



NOTICE OF CITY COUNCIL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Holladay City Council will hold two public hearings on **Thursday, September 3, 2026 as close to 6:00 P.M.** as possible.

**Please note, this meeting will be held at City of Holladay's temporary location –
3330 South 1300 East, Millcreek UT**

The purpose of the first hearing is to amend Section 13.71.075 Land Uses in the Holladay Village zone to allow Arts and Culture as an allowable use.

The purpose of the second hearing is to consider a rezone application consisting of approx. 1.65 acres (71,354 sq. ft) of property located at 4032 S. 2300 E. The request is to change the zoning designation on a rear portion of the property from the existing Public Zone to the R-1-10 Zone (*residential single-family*). The proposed rezone would allow detached, single-family dwellings with one residential unit for every 10,000 sq. ft of land. The front portion of the property would retain its public.

The proposed amendments are available for public inspection on the City's website, www.holladayut.gov and at the office of the City Recorder at City Hall during normal business hours.

You can watch the live video stream of the meeting remotely at https://www.holladayut.gov/government/agendas_and_minutes.php. To make a public comment during any public hearing, you can: (1) attend in person at Holladay City Hall, or (2) email your comments by 5:00 pm on the date of the meeting to scarlson@holladayut.gov

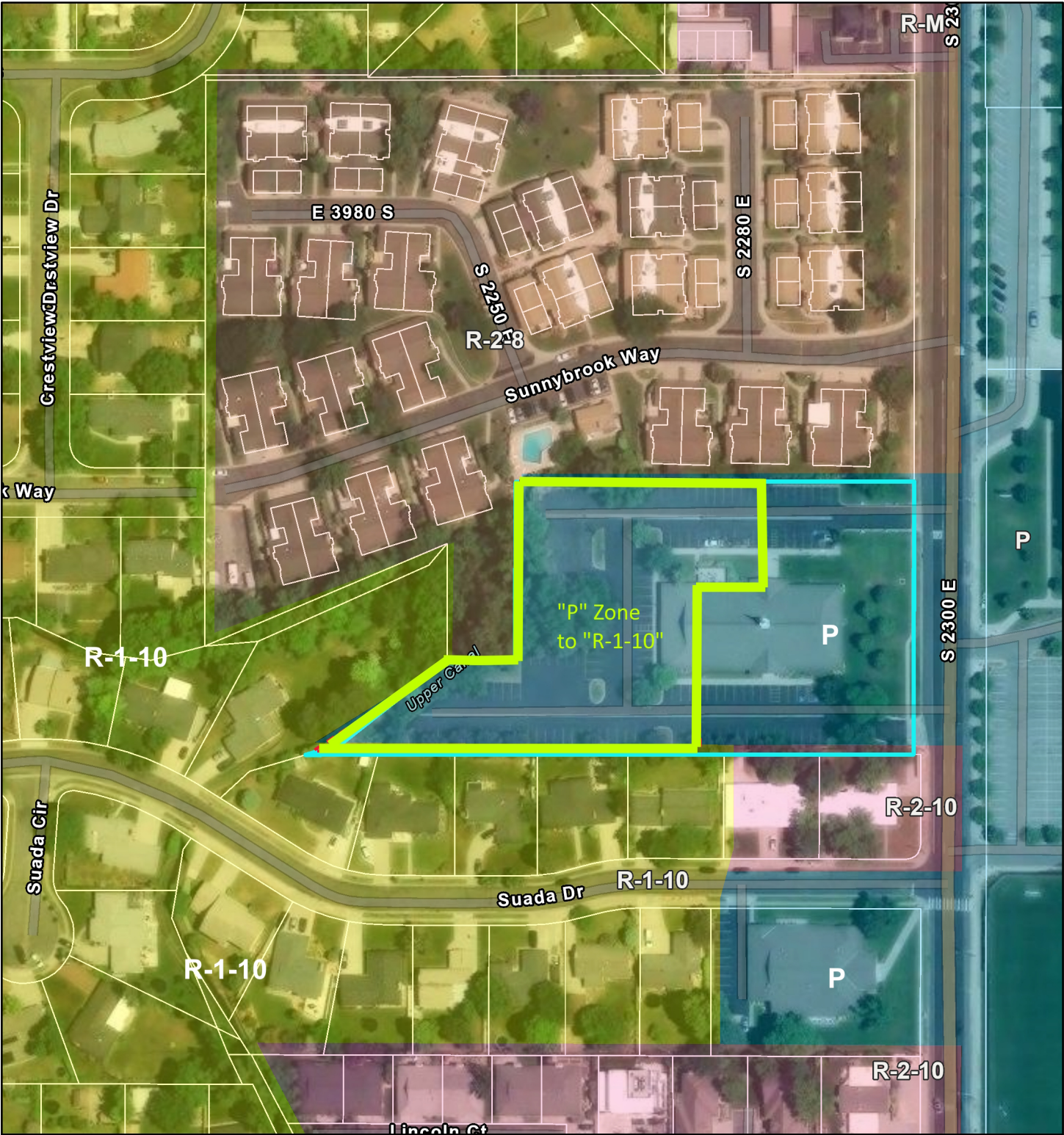
CERTIFICATE OF POSTING

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

DATE POSTED: Thursday, August 20, 2026

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

Rezone P to R-1-10



6/18/2026

Subject Property

Holladay Zones

P

R-1-10

R-2-10

R-2-8

R-M

Parcels



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

CHAPTER 13.71 HOLLADAY VILLAGE ZONE

SECTION:

13.71.010: Vision And Purpose

13.71.020: Scope

13.71.030: Primary Uses

13.71.040: Accessory Uses

13.71.050: Nonconforming Development

13.71.060: Relocation Of Existing Uses Within The Zone

13.71.065: Project Approval

13.71.070: Project Approval Procedures

13.71.075: Development Standards

13.71.080: Design Guidelines

13.71.090: Illustrations

13.71.010: VISION AND PURPOSE:

A. It is intended that the Holladay Village (HV) Zone reflect the vision and goals of the Holladay Village Master Plan of the Holladay General Plan and facilitates a special, unique place for people to gather, shop, recreate, and enjoy the views of the surrounding mountains. The Holladay Village primarily caters first to the residents of Holladay providing goods and services that encourage them to shop and recreate at home rather than outside of the City. It is intended that the character of the Holladay Village become a place of human scaled, diverse land uses within an aesthetically attractive, easily accessible, and economically healthy environment. A