

PLANNING COMMISSION

City of Holladay



CITY OF HOLLADAY
EST. 1849 INC. 1999

MEETING DATE: Tuesday, September 1, 2026 at 6:00 pm

Temporary City Council Chambers

3330 S 1300 E, Millcreek

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

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **08/31/2026** to the Community and Economic Development Department; jteerlink@holladayut.gov. Emailed comments will be included in the public record and reviewed by the commission prior to the meeting.

MEETING AGENDA

5:30 PM WORK SESSION – The Commission may discuss any or all agenda items. No decisions or voting to occur.

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

PUBLIC HEARING

1. Zone Map Amendment – Rezone from Public (P) to Professional Office (PO) – 2221 E MURRAY HOLLADAY ROAD

Review and recommendation to City Council on a proposal to amend the Holladay Zone Map at this location from the current Public zone (P) to the Professional Office zone (PO) for approximately .11 acres (4,792 sq ft) of property. Item reviewed as legislative action, according to procedures set forth in Holladay Ordinance §13.07. *File #26-4-05*

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: Friday, August 28, 2026

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

Reasonable accommodation for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

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

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

RULES OF THE CITY OF HOLLADAY

PLANNING COMMISSION FOR PUBLIC HEARINGS

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

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

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

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



FILE# 26-4-05

2221 E MURRAY HOLLADAY RD REZONE P T

ADDRESS:

2221 E Murray Holladay Road

LEGAL DESCRIPTION: 22-03-379-030

BEG S 75.21 FT & W 675.51 FT & S 65°41'30" W 241.51 FT FR S 1/4 COR OF SEC 3, T 2S, R 1E, SLM; N 10°30' W 177.80 FT; W 8.70 FT; N 11° W 43.72 FT; N 83°54'48" E 46.31 FT; N 2°58'16" W 112.49 FT; N 87°05'39" E 118.14 FT; S 2°54'20" E 89.19 FT; S 40°03' W 44.43 FT; S 3°26' E 19.19 FT; S 88°22'27" W 58.04 FT; S 2°56'30" E 180.58 FT; S 65°41'30" W 40.71 FT TO BEG. 0.61 AC MOR L. 9080-7194

APPLICANT/REPRESENTATIVE:

Nate Brockbank

PROPERTY OWNER:

The Church of Jesus Christ of Latter Day Saints

ZONING:

Public

GENERAL PLAN DISTRICT:

Community Mixed Use

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Published 8/21/26, Mailed 8/21/26

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030
General Plan

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

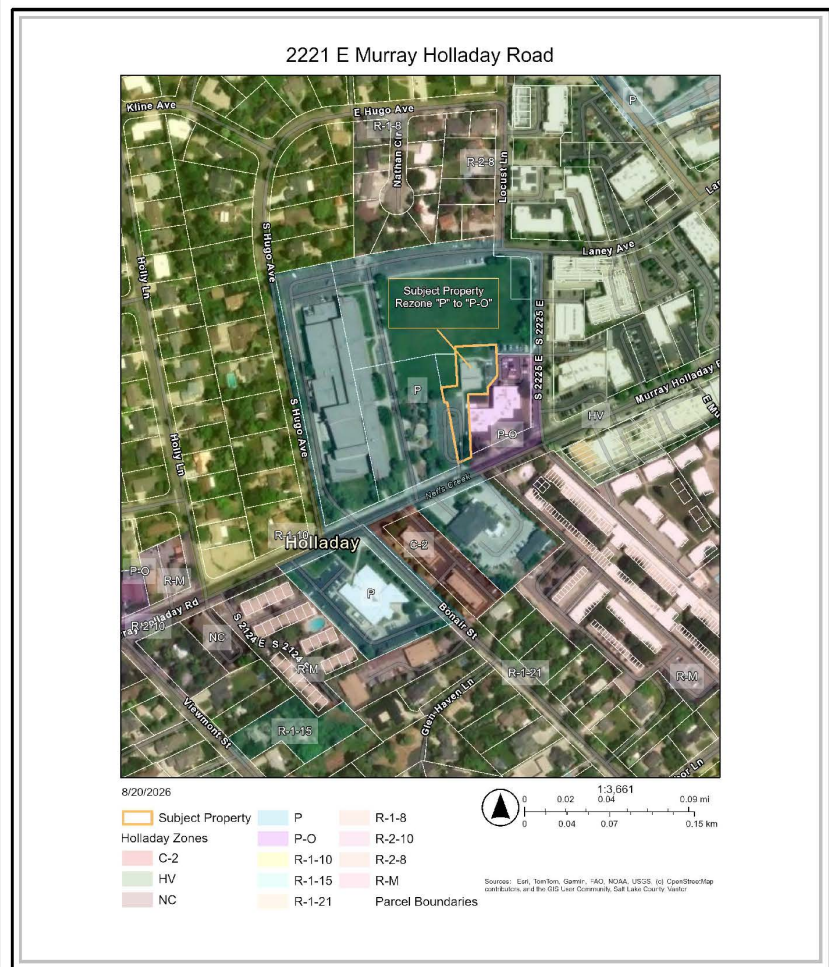
Jonathan Teerlink, CED Director

DECISION TYPE:

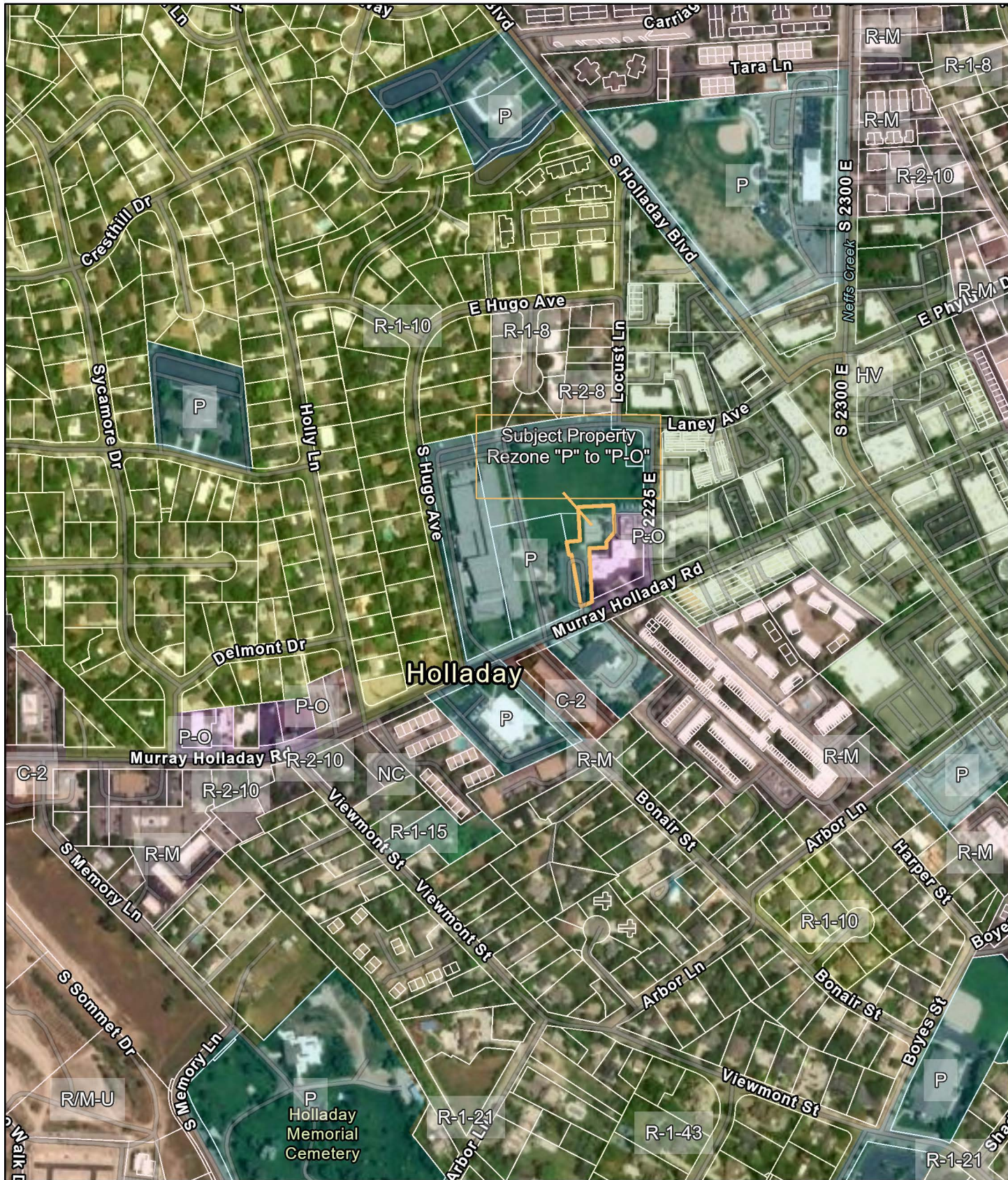
Legislative:

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

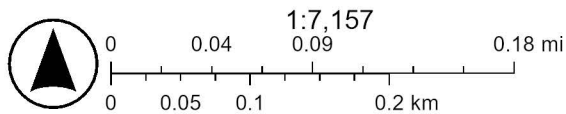
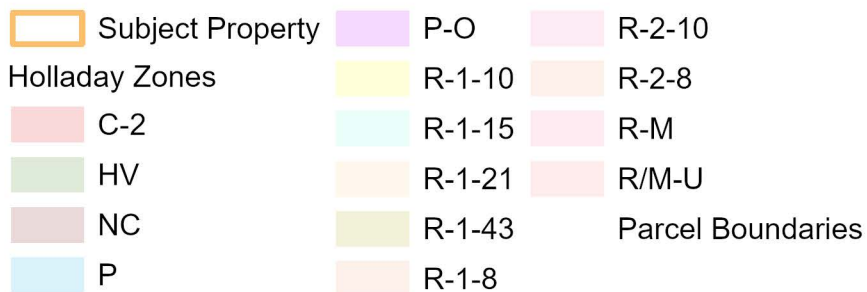
SITE VICINITY MAP



