



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, SEPTEMBER 3, 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, September 3, 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. **Pledge of Allegiance**
- III. **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
- IV. **Public Hearing on Proposed Text Amendment to Sections 13.71.045, 13.100 and 13.04 to Allow "Arts and Culture" as an Allowable Use**
- V. **Public Hearing on Proposed Rezone for Property Located at 4032 S 2300 E from P Zone to Residential Single Family (R-1-10)** (rezone of 1.64 acres of the rear property to enable a 3-lot subdivision. Front portion to remain as public)
- VI. **Consideration of Ordinance 2026-14 Amending Portions of the Stormwater Regulations of the City**
- VII. **City Manager Report** – Gina
- VIII. **Council Report & District Issues**

a. **Calendar**

Council Meetings – September 17, Oct. 1 & 22, 2026

IX. ***Recess to Work Meeting***

a. Y2 Community Survey Discussion- Kyrene Gibb

b. Discussion on Previous Public Hearings

X. ***Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205***

XI. ***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: Monday, August 31, 2026

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



CITY OF HOLLADAY
EST. 1849 INC. 1999

COUNCIL STAFF REPORT

MEETING DATE: September 3rd 2026

SUBJECT: Ordinance Amendment – Allowing “Arts and Culture” Land Uses in the Holladay Village Zone

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.

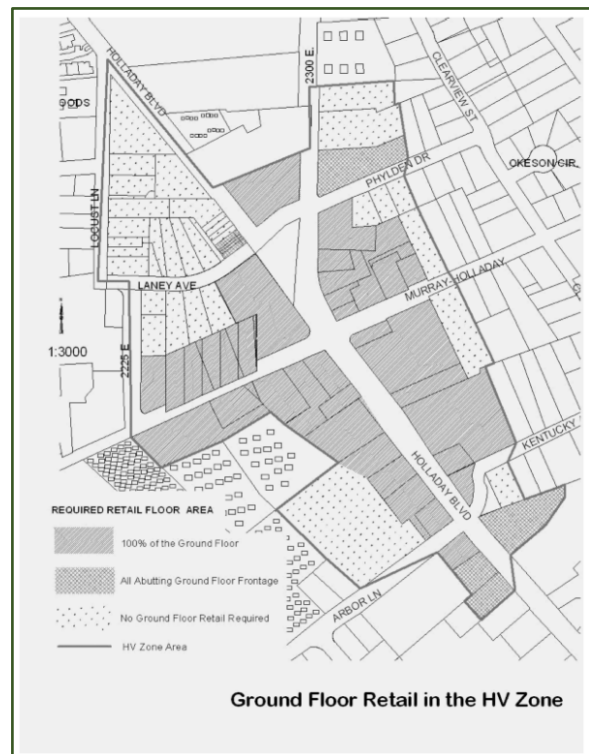
SUMMARY:

While the goals of the HV zone envision a range of primary commercial, service, public, and residential land uses, it is proposed that “Arts and Culture” types of uses be also defined and allowed as accessory to ground level retail requirements as noted in Holladay Ordinance, [Figure 13.71.4](#)

Currently, the mixture of land uses within the Holladay Village (HV) remains flexible but limited as per the goals of the HV zone . While a wide array of businesses and residential uses are allowed, currently ground level tenant spaces are limited to retail only uses. This requirement intends to maintain commercial vitality of the village core as well as sustaining the city’s commercial tax base. However, as the village matures and other areas of the city are beginning to see commercial growth, building owners are striving to meet this standard when attracting new and long-term tenants for the village core.

Additionally, on the heels of the [Holladay General Plan update](#), residents desire activities in the city that provide local arts and culture. This desire is iterated as a long term goal throughout the Holladay Horizons city planning document ([See LE Goal 2. : Local Economy, Goals, Policies and Actions, pg 93](#)).

Therefore, in conjunction with village building owners, staff propose ordinance amendments that merge these two issues by creating a new land use category intended to align village building owners’ needs with community wide desire for arts and culture activities.



PROPOSED ORDINANCE CONSIDERATIONS:

Allowed uses of land and related business types are established and defined as they relate to Holladay's goals and long-term vision for each land use zone. These uses are found in [table 13.100](#) while their definitions are found in [13.04](#).

Upon adoption of the City's General Plan update, "Holladay Horizons" it became apparent that current land uses may be out of alignment with the communities' goal of sustaining the arts. Where venues, reception centers and theatres are all defined and allowed in various parts of the city, accessory uses for smaller activities such as art galleries or recital venues are missing – especially within the highly social, HV zone. This has become the primary consideration of this amendment.

The first step in this discussion was to first clarify what arts and culture mean to Holladay and create use categories that are compatible with the HV zone. While no one strict definition that can be used regionally would be compatible with the HV zone; Holladay's demographics, local history, unique assets, traditions, and community preferences can influence a sound definition that is uniquely Holladay's.

The second step was to establish standards applicable to where the use is intended to operate. Accordingly, two categories of Arts and Culture uses were found to be required, relative to intensity of various uses. Art galleries and music recitals being less intense use of a building when compared to live theatre and larger performing arts.

The planning commission took on this challenge with care. Their decisions made during open public meetings defined arts and culture for the city while maintaining focus on policy-relevant goals when it comes to applying these new uses in the HV zone.

SUMMARY OF CHANGES:

The following is a summary of the proposed changes to Title 13:

- Sec. 13.04 Definitions:
 - New definitions and standards for;
 - *Arts and Culture, Low Intensity*
 - *Arts and Culture, High Intensity*
 - *Storefront Gallery*
- Sec. 13.71.075 Holladay Village Development Standards
 - Chart 13.71. is proposed to include "Arts and Culture, Low Intensity" as a permitted accessory land use for ground floor retail spaces.
- Sec. 13.01.100 Table of Allowed Land Uses
 - Table now includes a new category for, Accessory Land Uses for Arts and Culture

GENERAL PLAN COMPLIANCE: The General Plan encourages appropriate development standards for all development within Holladay. The proposed code amendment is consistent with the [General Plan's, community-sourced guidance](#).

LE GOAL 3. Support and facilitate cultural, arts, and community activities that increase visitation to complementary businesses.

LE Policy 3.1. Continue to support cultural activities and events in the Holladay Village district, at City Hall, and on the Village Plaza.

LE Action 3.1.i. Collaborate with local businesses, artists, and community groups to program spaces and event schedules.

LE Action 3.1.ii. Seek to promote, engage, and connect businesses in Holladay to encourage shopping local through outreach, programs, education and networking experiences similar to Community Choice Awards, Business Spotlight, E-Newsletter, and Ribbon Cutting ceremonies.

LE Action 3.1.iii. Leverage the City's sense of place and community to support existing community and economic assets.

Holladay General Plan | 93

RECOMMENDATION:

City Council should hold the required public hearing and review the positive, unanimous recommendation of the Planning Commission to amend various sections of Title 13 of the Holladay Municipal Code, as shown in the attached exhibits.