pedestrian scale environment will be created through building height and mass, and orienting structures toward the streets and sidewalks. A range of commercial, service, public, and residential land use, including mixed-use is desired. Charming, traditional, early Utah architecture with some flexibility for individual expression employing high quality materials and energy efficiency and site features will create visual interest, encourage greater pedestrian and bike use, and enhance the image and economic vitality of the entire City.

Because the Village is intersected by a crossroads, an inherent conflict between pedestrians and vehicular traffic arises. By creating a walkable Village with a unique character catering equally to pedestrians and vehicles in one or all quadrants of the Village, it is hoped these objectives may be accomplished.

B. Another important goal of the Village is the preservation and enhancement of surrounding residential neighborhoods. These neighborhoods supply much of the patronage of commercial uses within the Village; consequently, care should be taken in the review of development of the Village to protect nearby residential uses from adverse impacts such as uncontrolled traffic, spillover parking, and noise and light pollution. Particular attention shall be paid to Locust Lane-Hugo Avenue, Phyliden Drive, Clearview

Street, Kentucky Avenue, and Arbor Lane to ensure that most traffic to and from the Village is contained on arterial streets and not through surrounding residential neighborhoods.

To achieve these goals, in part, street level floor space immediately abutting 2300 East, Holladay Boulevard, Murray-Holladay Road, and Laney Avenue between 2300 East and Holladay Boulevard and abutting Holladay Village Plaza, as shown in section 13.71.080, figure 13.71.4 of this chapter shall be retail use only with the exception of small street level lobby areas that lead to upper story uses [and Low-Intensity Arts and Culture accessory uses as defined in this title](#).

However, it is not the intent of this chapter to impair the rights of existing businesses and property owners. Therefore, land uses and structures legally existing at the time of adoption of this chapter shall be treated as nonconforming uses and structures, except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue but limits their expansion or modification unless brought into compliance with the requirements herein except for previously established drive thru uses.

C. To ensure the architectural and aesthetic goals of this section are met, any development within the HV Zone shall first be reviewed by the Design Review Board (DRB). The DRB determines a project's degree of overall conformity with the architectural design guidelines set forth in this chapter and makes, in a timely fashion, a recommendation. These guidelines are established to create and enhance a sense of place and visual continuity within the HV Zone.