2221 E Murray Holladay Road

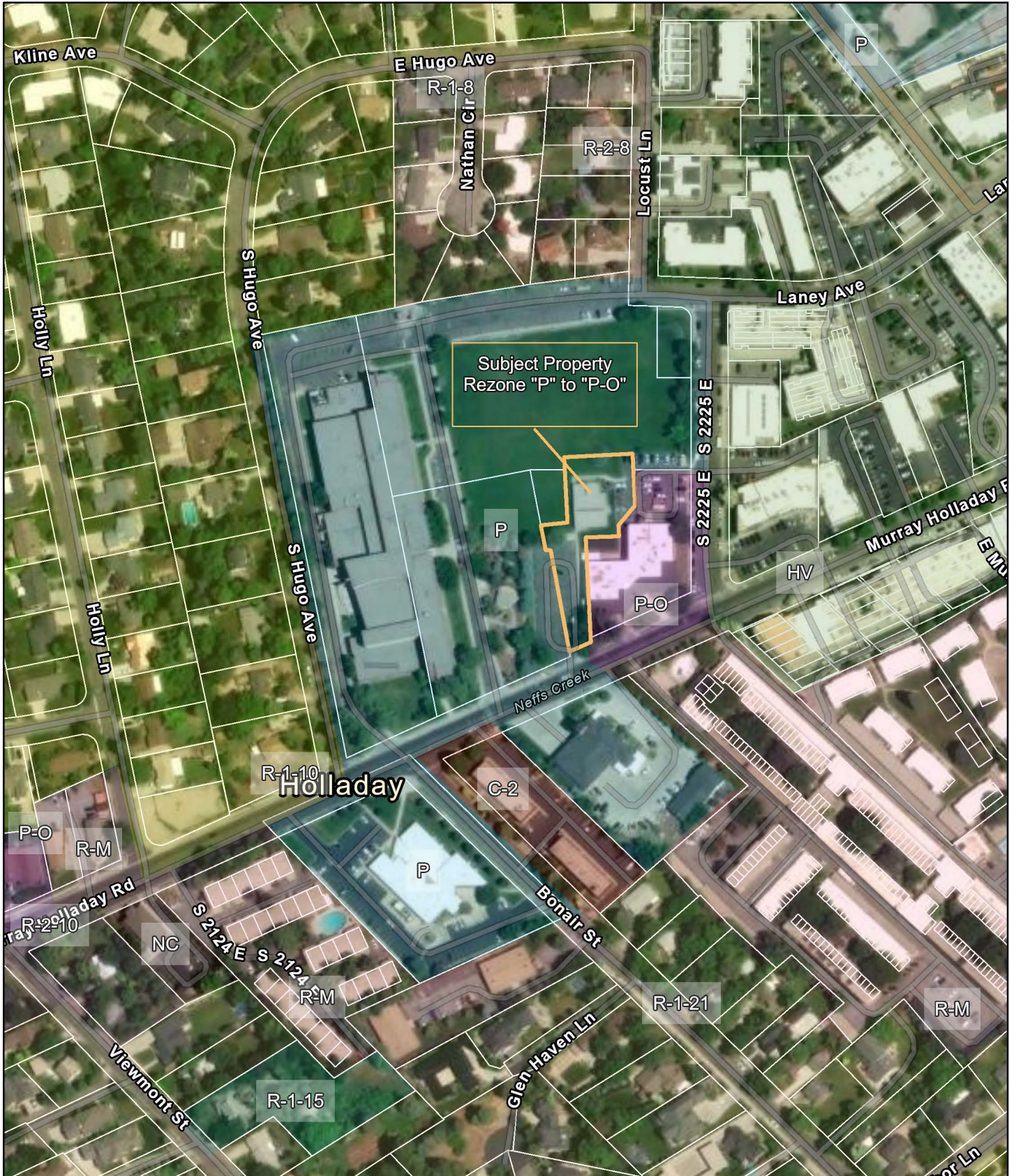


8/20/2026



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

2221 E Murray Holladay Road



8/20/2026

Subject Property

Holladay Zones

C-2

HV

NC

P

P-O

R-1-10

R-1-15

R-1-21

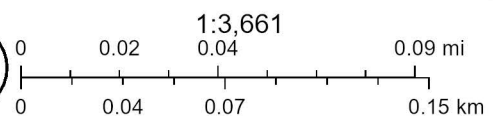
R-1-8

R-2-10

R-2-8

R-M

Parcel Boundaries



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



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EST. 1849 INC. 1999

PLANNING COMMISSION | Item #1

Date: September 1st, 2026

Request: Zone Map Amendment; Rezone from Public to Professional Office

Address: 2221 E. Murray Holladay Road

Applicant: Nate Brockbank

File No: 26-4-05

Planner: Carrie Marsh, *Senior Planner* and Jonathan Teerlink, *CED Director*

GOVERNING ORDINANCES:

[13.07.030](#) AMENDMENT TO THE ZONE MAP

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

[13.44](#) PROFESSIONAL OFFICE ZONE

REQUIRED PLANNING COMMISSION ACTION: *Legislative*

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

REQUEST:

The applicant, Nate Brockbank, with authorization from the property owner, is requesting to change the zone designation of a single parcel from its existing zone, Public (P), to the Professional Office (PO) zone. The parcel is .61 acres (26,572 square feet) and contains a single structure, outbuilding, and parking.

The PO zone allows a variety of office, medical, educational, research, financial, and personal service types of uses, as detailed in the Table of Allowed Uses ([§13.100](#)).

If the rezone is approved, any major redevelopment would require a full site plan review by the Planning Commission. Minor remodeling and exterior alterations would be reviewed by Staff, including a review of required onsite parking according any use proposed, as detailed in [§13.80: Off Street Parking Requirements](#).

BACKGROUND:

Context of zoning in the vicinity:

2221 E. Murray Holladay Road - Rezone to PO

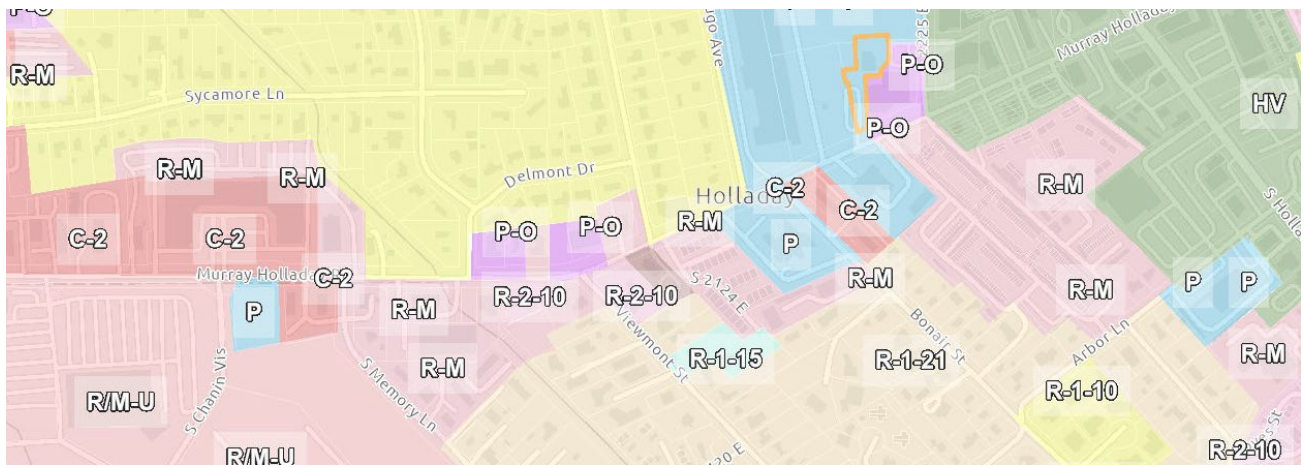


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This parcel is located on Murray Holladay Road, which is classified as a collector road with a 66-foot wide right of way. This section of Murray Holladay Road has a variety of offices, banking, multi family, public service, and commercial uses and serves as a connecting corridor between two major commercial areas, the Holladay Village and Holladay Hills.