Planning Commission findings supporting approval:

1. Proposes accessory uses which to support existing and future Holladay Village businesses, and
2. Is in harmony with the vision and purposes of the Holladay Village zone, and
3. Is supported by the City of Holladay General Plan as a use of property which supports and cultivates cultural activities in the Holladay Village ([Holladay Horizons, Local Economy, LE Goal 3, pg. 93 specifically, LE Policy 3.1](#))
4. Does not conflict with existing land uses or create non-conforming conditions within the zone.

ATTACHMENTS:

Title 13 Amendments

FISCAL IMPACT:

None

SUGGESTED MOTION:

Continue to Work session

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.

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

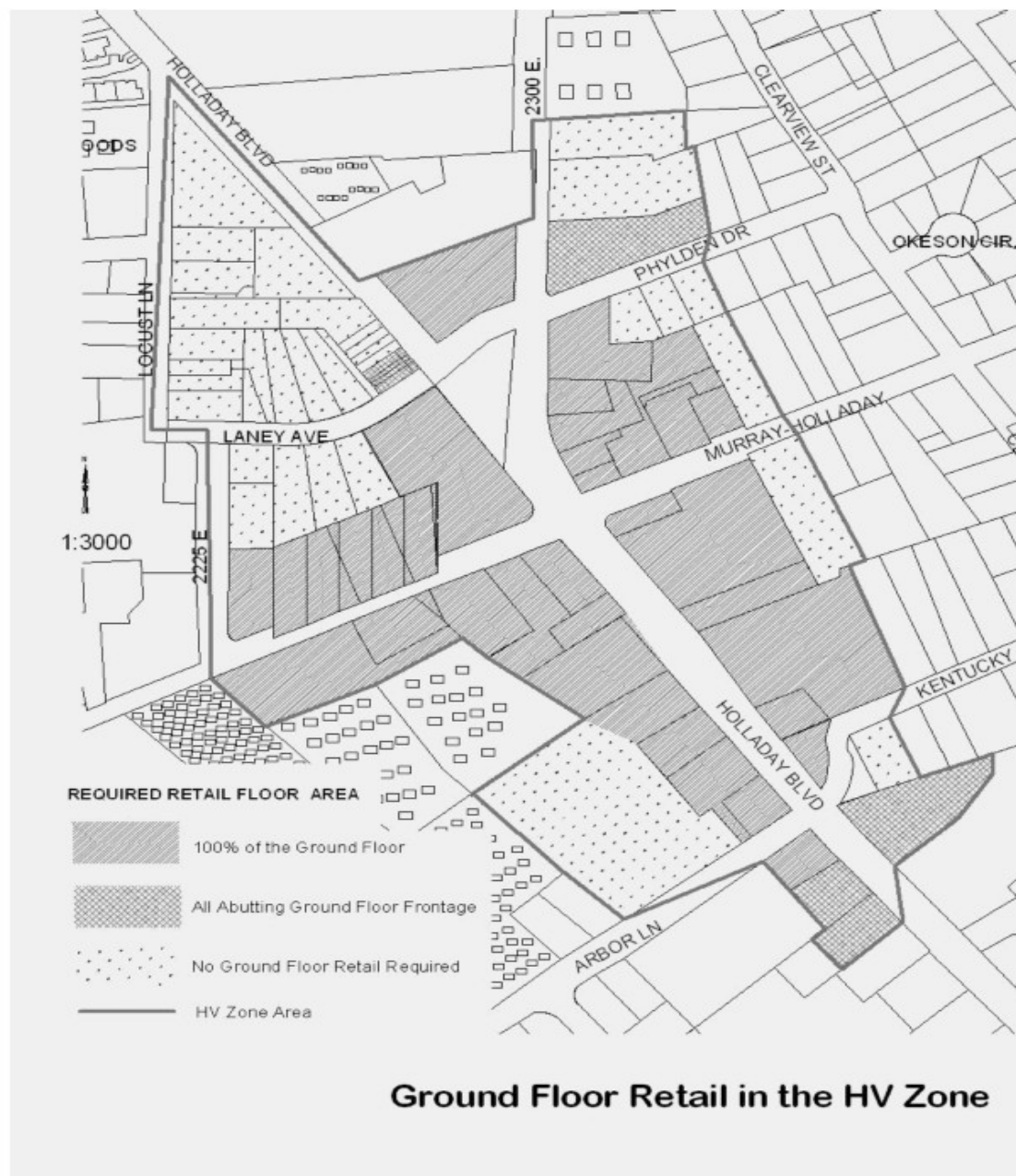
architecturally compatible elevator shafts 14 feet or less (2,500 lb maximum elevator capacity rating); 3) gables 4 feet or less	
Land uses for <u>street level</u> floor space abutting major streets and plaza within the Holladay Village Zone	The street level floor space fronting and abutting major streets, 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 <u>only and select accessory uses as provided in §13.100 Table of Allowed Uses.</u> 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	-		
	On premises beer retailer	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	
	Restaurant - beer only	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	
	Restaurant - full service	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	
	Restaurant - limited service	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	
	Single event permit	-	P	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

COUNCIL STAFF REPORT

MEETING DATE: September 3rd 2026

SUBJECT: Zone Map Amendment P to R-1-10 at 4032 S 2300 E

SUBMITTED BY: Jonathan Teerlink, CED Director & Carrie Marsh – Senior Planner

Decision Type

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

Executive Summary

The applicant, Ivory Development, is requesting to change the zone designation of the rear portion of an existing parcel from its existing zone, to the Residential Single-family (R-1-10) zone.

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

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

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

Recommendation

The Planning Commission has forwarded a recommendation to approve the amendment to the zone map as proposed by the applicant with a unanimous vote of five in favor.

The Planning Commission included the following findings in their recommendation:

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

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

Staff is in favor of the rezone application, as the identified zone has been analyzed to be in line with the future land use map, along with multiple goals and policies in the General Plan. A more detailed General Plan analysis is provided as an attachment to this report.

1. Recommendation Overview

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

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

2. Analysis

Context of current zoning in the vicinity:

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

Infrastructure Context

1. Roads and Traffic:

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

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

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

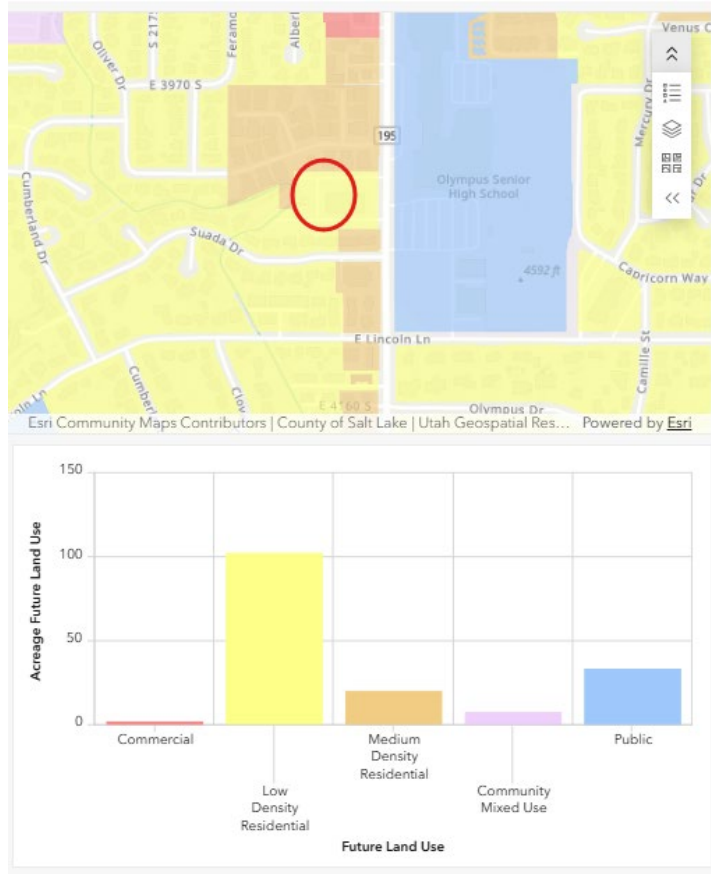
2. Storm Drainage:

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

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

Future Land Use map shows the area being rezoned as supportive of the Density Residential Type. (see Figure 1 to

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



The shows rezoned Low-Place the right) This

6 and zones R- and R-1-

Attachments

- General Plan analysis detailing related goals and policies in support of this rezone
- Zone map
- Aerial view of parcels and vicinity
- Applicant narrative and supporting documentation

Fiscal Impact

The rezone does involve land that includes a vegetated area used for storm drainage from City streets. As the developer will be responsible for protecting that area, there is not any foreseen fiscal impacts regarding storm water management for the City.

If any roads are to be dedicated as public roads, these would come before the Council for approval for review with costs regarding maintenance included at that time.

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.

HOLLADAY GENERAL PLAN (2025)

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

Description Medium Density: *"This land use category accommodates a mix of housing types with access to major roadways, goods and services, and pedestrian connections to commercial or public spaces. These areas maintain key characteristics that make Holladay unique, including contiguous tree canopy, quality landscaping, and parks. This category is not intended to support mixed land use types, but these areas are naturally located near commercial and mixed-use nodes that can serve denser populations."*

- 7-20 units per acre, R-1-4, R-2-8, R-2-10, RM

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

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

Areas of Opportunity- Directly adjacent to Holladay Crossroads (page 49)

*"Each neighborhood in Holladay has a distinct character. These neighborhoods emerged over decades of development and each pocket of the City contains elements of different eras, showing that incremental change. The scale and unique elements in these neighborhoods should be maintained but **infill should be readily allowed, with careful consideration** for the existing development pattern, especially the height and scale of new buildings. Infill development is*

*intended to closely align with the scale and quality of existing neighborhoods but **may include additional density** or changes in uses **that do not significantly alter the surrounding neighborhoods** and should **preserve pockets of non-conforming higher density residential where they already exist.**"*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 5: Walkable and Connected Community (page 67)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 6: A Strong Local Economy (page 85)

Holladay Crossroads: *“The Holladay Crossroads area is the second largest economic district within the City by gross sales, generating \$26 million in 2023. Food and beverage businesses, including grocery stores, are the primary drivers in this area. Holladay Crossroads also has redevelopment potential located at a key intersections between Highland Drive and I-215.”*

Highland Drive *“The Highland Drive small area is the third largest economic district within the City by gross sales, generating \$23 million in 2023. Within the area, food service is the number one sales generator followed closely by repair and maintenance businesses. This district is one that may see change within the life of the plan because of underutilized properties, planned improvements to Highland Drive, and its proximity to growth in the adjacent City of Millcreek.”*

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

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

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

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

Chapter 8: Responsible Renewal and Infill (page 103)

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

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

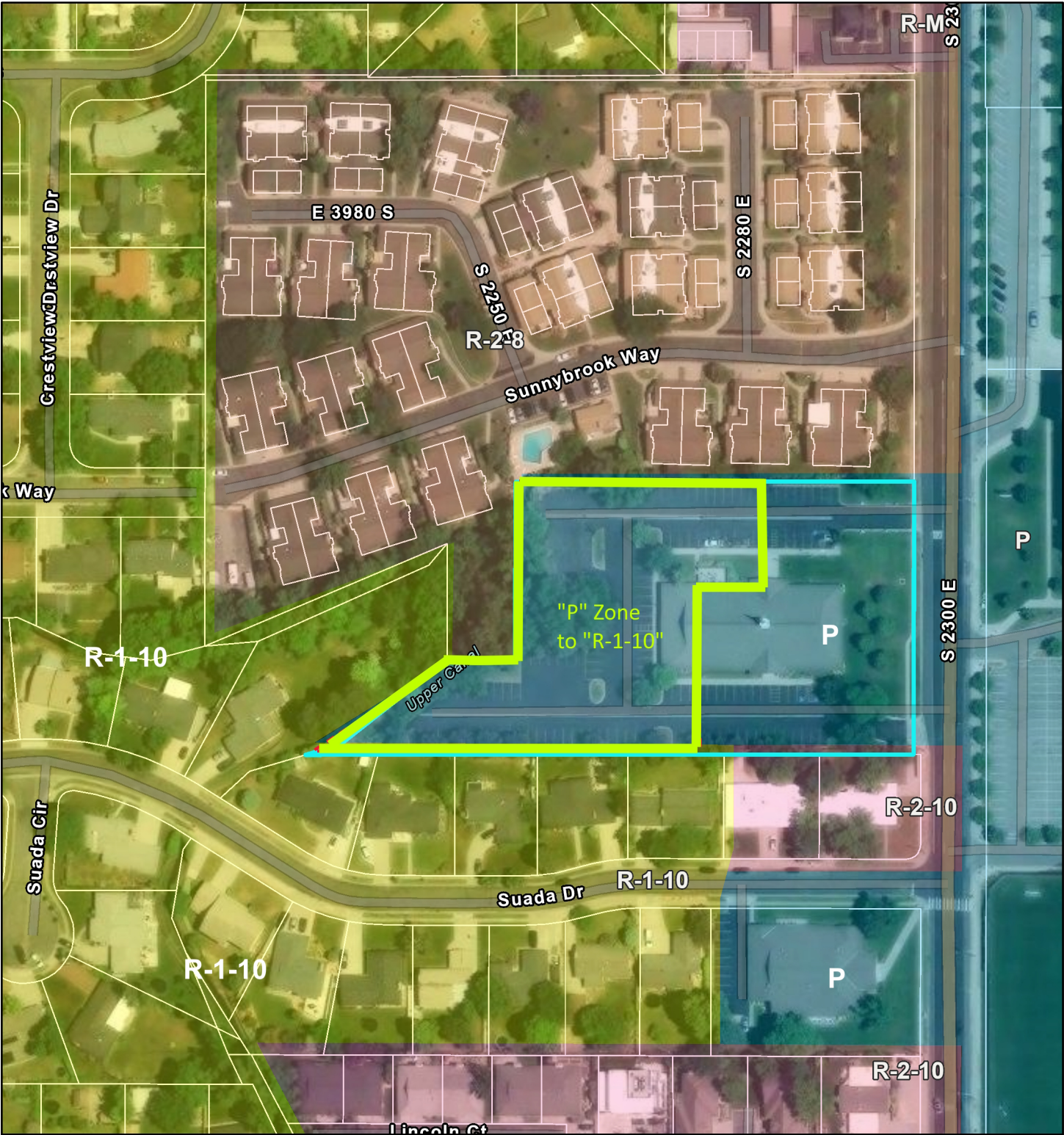
RI Policy 1.1. *Maintain and update standards for new development that include high quality layouts and sustainable tree canopy, provide connectivity to local amenities, are energy efficient and provide amenities for current and future residents of Holladay.*

