023 evaluation

Happy Healthy Holladay

4

Opioid-Related ER Visits: Encouraging Signal



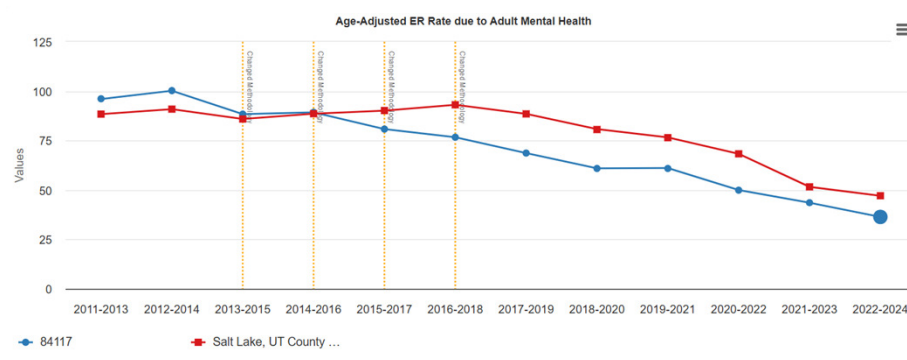
84117 (blue) has declined in the most recent periods, now sitting below the county trend (red).

Source: state/county ER surveillance dashboard (multi-year rolling rates)

Happy Healthy Holiday

5

Mental Health ER Visits: Sustained Decline



84117 has fallen for six straight periods — now the widest gap in rate of decline below the county on record.

Source: state/county ER surveillance dashboard (multi-year rolling rates)

Happy Healthy Holiday

6

What We've Put On Since 2023



"Dive Into Family Fun" pool events



Mental health awareness events



Blood drives



Naloxone trainings & distribution



QPR suicide-prevention trainings



City event support & volunteering

[Add real event photos in place of icons where available]

Happy Healthy Holladay

7



Youth Spotlight: Page to Stage

2x

capacity doubled

Our popular youth theater program now reaches twice as many local kids as it did before H3 support.



Happy Healthy Holladay

8

Risk & Protective Factor Assessment

Multi-year student survey data (2021–2025), CTC framework:



Priority Problem Behaviors

Youth alcohol use · Youth marijuana use · Academic failure (12th grade)



Priority Risk Factors

Transitions & mobility · Alcohol risk perception · Home alcohol access · Peer marijuana norms · School commitment



Priority Protective Factors

Family ties · Community ties · Prosocial opportunities

Source: SHARP survey data, 2021–2025

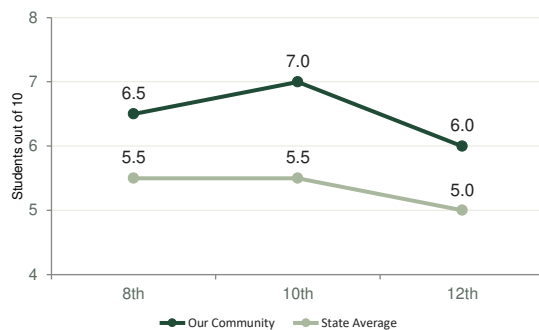
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9

Underage Drinking: Home Access & Use

Two patterns from the 2025 SHARP survey behind our alcohol-access priority:

Parental Permission for Home Drinking



The 10th-grade spike in parent-permitted drinking is the clearest local signal behind our alcohol-access priority.

Drank Alcohol, Past 30 Days (12th Grade)

Local 12th Graders — 2 out of 20



Statewide Average — 1 out of 20



Local 12th graders are about twice as likely as the state average to have used alcohol in the past 30 days.

Source: SHARP survey data, 2025 — full charts in the written report

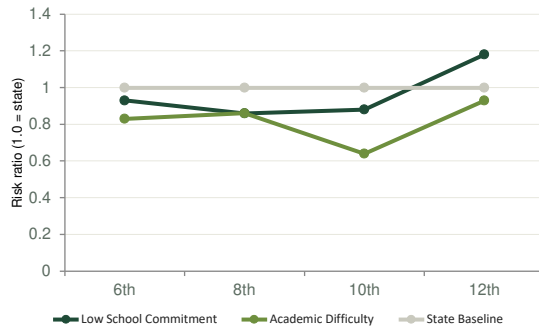
Happy Healthy Holladay

10

Low Commitment to School: The 10th-Grade Pivot

How the transition to high school changes the risk picture:

Academic Risk vs. State Baseline, by Grade



Local students outperform the state through 10th grade, then risk jumps above baseline senior year.

Source: SHARP survey data, 2025 — full charts in the written report

The 10th-Grade Pivot (8th → 10th Grade)

↓ 30%

decline in parental “no-use” messaging

↑ Rising

youth marijuana & alcohol use begins to climb

Happy Healthy Holladay

11

Resource Assessment: From Findings to Action

Methodology: Key Leader survey + ABCD asset mapping with the Coalition Board.



Gaps to Close

- Transitions & mobility
- Risk-perception norms
- Home alcohol access
- School-commitment delivery



Strengths to Leverage

- Community ties (parks, faith, library)
- Family ties & connection programs

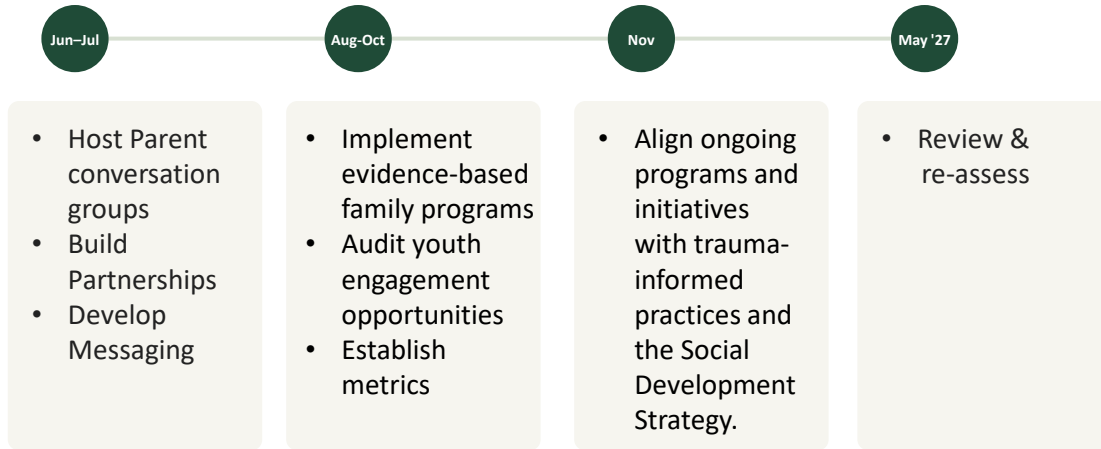
Strategy: use our strongest community network to deliver the fixes for the gaps.

Full gap-by-gap detail in the updated report

Happy Healthy Holladay

12

What's Next



Full timeline detailed in the updated Risk & Protective Factors report

Happy Healthy Holladay

13



A Young Program, Already Delivering

Funding renewal milestones met. Encouraging trends on priority health outcomes. A concrete, data-driven plan for what comes next.

Thank you — questions welcome

mbartley@holladayut.gov

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