D. Approval of any applicable land use application, as provided for in this chapter, within the Zone may only be given by the Planning Commission. Recommendations of the DRB are non-binding upon the Planning Commission and shall be considered.

E. Appeals from decisions of the Planning Commission or where appropriate as set forth herein, shall be made to the City Council in accordance with the provisions of section 13.08.040 of this title. (Ord. 2012-15, 9-20-2012; amd. Ord. 2014-15, 8-21-2014; Ord. 2021-05, 3-4-2021)

[13.71.020: SCOPE:](#)

--NO CHANGES PROPOSED

[13.71.030: PRIMARY USES:](#)

A. Permitted Uses: The permitted uses allowed in the HV Zone shall be as set forth in chapter 13.100, “Appendix A - Allowed Uses”, of this title.

B. Conditional Uses: Any use legally existing as a conditional use in the HV Zone on the effective date of this chapter, is allowed to continue and is subject to the requirements of the conditional use permit issued for such use. Except as otherwise set forth in section 13.71.060 of this chapter, each conditional use shall conform to the development standards and design guidelines of this chapter and other applicable requirements of this title.

C. Mixed or Combined Uses: (See subsection 13.71.020B of this chapter.) Any mixture or combination of allowed uses may be established within the same building or on the same lot or parcel. If any of the proposed uses are a conditional use, that use shall be reviewed and approved by the Planning Commission as required by section 13.08.040 of this title. Denial of a conditional use within a mixed-use building does not automatically result in denial of conforming use(s) and/or the site plan.

D. Prohibited Uses: Any primary or accessory land use not shown as a permitted or conditional use in chapter 13.100, “Appendix A - Allowed Uses”, of this title shall be prohibited.

E. Hours: None of the foregoing uses shall be open to the public between the hours of twelve o’clock (12:00) midnight and six o’clock (6:00) A.M. except for hotels and bed-and-breakfast uses. (Ord. 2014-15, 8-21-2014; amd. Ord. 2021-05, 3-4-2021)

13.71.040: ACCESSORY USES:

Permitted and conditional uses set forth in chapter 13.100, “Appendix A - Allowed Uses”, of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, “Appendix A - Allowed Uses”, of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the Zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure, shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel except as allowed by section 13.09.020 of this title.

C. Specific accessory uses allowed in the HV Zone are as set forth in chapter 13.100, “Appendix A - Allowed Uses”, of this title. (Ord. 2012-15, 9-20-2012; amd. Ord. 2021-05, 3-4-2021)

13.71.050: NONCONFORMING DEVELOPMENT:

--NO CHANGES PROPOSED

13.71.060: RELOCATION OF EXISTING USES WITHIN THE ZONE:

--NO CHANGES PROPOSED

13.71.065: PROJECT APPROVAL:

--NO CHANGES PROPOSED

13.71.070: PROJECT APPROVAL PROCEDURES:

--NO CHANGES PROPOSED

13.71.075: DEVELOPMENT STANDARDS:

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

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

CHART 13.71.1

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

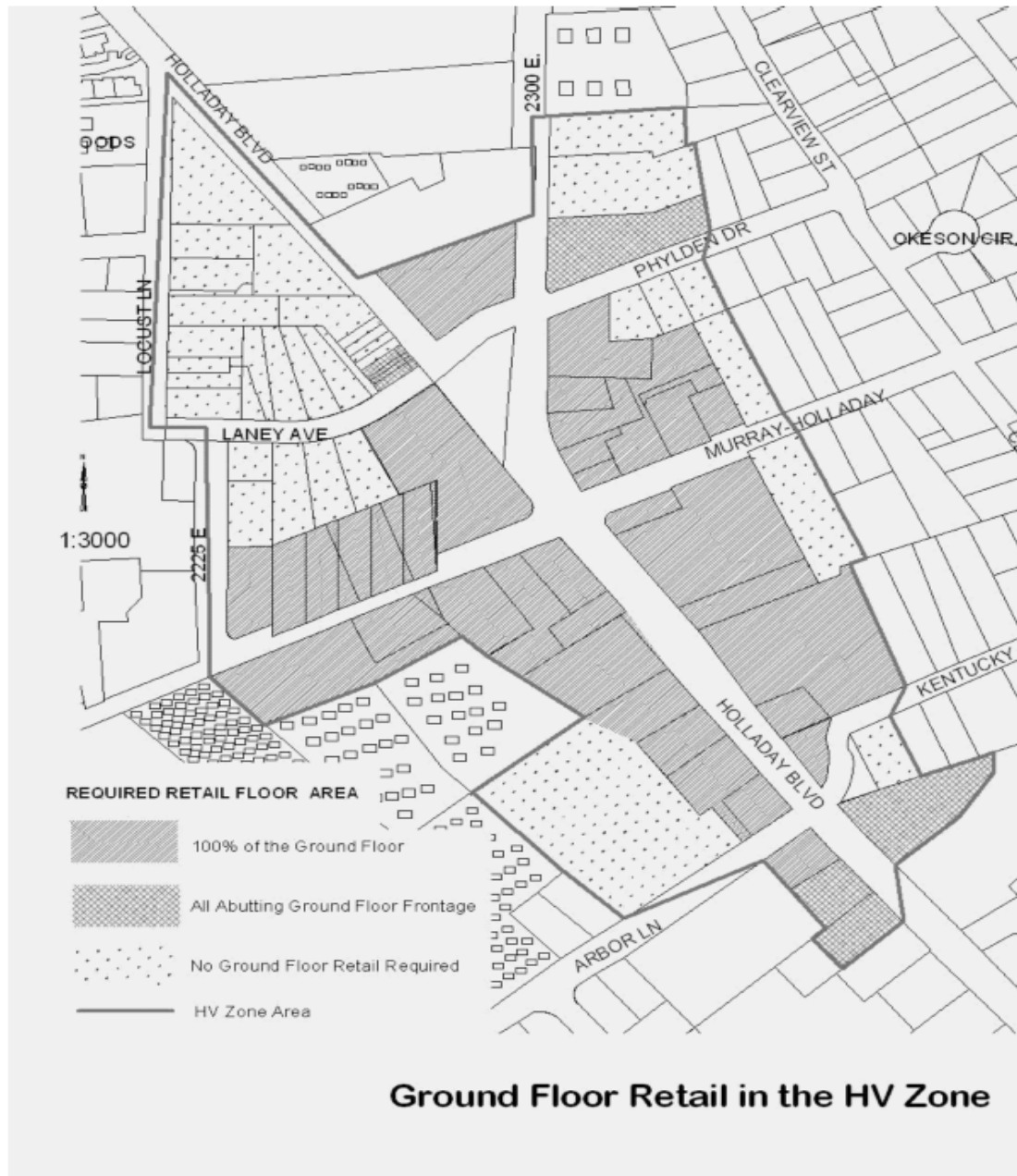
architecturally compatible elevator shafts 14 feet or less (2,500 lb maximum elevator capacity rating); 3) gables 4 feet or less	
Land uses for street level floor space abutting major streets and plaza within the Holladay Village Zone	The street level floor space fronting and abutting major streets, 2300 East, Holladay Boulevard, Murray Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and floor space abutting Holladay Village Plaza, as shown on figure 13.71.4 of this subsection shall be retail uses ² only and select accessory uses as provided in §13.100 Table of Allowed Uses. Exception: Small street level lobby areas that lead to upper story uses

Notes:

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

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

1 FIGURE 13.71.4



- 2
- 3 13.71.080: DESIGN GUIDELINES:
- 4 --NO CHANGES PROPOSED
- 5 13.71.090: ILLUSTRATIONS:
- 6 --NO CHANGES PROPOSED

Chapter 13.100 APPENDIX A - ALLOWED USES

C = Conditional use, P = Permitted use, - = Not allowed, SDMP = Site development master plan

ZONE

USE	All FR Zone	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8, R-2-10	R-M	RO	NC	P	HCR	ORD	C-1	C-2	HV	PO	R/M-U	LU
-----	-------------	------------------------------	------------------------	---------------	-----	----	----	---	-----	-----	-----	-----	----	----	-------	----