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

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

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

Rezone P to R-1-10

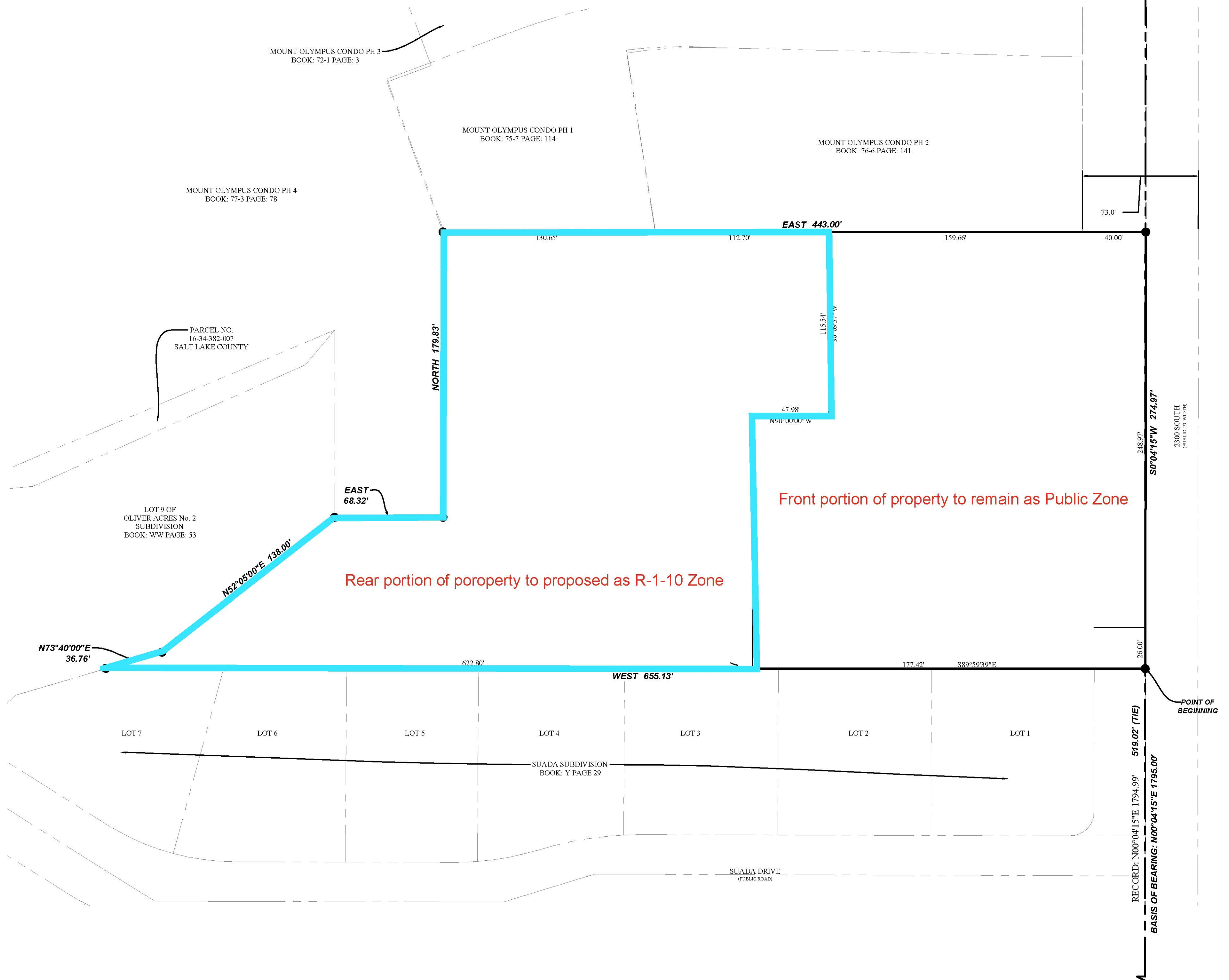


6/18/2026

-  Subject Property
-  R-2-10
-  R-2-8
-  P
-  R-M
-  R-1-10
-  Parcels



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



From: marlyn@preceptproperty.com
To: [Stephanie Carlson](#)
Subject: more information
Date: Tuesday, August 25, 2026 9:59:29 AM

[External Email - Use Caution]

I just received your notice of a public hearing about :

Arts and Culture related land uses in the HV zone.

What exactly does that mean and how will it affect my property that is in the green zone on your map?

You are already using the park for your arts and culture events, which by the way are too loud and a disturbance to people who live by the park.

Please give me a link to find out more about what this is about.

Marlyn

Date: June 9, 2026

From: Roy Gedge

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

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

Hi.