- The property immediately east of the parcel is currently zoned as PO
- The property immediately west of the parcel is Olympus Junior High, zoned as P
- The properties across the street are a multi-family development (RM) and the fire station (P)



GENERAL PLAN APPLICATION/ANALYSIS:

Implementing zone regulations to anticipate growth needs/goals is an important land use decision. As a legislative action, this decision is guided by the community standards in the City of Holladay General Plan and is supported by Title 13 of the Land Use Ordinances of Holladay. The General plan was updated in 2025 and involved significant community input and through multiple forms of community engagement. The general plan takes the desires of the larger community across various ages, socioeconomic statuses, and businesses into consideration and translates what was heard by the community into a visioning document.

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

This section highlights specific elements within the General Plan. The public and Commission is encouraged to review the document [available on the City's website](#) in addition to exploring the online portal linked within the General Plan document.



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HOLLADAY GENERAL PLAN (2025)

Chapter 2: Future Land Use (map: page 29; Community Mixed Use Category page 42-43; Community Mixed Use)

Description: Community Mixed Use: *“This category accommodates a mix of commercial and residential uses that serve Holladay’s residential neighborhoods. The scale of these nodes is consistent with the medium and low-density neighborhoods that surround them. Pedestrian and bicycle facilities that connect to surrounding residential neighborhoods are prioritized in these areas to ensure that residents of any age can access these places to gather and support local businesses.”*

- Primary Uses: Medium density housing, Mixed use, Commercial/retail, Office
- Secondary Uses: Open space and recreation, Institutional, Single-family housing

Areas of Opportunity- Located between Holladay Village and Holladay Hills (page 48-49)

*“Areas throughout the City may naturally accommodate change, particularly those **areas near key nodes, areas with significant redevelopment potential** (shown on page 49), **and areas adjacent to regional opportunities**, especially near Holladay Hills, the Holladay Crossroads, and strategic locations along Highland Drive and 4500 South. Those areas shown on the map in yellow have unique land use plans that provide additional guidance on the allowed uses, scale, and design elements in new development.”*

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

Land Uses: *“The land uses highlight the City’s strong residential character and limited commercial footprint, which has implications for housing diversity, economic development, and land use balance. Holladay residents continue to support and relate to their residential neighborhoods and prefer smaller mixed-use nodes that support local or smaller scale businesses. The future land use map works together with the goals and policies in this plan to support the distinction between primarily residential neighborhoods and these mixed-use nodes. Connected sidewalks and pathways to these mixed-use areas link residents to goods, services, and amenities.”*

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

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

Chapter 5: Walkable and Connected Community (page 67)

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

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



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Pedestrian Network: *“The primary goal of the City’s Pedestrian Network is to improve walkability and connectivity among neighborhoods, schools, parks, places of worship, commercial centers, places of employment, commerce, education, recreation, housing and other local destinations to ensure the safety, health, and comfort of pedestrians throughout Holladay. The ability to walk, bike, and even be in close proximity to nature, including street trees, open space, and scenic views has been shown to increase health outcomes in communities. The City’s Pedestrian Network is intended to support the development of walkable centers in important locations throughout the City. This goal requires the development of pedestrian connections within and outside of key areas of activity.”*

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

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

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

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

Major Corridors: *“Murray Holladay Road is a key east-west connector that links the City center to surrounding areas, including the neighboring City of Murray. The road supports a variety of land uses and provides access to local businesses, schools, and residential neighborhoods. Efforts to enhance this corridor include improving traffic flow, pedestrian safety, and bicycle infrastructure to accommodate diverse transportation modes. Coordination with regional transportation plans ensures that Murray Holladay Road continues to meet the evolving needs of the community.”*

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

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

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

Chapter 6: A Strong Local Economy (page 85)



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Economic Districts *“The City’s mixed-use nodes drive the majority of the City’s economic activity and growth. These are the Holladay Village, the Holladay Crossroads, the Highland Drive corridor, Millrock, and the Holladay Hills redevelopment emerging as a new key node. Most of Holladay’s land is residential (76% of the total land), with relatively little used for commercial or employment (15% of the total land). Given Holladay’s limited space available for commercial development, utilizing these spaces well will continue to add vibrancy to the City’s commercial nodes, support the City’s sales tax base, and provide positive experiences for residents. Each major node is described below.”*

See pages 87 and 88 for detailed descriptions of Holladay Village and Holladay Hills.

Existing Industries: *“Holladay has a more office space per capita than Salt Lake County, nearly 40 square feet of office per person compared to 36 square feet per person in the county. This is a much larger share of the City’s overall commercial space when compared to the county, highlighting an important opportunity for two of the City’s existing major industries, healthcare and social assistance and professional, scientific and technical services and other industries that depend on office space.”*

LE GOAL 2. Encourage and promote employment at key economic nodes within the City.

Chapter 8: Responsible Renewal and Infill (page 103)

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

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

RI Policy 1.3. Direct new commercial development to existing commercial and activity areas.

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

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

REZONE PROPOSAL ANALYSIS:

The applicant’s proposal to rezone this parcel from the existing Public zone to match the neighboring Professional Office zone is supported by the General Plan.