ACCESSORY USES*

<u>Arts and Culture</u>																	
	<u>Low-Intensity Arts and Culture</u>	-	-	-	-	-	-	-	-	-	-	-	-	P	-		
	<u>High-Intensity Arts and Culture</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	<u>Temporary Storefront Gallery</u>	-	-	-	-	-	-	P	-	P	P	P	P	P	-		
Accessory dwelling unit		P ²³	P ²³	P ²³	P ²³	P ²³											
Alcoholic beverage retail sales ¹⁴																	
	Bar establishment	-	-	-	-	-	-	-	P ²²	C	-	C	-	-			
	Bar establishment, equity	-	-	-	-	-	-	C	P ²²	C	-	C	-	-			
	Bar establishment, fraternal	-	-	-	-	-	-	-	P ²²	C	-	C	-	-			
	Brewery	-	-	-	-	-	-	-	P ²²	C	-	C	-	-			
	Off premises	-	-	-	-	-	-	P	P	-	P	P	P	P	-		
	On premises banquet and catering	-	-	-	-	-	-	P	P	C	-	C	P	P	-		
	On premises beer retailer	-	-	-	-	-	-	P	P	P	-	P	P	P	-		
	Restaurant - beer only	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
	Restaurant - full service	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
	Restaurant - limited service	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
	Single event permit	-	P	P	P	P	-	P	P	P	P	P	P	P	P		
Drive-through		-	-	-	-	-	-	-	C	P	C	P	-	-			
Family food production		P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-			
Flea market/farmers' market		-	-	-	-	-	-	P	P	-	P	P	P	P	-		
Guesthouse and/or caretaker quarters		C 9	C 9	C 9	-	-	-	-	-	-	-	-	-	-			
Home daycare/preschool		C 3	C 3	C 3	C 3	C 3	-	-	-	-	-	-	-	-	C ³		
Home daycare/preschool, small		C 4	P 4	P 4	P 4	P 4	-	-	-	-	-	-	-	-	P ⁴		
Home occupation		C 5	C 5	C 5	C 5	C 5	-	-	-	C	-	-	-	-	-		
Household pets		P 10	P 10	P 10	P 10	P 10	-	-	-	P	-	-	-	-	-		
Livestock, large		P ¹	-	P ¹	-	-	-	-	-	-	-	-	-	-	-		
Livestock, small		P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-	-		

See
SDMP

See
13.63

13.04.040: DEFINITIONS OF TERMS:

For the purpose of this title the following terms have the following meanings:

ABANDONMENT: See section 13.88.130 of this title.

ABUTTING: Properties which have a common property line or corner.

ACCESSORY BUILDING: A detached, subordinate building clearly incidental to and located upon the same lot occupied by the main building and occupied by or devoted to an accessory use. When an accessory building or structure is attached to the main building in a structurally substantial manner, by an enclosed conditioned space, such accessory building shall be considered part of the main building.

ARTIST STUDIO, GENERAL: A studio for artist activities, such as painting, sculpture, photography or video with outdoor impacts.

ARTIST STUDIO, ARTISIAN INDUSTRIAL: A studio for artisan-related crafts, which are more intensive uses, such as metalworking, glassblowing, furniture making, pottery, leathercraft, and related items are conducted.

ARTIST STUDIO, COMMERCIAL: A commercial establishment where an art, or activity is taught, practiced, or studied, such as dance, photography, music, painting, or yoga. May have performance-space related to the classes taught on-site.

ARTS AND CULTURE, LOW INTENSITY: An indoor or outdoor accessory use, where paintings, sculpture, photography, video digital art or other works of art are displayed or musical arts or recital engagements of no more than 50 attendees are performed on a non-permanent, temporary basis for the general public and in conjunction with another the primary use where such primary use is closed for business. Such uses shall not include any form of use defined in Title 5.82.050, Sexually Oriented Businesses or be conducted in opposition to Special Event requirements as provided in title 14.56.

ARTS AND CULTURE, HIGH-INTENSITY: A use, indoor or outdoor, where an existing primary use also engages in the sale, loan or display of works of art, provides live entertainment whether or not admission is charged, such as; musical acts, karaoke, theatrical acts, stand up comedy, magic act or similar acts, or a General, Artisan Industrial or Commercial Art Studio (as defined). Such uses shall not include any form of uses or operations defined in Title 5.82.050, Sexually Oriented Businesses or be conducted in opposition to Special Event requirements as provided in title 14.56

TEMPORARY STOREFRONT GALLERY: A temporary gallery within existing storefront windows where works of art are displayed to the public while building space has no primary tenant or is otherwise vacant. Shall not include any form of use or operations defined in Title 5.82.050, Sexually Oriented Businesses.