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

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

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

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

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

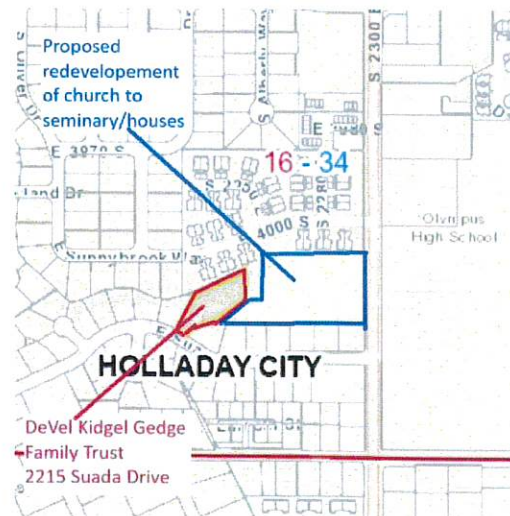


Figure 1- location of 2215 Suada relative to the proposed changes

Gedge Concern #1

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

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

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



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

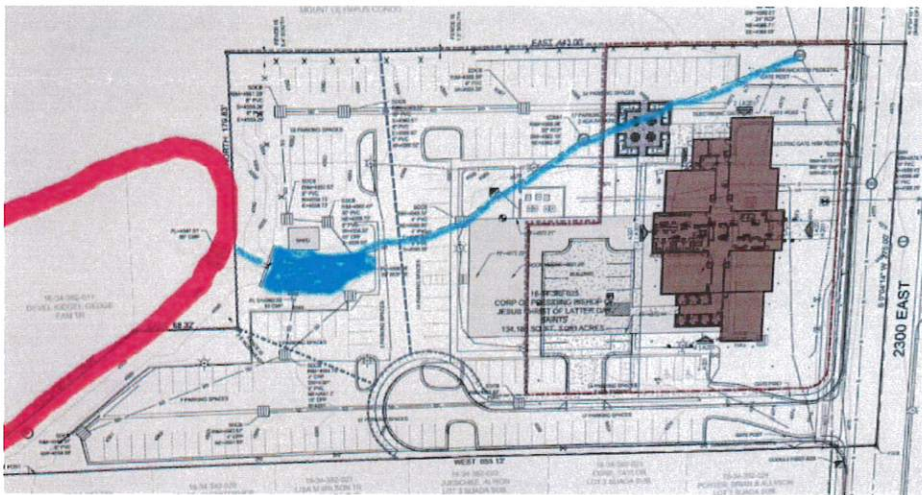


Figure 3- The natural drainage piped and the flood control/retention/regulation/absorption basin in BLUE. The upper canal in red.

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

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

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

Gedge Concern #2.

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

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

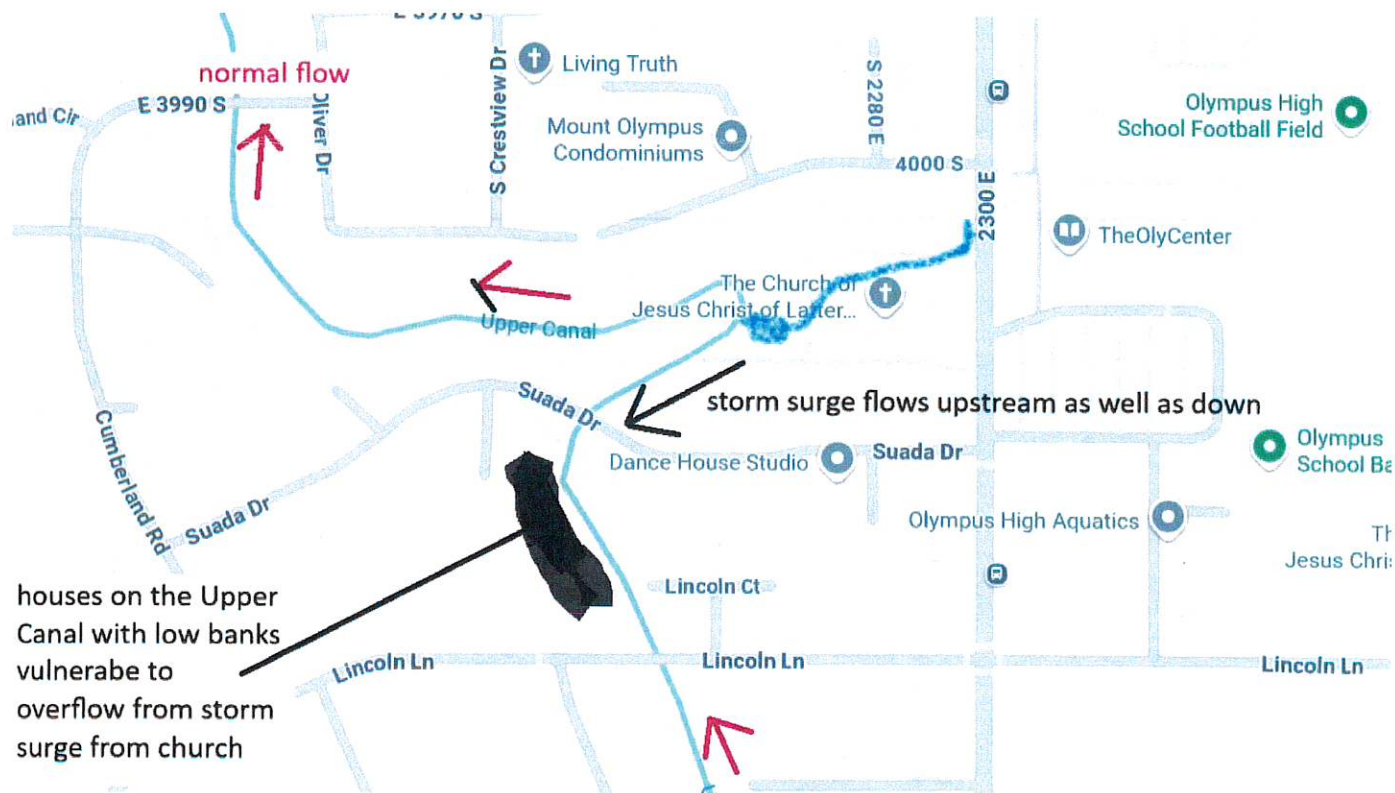


Figure 4- houses vulnerable to flooding when the canal flows backwards

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

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

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

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

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

Gedge Concern #3.