Within the adopted code for the Professional Office Zone, a purpose is defined in §13.44.010A:

“The purpose of the PO Zone is to set standards for areas in appropriate locations for professional and business offices, personal services and other compatible uses such as a commercial daycare facility. Developments in the PO Zone are intended to be compatible with abutting residential uses and to buffer residential development or zones from more intense land uses.”

2221 E. Murray Holladay Road - Rezone to PO



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Management of Rezone Requests to the P-O zone is detailed in §13.44.010B.

"In evaluating any rezone application for this zone, preference shall be given to those properties which:

- 1. Occur within a General Plan district supporting appropriate of either Professional Office-Commercial (PO-C), Mixed-Use development, or other similar areas such as the Highland Drive Small Area Master Plan area (HDMP),*
- 2. Will result in an upgrade of the building and/or site, and*
- 3. Will enhance property values and contribute to the economic sustainability of the City.*

Future redevelopment in this zone is possible, but it would have a similar development pattern to the existing office building on the neighboring parcel to the east and have lower heights than the Junior High building to the west.

CHANGE OF USES

The [Table of Allowed Uses \(§13.100\)](#) guides land use in each zone. The shift to a professional office zone from a public zone change does not have significantly different levels of impact than the current use. Usage in a professional office zone will primarily be daytime use. The change to any of the uses allowed within the professional office zone would not have a significant impact on the road infrastructure or the surrounding properties. Any proposed use must comply with parking standards for the use as detailed in [§13.80](#).

REDEVELOPMENT STANDARDS

No redevelopment is being proposed with this rezone. However, the zone standards are included for review as to what the zone allows for any future development.

LOT AREA:	10,000 SF MIN
LAND USES:	A focus on professional and non-professional services within an office or clinical setting.
LOT WIDTH:	65 FT
SETBACKS:	• Front: 10 FT-minimum, Maximum no greater than the abutting buildings; • Side: Same as abutting properties, graduated height applies; • Corner side: 20 FT; • Rear: 20 FT, or 30 FT if abutting residential
HEIGHT:	40 FT
COVERAGE:	70% maximum with impervious surface provisions
LANDSCAPING:	Same as C-2 zone requirements; buffering against residential uses
SIGNAGE:	Monument and crown signs only



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APPROVALS: Standard approval procedures using the three-step method
LIGHTING: 30' max height, shielded, full cut-off, warm temperature, timers, directed away from adjacent residential zones/use,
PARKING, Per parking standards
SCREENING, Trash, ground mechanical, roof appurtenances, utility connections, loading areas, parking in setbacks along public streets; perimeter wall unless waived by PC
LANDSCAPING: standards apply, plus landscaped buffers on perimeters and within parking
WALKWAYS: required
OUTSIDE STORAGE: not permitted

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

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

Staff is in favor of the rezone application, as the identified zone is in line with multiple goals and policies in the General Plan.

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

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

STANDARDS OF CONSIDERATION, FOR OR AGAINST:

13.07.030G: Approval Standards:



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1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council. The City Council, after reviewing the Planning Commission recommendation, may:
 - a. Adopt the amendment as recommended by the planning commission;
 - b. Make any revisions to the proposed amendment that it considers appropriate;
 - c. Remand the proposed amendment back to the planning commission for further consideration; or
 - d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
 - a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
 - b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
 - c. The extent to which the proposed amendment may adversely affect abutting properties; and
 - d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

TRC RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to amend the Holladay Zoning map from P to PO at 2221 E. Murray Holladay Road based on the following findings:

1. The proposed amendment is compliant with the Purpose of the Land Development Code by promoting and facilitating the orderly growth and development within the City of Holladay.
2. The proposed amendment is consistent with goals, objectives and policies of the General Plan
3. The proposed amendment is harmonious with the overall character of existing development in the vicinity,
4. As zoning standards in the proposed zone are applied, the proposed amendment is not foreseen to adversely affect abutting properties.
5. The facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water



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drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection are adequate.

SUGGESTED MOTIONS:

A motion to approve or deny:

*"I _____, motion to forward a recommendation to the City Council to (**APPROVE, DENY**) an application by **Nate Brockbank** to amend the City of Holladay zoning map for .61 acres of land located at 2221 E Murray Holladay Road from the Public zone to the Professional Office zone, based upon the following findings: ____"*

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

*"I _____, motion to continue the application by **Nate Brockbank** to amend the City of Holladay zoning map for .61 acres of land located at 2221 E Murray Holladay Road from the Public zone to the Professional Office zone to the next regularly scheduled meeting"*



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING PROPOSED REZONE

Date: Tuesday, September 1, 2026
Time: As close to 6:00 pm as possible
Location: Temporary City Hall – City Council Chambers
 3330 S. 1300 E. Millcreek, UT
Hearing Body: Planning Commission

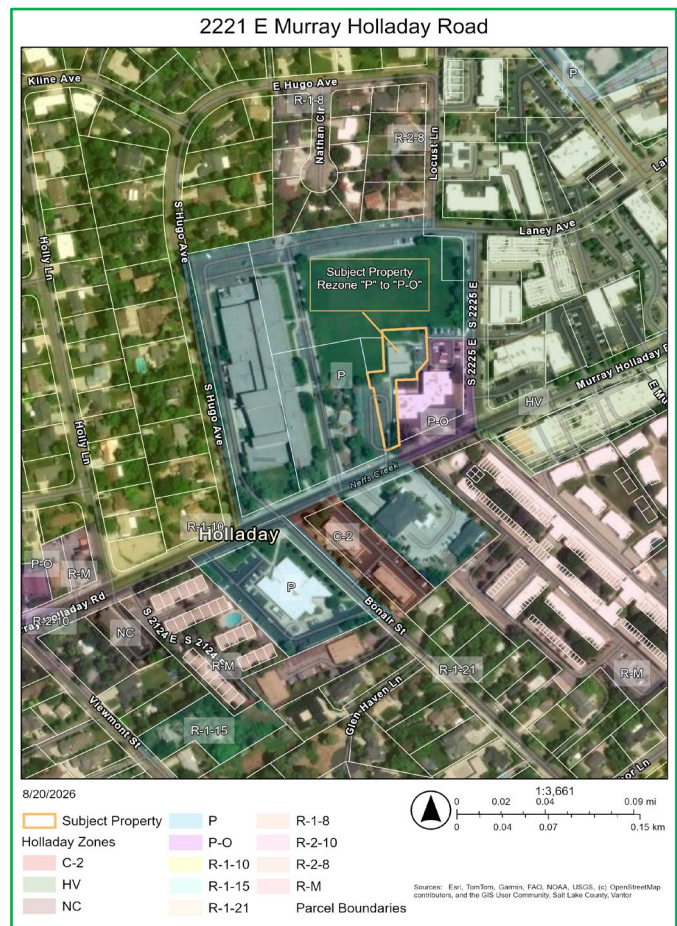
Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application (File #26-4-05) for .61 acres (26,572 sq ft) of property located at 2221 E. Murray Holladay Road. The application proposes to change the property **from the Public Zone to the Professional Office P-O Zone** to enable an office building conversion.

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

Please submit comments via email by 5:00 pm 08/31/2026 to Jonathan Teerlink, jteerlink@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 08/20/2026 by order of the Community and Economic Development Director, Jonathan Teerlink to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING PROPOSED REZONE

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 3330 S. 1300 E. Millcreek, UT
Hearing Body: Planning Commission

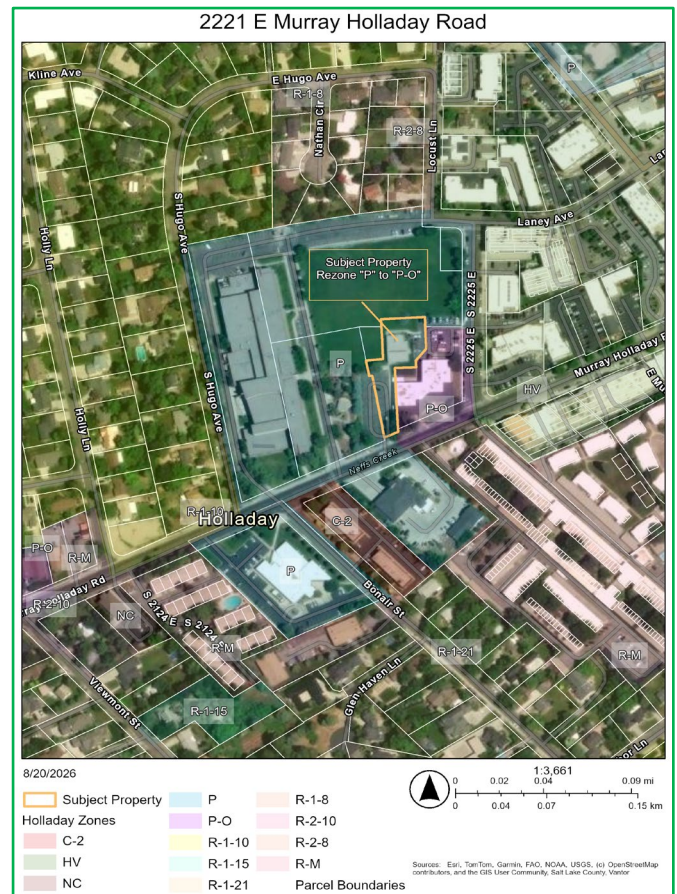
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Notice of Neighborhood Meeting

August 11, 2026

N Brockbank Investments LLC
Attn: Sean Philipoom
2265 E Murray Holladay Rd
Holladay, Utah 84117
801-448-1252

Dear Neighbor,

A neighborhood meeting will be held on August 19, 2026, from 7:15 p.m. to 8:15 p.m. at the Holladay Library, located at 2150 E Murray Holladay Road, to discuss a proposed rezoning of the property at 2221 E Murray Holladay Road from Public to Professional Office.

Please join us to learn more about the application, ask questions, and share your feedback.

Please note: This is not an official City of Holladay Planning Commission or City Council meeting. It is an informal neighborhood meeting being held before the pending application is presented to the City of Holladay.

Thank you,
Sean Philipoom

Summary and Minutes of Neighborhood Meeting

Summary

Notice of the neighborhood meeting was sent out to 103 property owners. Four members of the public attended the meeting. They stayed for ten or fifteen minutes and asked general questions regarding proposed plans for the building, potential uses and tenants, site access, parking, and potential traffic impacts. Building renderings were provided, and the attendees responded positively to the concept drawings.

Minutes

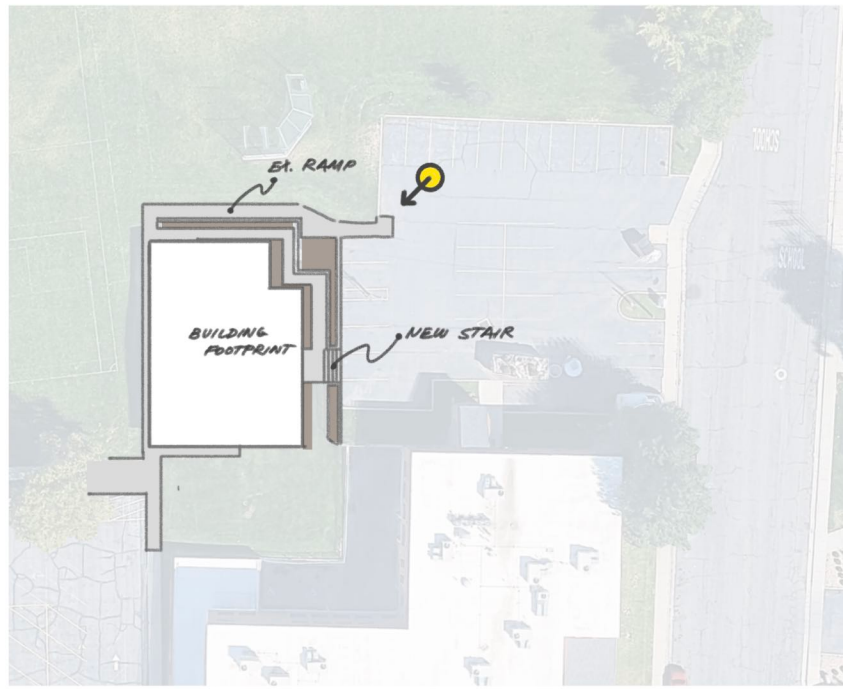
Tina Burton asked for clarification regarding which building is included in the proposed rezone. She also asked whether we anticipated any controversy or opposition to the rezone. After a brief discussion, we couldn't identify any controversial issues or reasons to oppose the rezone.