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

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

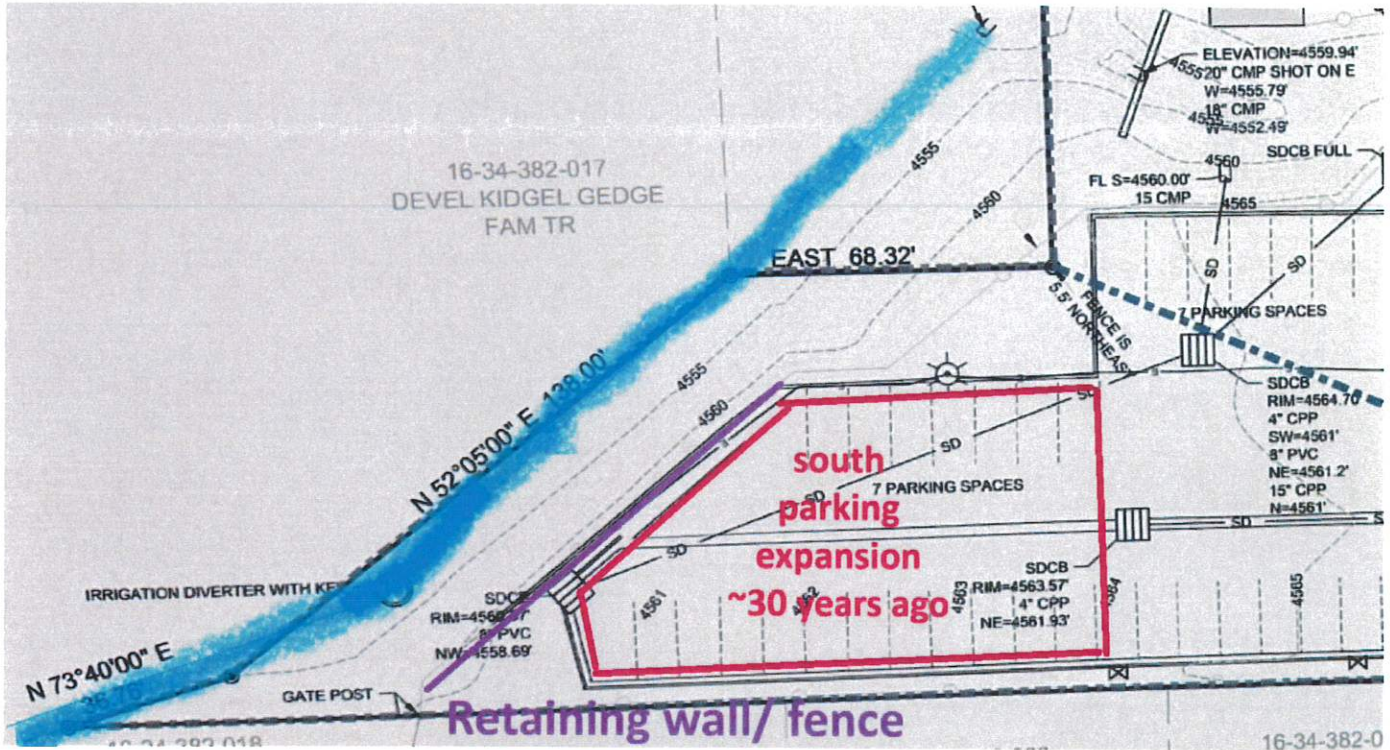


Figure 5- Why is the most significant infrastructure not on the redevelopment plan?(piped upper canal blue)

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

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

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

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

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

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

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

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

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

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

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

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

Is it Salt Lake County?

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

Is it the Upper Canal Company?

Will it be Ivory?

Will it be the new home owner?

So What?

If you want my support consider three things:

1)The flood control stays.

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

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

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

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

-or-

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

-or-

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

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

Thank you for your consideration.

Roy Gedge

1709 E Moor Dale Lane, Holladay, UT 84117

roy@gedge.org

Addendum

Why does the canal leak?

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

Two things:

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

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



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

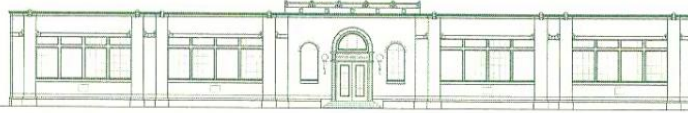
The stumps are NOT trivial.

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

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

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

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



City of Holladay
CITY COUNCIL

CITY OF HOLLADAY COUNCIL SUMMARY REPORT

MEETING DATE: September 3, 2026

SUBJECT: Storm Water Management Plan and MS4 Permit Amendments

SUBMITTED BY: Joe Bolton, P.E., Assistant City Engineer

SUMMARY:

Staff recommends amendments to the City's Storm Water Management Plan to align with updated state requirements from the new UPDES Small MS4 Permit with the state. Details can be found in the attached List of Amendments.

Updates to the Storm Water Management Plan include:

- Updated Small MS4 Permit to comply with Utah Code 19-5-108.3
- Updated Construction Site Inspection SOP to comply with the new permit and Utah Code 19-5-108.3
- Updated Construction Site Enforcement SOP to comply with the new permit and Utah Code 19-5-108.3
- New Pre-construction SWPPP Review checklists to comply with the new permit and Utah Code 19-5-108.3

Most of the updates to the Small MS4 permit were to improve readability by reorganizing and clarifying requirements, and to correct spelling, grammar, sentence structure, and formatting. Many sections changed "should" to "shall," enforcing that these sections are requirements.

Some substantive updates in the MS4 Permit include the following:

- Reduced Inspection Frequency for sites which:
 - Have demonstrated adequate compliance history
 - Have suspended operations due to frozen conditions
 - Are located in an arid location
 - Designated as priority construction sites
- Annual inspections of any construction site where the MS4 has received complaints

RECOMMENDATION:

Staff recommends that the amendments to the Storm Water Management Plan be adopted; including but not limited to the new Small MS4 Permit.



City of Holladay SWMP Amendments Log

Date	SOP/Program #	Revision Description	Why
08/24/26	Appendix A UPDES Permit	Insert new MS4 permit	New permit issued by the state to comply with Utah Code 19-5-108.3
08/24/26	Appendix C: SOP #51 - Inspections for Permitted Construction Sites	Insert new SOP version	New version of SOP from USWAC MS4 Unification Committee to comply with the new permit and Utah Code 19-5-108.3
08/24/26	Appendix C: SOP #52 - Enforcement for Permitted Construction Sites	Insert new SOP version	New version of SOP from USWAC MS4 Unification Committee to comply with the new permit and Utah Code 19-5-108.3
08/24/26	Appendix D-4: SWPPP Review Checklist	Insert new checklist	New version of checklist from USWAC MS4 Unification Committee to comply with the new permit and Utah Code 19-5-108.3

CITY OF HOLLADAY

ORDINANCE NO. 2026-14

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLADAY AMENDING
PORTIONS OF THE CITY OF HOLLADAY STORM WATER MANAGEMENT PLAN**

WHEREAS, the City Council of the City of Holladay desires to amend certain provisions of the Stormwater Management Plan of the City; and

WHEREAS, the City Council has determined that the proposed amendments will promote the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Amendment. The Stormwater Management Plan of the City of Holladay is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance 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 Ordinance for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substance of the Ordinance.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this ___ day of September, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

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

**Holladay City Citizens Survey
Draft Questionnaire
July-August 2026**

INTRO AND SCREENERS

intro City of Holladay Community Survey

Thank you for responding to our survey about quality of life in Holladay. Your time and opinions are greatly valued. Please note that your participation is voluntary and that all your answers will remain strictly confidential.

The survey takes most people about 15 minutes to complete. If you exit the survey before completion, you will be able to resume it at a later time.

To begin the survey, click on the forward arrow button below. During the survey you can use the navigation button on the bottom of the screen to advance questions. If during the survey you do not see the button, scroll down until you see it.

s_qualify. Do you currently live in Holladay?

1. Yes
 2. No [TERMINATE]
 3. Unsure [TERMINATE]
-

s_direction. Overall, would you say the City of Holladay is headed in the right direction or the wrong direction?

1. Right direction
 2. Wrong direction
 3. Don't know/Unsure
-

n_overall. All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Holladay?