William Yetman asked whether the rezone would result in increased traffic. It was explained that the building has been vacant for several years and that the intent is to lease the building to at least one tenant. As a result, some increase in traffic is anticipated, although the overall increase is expected to be limited.

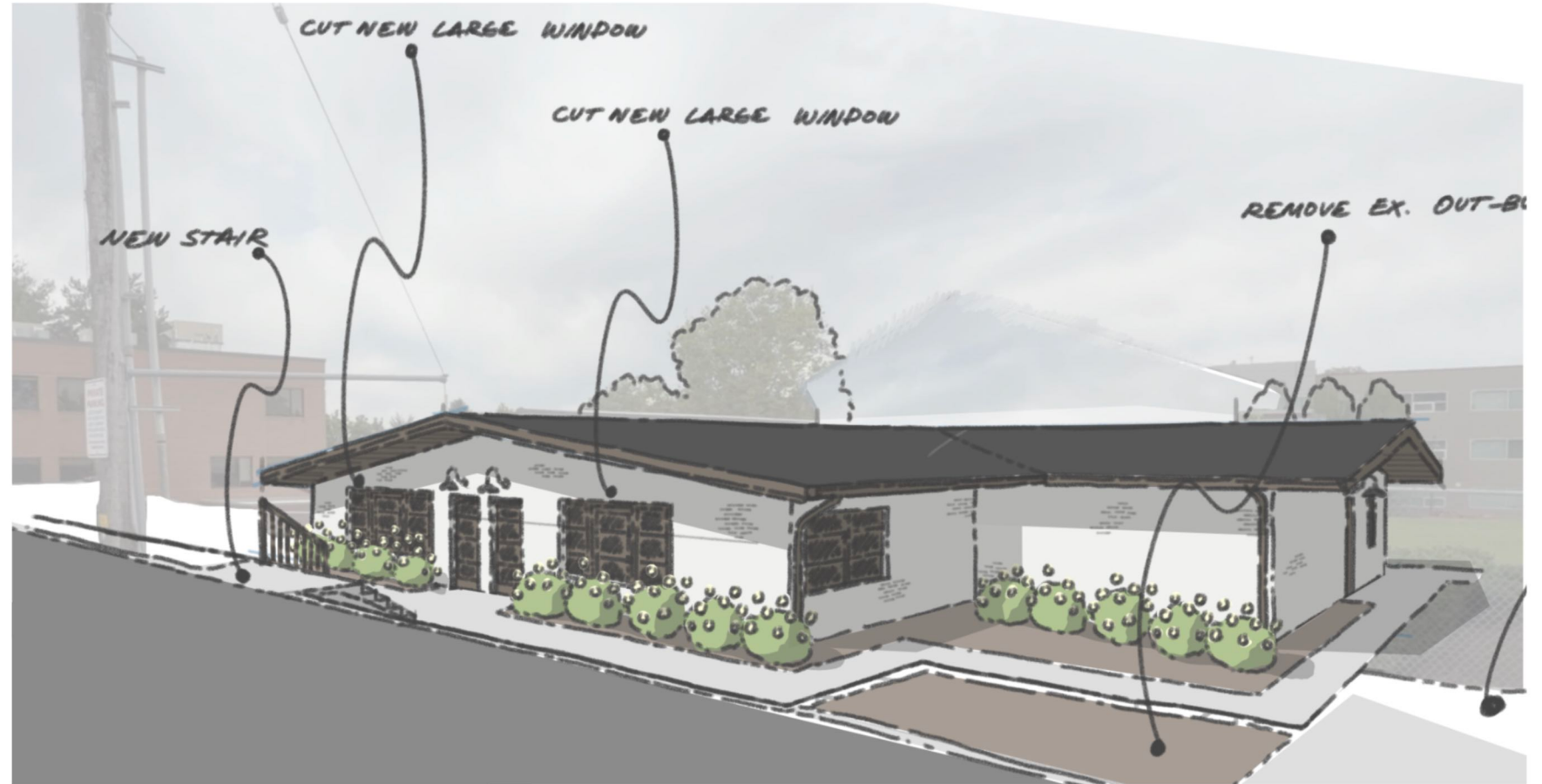
Jerry Goulding asked what types of tenants might occupy the building. It was explained that the proposed rezone would allow the property to be used for professional office purposes.

William or Jerry asked if the pergola would be demolished or disturbed. It was explained that the pergola is on the school district's property, not the property subject to the rezone.

Steve Thompson, the property manager for the school district, asked for a copy of the property survey so he could better understand the property boundaries and the parking area to the west. A copy of the survey has been provided to him. He also asked about what types of tenants might occupy the building.



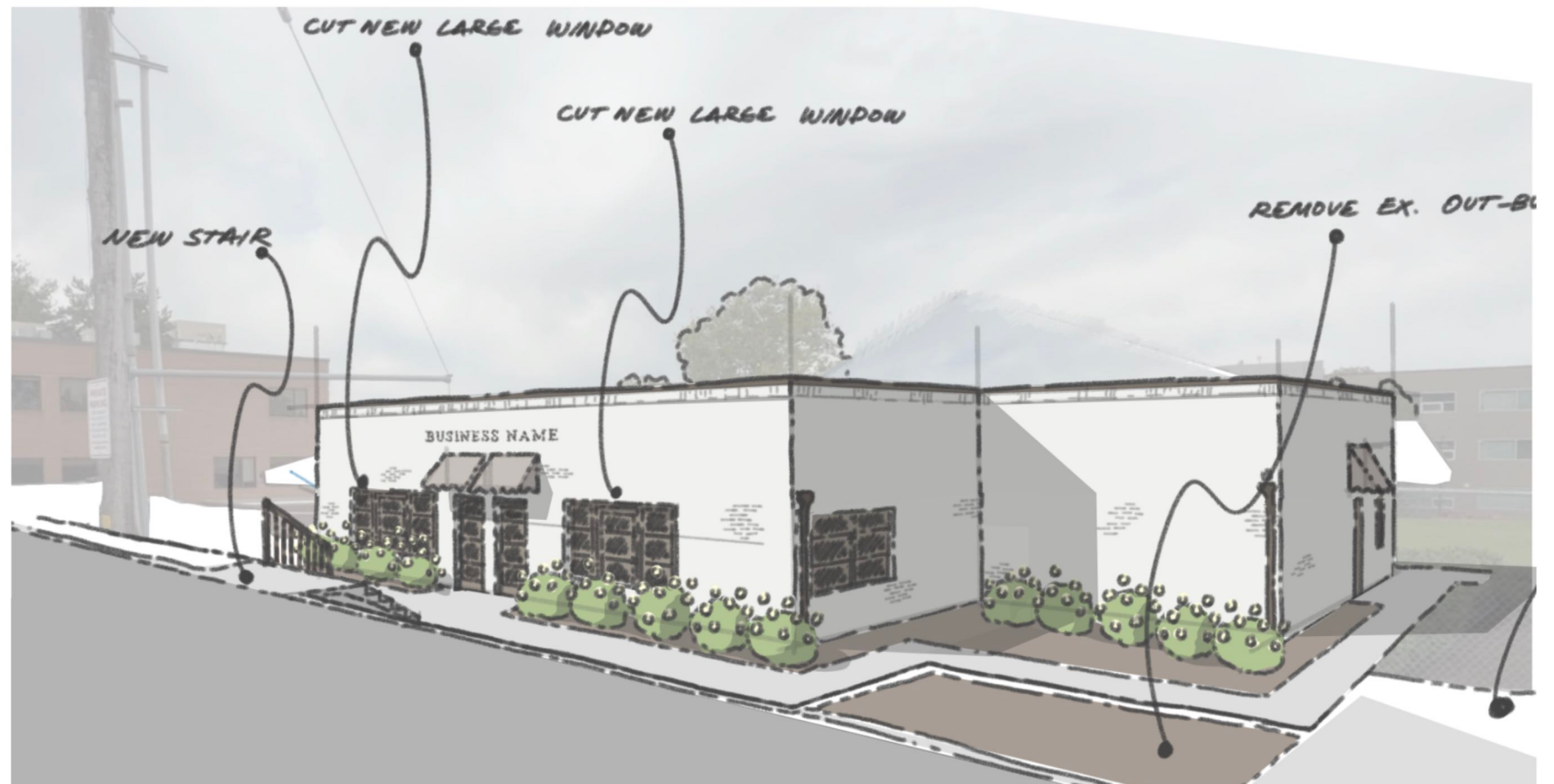
SITE PLAN
NTS



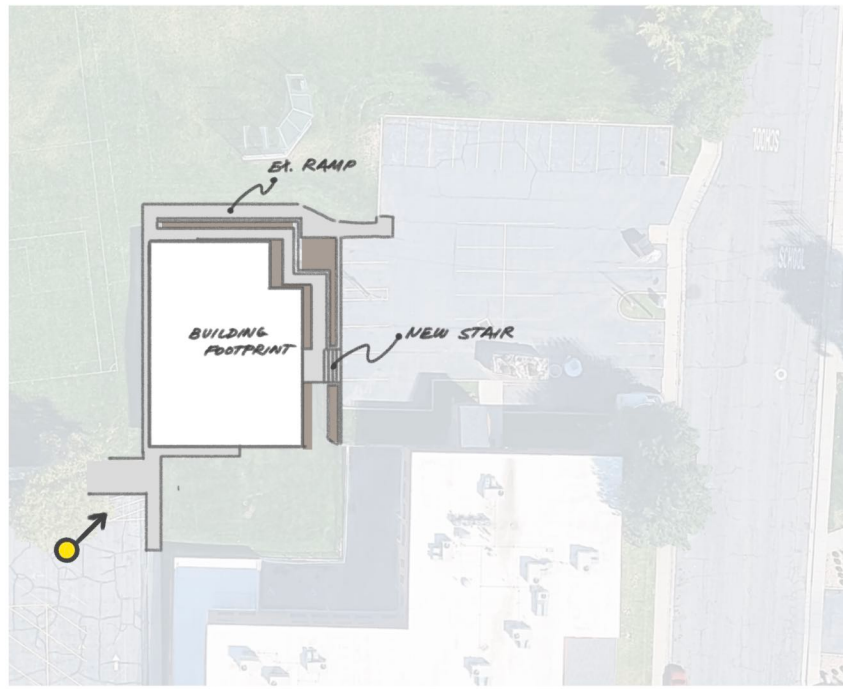
① N.E. PERSPECTIVE (NO ROOF CHANGE)



EXISTING N.E. PERSPECTIVE



② N.E. PERSPECTIVE (PARAPET WALL ADDED)



SITE PLAN
NTS



① S.W. PERSPECTIVE (PARAPET ROOF ADDED)



S.W. PERSPECTIVE EXIST.

•PAPAPET WALL ADDED.