[SLIDING SCALE 0-100]

s_elected. Do you approve or disapprove of how the Holladay Mayor and City Council are handling their jobs? [RANDOMLY FLIP SCALE]

1. Strongly approve
 2. Somewhat approve
 3. Neither approve nor disapprove
 4. Somewhat disapprove
 5. Strongly disapprove
-

s_fiveyear. How would you rate the City of Holladay today compared to five years ago? Would you say it is... [RANDOMLY FLIP SCALE]

- 1 Much better
 - 2 Somewhat better
 - 3 About the same
 - 4 Somewhat worse
 - 5 Much worse
 - 6 Don't know, I haven't been here that long [ANCHOR]
-

oe_likemost. What do you like most about living in Holladay? (OPEN ENDED)

oe_topissue. In your opinion, what is the most important issue facing Holladay **in the next 3-5 years?** (OPEN ENDED)

s_recommend. How likely are you to recommend the City of Holladay to friends and family as a good place to live? [RANDOMLY FLIP SCALE]

1. Very likely
 2. Somewhat likely
 3. Somewhat unlikely
 4. Very unlikely
-

HOLLADAY SERVICES

s_taxvalue. In general, how do you rate the service you receive from Holladay for your tax dollar? [RANDOMLY FLIP SCALE]

1. Excellent
 2. Good
 3. Fair
 4. Poor
-

s_holladay_statement. To what extent do you agree or disagree with the following statements about Holladay? [CAROUSEL MATRIX] [RANDOMIZE STATEMENTS] [RANDOMLY FLIP SCALE]

1. Overall, I feel safe living in Holladay.
2. Holladay is a great place to raise a family.
3. Holladay has all the kinds of businesses I want it to have.
4. Overall, I think Holladay does a good job managing city services.
5. Holladay is growing and developing in a positive way.

- Strongly agree
 - Somewhat agree
 - Neither agree nor disagree
 - Somewhat disagree
 - Strongly disagree
-

DISPLAY IF s_holladay_statement_4 (Holladay has all the kinds of businesses I want it to have)
== 2-5

m_biztype. Which of the following kinds of businesses would you most like to see more of in Holladay? Please select up to three.

1. Locally owned retail stores or shops
 2. Nationally owned retail stores or shops
 3. Locally owned restaurants or cafes
 4. Nationally owned restaurants or cafes
 5. Health clinics or offices (e.g., medical, dental, physical therapy, aesthetics)
 6. Gyms or exercise studios
 7. Trade services (e.g., electrical, plumbing, landscaping, auto mechanics, IT)
 8. Professional services (e.g., accounting, legal, insurance)
 9. Gas stations or convenience stores
 10. Grocery stores or neighborhood markets
 11. Other, please specify: [ANCHOR, TEXT ENTRY]
-

n_services_holladay. Holladay provides several services to its residents. Some are provided directly by the city, and some are provided by districts or agencies that the city works with. The first group of services are provided directly by the city. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable.

[SLIDING SCALE 0-100, NOT APPLICABLE OPTION]

1. Sidewalk maintenance
2. Street lighting
3. City code enforcement
4. City parks and open spaces
5. Community events
6. Planning, zoning and building services
7. Emergency preparedness
8. Water conservation efforts

DISPLAY IF n_services_3 (City code enforcement) < 65

oe_code. If you have any comments you would like to briefly share about your experience with City code enforcement in the past year, please enter them here.

n_services_agency. This second group of services is provided by some other district or agency that the city works with. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable.

[SLIDING SCALE 0-100, NOT APPLICABLE OPTION]

1. Police services
2. Fire and emergency medical services
3. Garbage collection
4. Recycling program
5. Culinary (drinking) water
6. Animal control services
7. Snow removal services
8. Surface maintenance on city streets and roads

oe_services. If you have any comments you would like to briefly share about your experience with any of the services previously listed in the past year, please enter them here.

n_allocate. Suppose you were responsible for allocating \$100 of the Holladay City budget. How would you want to see the city divide your \$100 among the city services? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100.)

1. Police services
 2. Fire and emergency medical services
 3. Animal control services
 4. Snow removal services
 5. Surface maintenance on city streets and roads
 6. Sidewalks along major corridors (e.g., Murray Holladay Road and Highland Drive)
 7. Neighborhood sidewalks
 8. Street lighting
 9. City code enforcement
 10. City parks and open spaces
 11. Community events
 12. Planning, zoning and building services
 13. Emergency preparedness
 14. Renewable energy
 15. Water conservation
 16. Trails
 17. Other (please specify): [ANCHOR, TEXT ENTRY]
-

NEWS AND COMMUNICATION

s_news_current. From which source do you currently receive most of your information about the City of Holladay?

1. City insert in Holladay Journal
 2. Weekly Email from the City
 3. City website
 4. Newspaper
 5. Twitter
 6. Facebook
 7. Instagram
 8. NextDoor app notifications
 9. Banners outside City Hall or in Village Plaza
 10. Local News website
 11. Other, please specify: [TEXT ENTRY]
-

s_news_pref. From which source would you prefer to receive most of your information about the City of Holladay? (as above)

1. [CARRY FORWARD ALL OPTIONS FROM S_NEWS_CURRENT]
-

s_commfreq. Would you prefer to receive more communication from Holladay City, less communication, or are you happy with the level of communication you currently receive from the City? [RANDOMLY FLIP SCALE]

1. I would prefer to receive much more communication from Holladay
 2. I would prefer to receive a little more communication from Holladay
 3. I am happy with the level of communication I currently receive from Holladay
 4. I would prefer to receive a little less communication from Holladay
 5. I would prefer to receive much less communication from Holladay
-

s_contact. During the past year have you contacted any Holladay office to seek service, information, or to file a complaint?

1. Yes
 2. No
-

DISPLAY IF S_CONTACT == 1

s_response_sat. Were you generally satisfied or dissatisfied with the City's response?
[RANDOMLY FLIP SCALE]

1. Very satisfied
 2. Somewhat satisfied
 3. Neither satisfied nor dissatisfied
 4. Somewhat dissatisfied
 5. Very dissatisfied
-

DISPLAY IF S_CONTACT == 1

oe_response. If you have any comments you would like to briefly share about your
experience with any Holladay office in the past year, please enter them here.

INDEPENDENCE DAY CELEBRATION

m_event_attend The following is a list of events, sponsored by the City of Holladay, that occurred July 4th to celebrate Independence Day. Which of the following Independence Day activities did you attend this year? Please select all that apply. [RANDOMIZE]

1. Breakfast gathering
2. Bike parade
3. Drone show
4. Concert
5. Other, please specify: [ANCHOR] [TEXT ENTRY]
6. I did not attend any of the activities [ANCHOR] [EXCLUSIVE]

DISPLAY IF M_EVENT_ATTEND SELECTED 3

s_drones_sat How satisfied were you with your experience watching the drone show? [RANDOMLY FLIP SCALE]

1. Very satisfied
2. Somewhat satisfied
3. Neither satisfied nor dissatisfied
4. Somewhat dissatisfied
5. Very dissatisfied

s_future_events Holladay is considering options for future Independence Day events that both create memorable and fun experiences for residents and also keep our community and environment free from potential fire and air quality issues.

How interested are you in the following options for future Holladay City Independence Day celebrations?

[RANDOMLY FLIP SCALE]

1. Extremely interested
2. Very interested
3. Somewhat interested
4. Not very interested
5. Not at all interested

[RANDOMIZE]

- a. Breakfast gathering
- b. Bike parade
- c. Fireworks display
- d. Drone show
- e. Concert

m_future_date

In 2027, the 4th of July falls on a Sunday. The City of Holladay is considering a number of dates to celebrate the holiday. On which of the following dates would you be likely to attend the Holladay Independence Day celebration? Please select all that apply.

1. Saturday, July 3rd
2. Sunday, July 4th
3. Monday, July 5th (observed federal holiday)
4. None of the above [ANCHOR, EXCLUSIVE]

oe_future_events

If you have any comments about this year's Independence Day celebration or if there are any events or features would you like to see the City of Holladay sponsor in the future, please enter them here. [TEXT BOX ENTRY]

NEIGHBORHOODS & HOUSING

s_neighborhood. How much do you agree or disagree with the following statements about your neighborhood and the City? [RANDOMIZE] [RANDOMLY FLIP SCALE]

1. I am pleased with the way my neighborhood looks.
2. My neighborhood is connected to the rest of the City.
3. My neighborhood is walkable.
4. My neighborhood has access to usable transit.
5. The roads in my neighborhood are well maintained.
6. The roads I use daily around the City are well maintained.

- Strongly agree
 - Somewhat agree
 - Neither agree nor disagree
 - Somewhat disagree
 - Strongly disagree
-

s_streetlights_num. Some residents would like to see additional streetlights in Holladay neighborhoods to increase safety and visibility, while other residents would prefer to preserve the dark skies and limit light pollution.

Which of the following statements best describes your opinion about the amount of streetlights in Holladay neighborhoods? [RANDOMLY FLIP SCALE]

1. Holladay neighborhoods have too many streetlights
 2. Holladay neighborhoods have the right amount of streetlights
 3. Holladay neighborhoods have not have enough streetlights
-

s_streetlights_qual. Which of the following statements best describes your opinion about the quality of streetlights in Holladay neighborhoods? [RANDOMLY FLIP SCALE]

1. Holladay neighborhood streetlights are too bright
 2. Holladay neighborhood streetlights are adequate
 3. Holladay neighborhood streetlights are not bright enough
-

s_sidewalks_num. Some residents would like to see additional sidewalks in Holladay neighborhoods to increase safety and walkability, while other residents would prefer to preserve the existing wide streets, street parking, and curbscapes.

Which of the following statements best describes your opinion about the amount of sidewalks in Holladay neighborhoods? [RANDOMLY FLIP SCALE]

1. Holladay neighborhoods have too many sidewalks
2. Holladay neighborhoods have the right amount of sidewalks
3. Holladay neighborhoods have not have enough sidewalks

s_sidewalks_qual. Which of the following statements best describes your opinion about the quality of sidewalks in Holladay neighborhoods? [RANDOMLY FLIP SCALE]

1. Holladay neighborhood sidewalks are well maintained
2. Holladay neighborhood sidewalks are adequately maintained
3. Holladay neighborhood streetlights are not well maintained

m_fit_mix Which, if any, of the following features would fit well into your area of the City? Select all that apply.

1. Small shopping center with multiple stores, restaurants, and/or services
2. Mixed-use developments combining ground-level storefronts with apartments or condominiums
3. Single-family garden courtyard homes with shared open space
4. Senior housing, such as an assisted living community, retirement village, or residential care home
5. Townhomes with individual yards
6. Single-family homes with large yards
7. Apartments
8. Accessory Dwelling Units (ADUs, e.g., basement apt, mother-in-law suite, attic apt, tiny home on existing lot)
9. Student housing
10. Other, please specify: [ANCHOR, TEXT ENTRY]
11. None of these [ANCHOR, EXCLUSIVE]

m_citymix Which, if any, of the following features might not fit well into your area of the City, but would be nice to have somewhere in Holladay? Select all that apply.

(CARRY FORWARD ALL DISPLAYED CHOICES FROM M_HOUSING_FUTURE)

DEMOGRAPHICS

demo_intro. And now just a few more questions that will help us categorize responses.

s_gender. Which of the following best describes how you think of yourself?

- 1 Male
 - 2 Female
 - 3 Prefer to self-describe
-

n_yearborn. Please enter the year you were born (YYYY, e.g., 1975):

s_timelived. How long have you lived in Holladay?

- 1. Less than 2 years
 - 2. 3-5 years
 - 3. 6-10 years
 - 4. 11-20 years
 - 5. 21-30 years
 - 6. 31-40 years
 - 7. 41 years or more
-

s_ownrent. Which of the following best describes where you are currently living?

- 1. Own or buying my own home
 - 2. Rent my home or apartment
 - 3. Live with parents, relatives, or otherwise rent-free
 - 4. Other
-

m_hhcomp. Which if any of the following categories describe members of your household?
Please select all that apply to the individuals who live in your home.

- 1. Children under the age of 18
- 2. Adult children ages 18+
- 3. Elderly parents or grandparents
- 4. Unrelated adults or roommates
- 5. Current university or college students
- 6. Freelancer/Gig economy workers (e.g., Uber, Lyft, Doordash)
- 7. None of the above

s_edu. What is the last year of school you completed?

1. Some high school or less
2. High school graduate
3. Some college
4. College graduate
5. Post graduate degree (e.g. MA, MBA, JD, PhD)
6. Vocational school or technical school

s_employ. What is your employment status?

1. Self-employed
2. Employed by someone else
3. Unemployed
4. Homemaker
5. Retired
6. Student

s_marstat. Are you currently...

1. Married
2. Divorced
3. Widowed
4. Living with partner
5. Single

m_race. Are you:

1. American Indian / Native American
2. Asian
3. Black / African American
4. Hispanic / Latino
5. White / Caucasian
6. Pacific Islander
7. Other, please specify: [TEXT ENTRY]

s_income. What do you expect your 2026 family income to be?

1. Under \$50,000
 2. \$50,000 – \$99,999
 3. \$100,000 – \$149,999
 4. \$150,000 – \$199,999
 5. \$200,000 – \$249,999
 6. \$250,000 or more
 7. Prefer not to say
-

s_panel. Now that you have completed this Holladay Citizens Survey, we would like to invite you to join the Holladay Citizens Opinion Panel.

As a participant in the Holladay Citizens Opinion Panel, you will be contacted occasionally by email during the coming months with a request to fill out a brief internet survey on topics related to government and city policy. Your responses will remain completely confidential and your participation will help city elected officials and staff be more informed about public opinion on issues important to you. All surveys will be conducted through the internet. We will never use your email address for commercial purposes and you can withdraw from the Holladay Citizens Opinion Panel at anytime.

Would you like to participate in future Citizen Surveys for the City of Holladay?

1. Yes
2. No

DISPLAY IF S_PANEL == 1

oe_email. Thank you for your willingness to participate in future Holladay Citizen Surveys.

Please enter your preferred contact information for at least one of the categories below.

Email: _____
Cell phone: _____

s_quality. Finally, for quality control purposes, please rate your experience taking this poll. Would you consider the experience: [RANDOMLY FLIP SCALE]

1. Excellent
2. Good
3. Fair
4. Poor
5. Don't know

oe_comments. Thank you for completing the survey. If you have any comments about this survey or the City of Holladay in general, please enter them here: