



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #2

Date: October 6th, 2026

Request: Amendment to Hulton Park South - a PUD in the R-1-10 Zone

Address: 2394 East Murray Holladay Rd

Applicant: Ron Hilton

File No: 20-1-15-2

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

City of Holladay

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.08.040	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS – CONDITAL USES
13.10A	SUBDIVISIONS
13.10A.070	PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.78	PLANNED UNIT DEVELOPMENT
13.78.130.D	PUD AMENDMENTS – VIA PLANNING COMMISSION

State of Utah

10-20-811	LUDMA, SUBDIVISION AMENDMENTS
10-20-505	LUDMA, CONDITIONAL USE PERMITS

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

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

The PC shall make a motion to either denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. §§ 13.78.040.H(I), 13.06.050.B2 and 13.08

The item will have two (2) separate motions as follows:

1. CUP Amendment. A Planned Unit Development (PUD) is governed by a conditional use, i.e. an additional zone overlay, creating special standards of development adapted to the project. Amending these special conditions require a re-review and approval by the Land Use Authority (Planning Commission) during a public hearing. §13.78.040C

“PROJECT NAME”



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2. Subdivision Amendment. As development details, representing the CUP are shown on the associated subdivision plat drawing, the subdivision must also be amended. Amending a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) during a public hearing.

SUMMARY:

“Hulton Park, South” is the 2-lot phase of a total six (6) lot Planned Unit Development was conditionally approved by the planning commission in 2022. The property owner is proposing to amend the PUD by converting a previously approved 11,842 square foot open space area, designated as Lot2a to accommodate an additional home and adopt a historic preservation easement supporting a preservation effort benefitting the Casper Cottage a historic property within the City of Holladay.

BACKGROUND:

The key intent of a Planned Unit Developments is to conditionally approved development standards that uphold the goal of preserving open space and maintain mature landscaping without increasing allowable density or changing land use requirements of an underlying zone. PUD development is limited to these bounds. The bounds are established by the PC. In some cases, these bounds are found by the property owner to conflict with additions, rebuilding, or ensuring that important landscaped areas are preserved may arise. In this case the conflict is preserving a historic property and adding an additional dwelling unit. Such amendments require that the development conditions be altered and/or subdivision plat to be amended in order to reflect requested changes to both building and preservation areas.

APPLICANT PROPOSAL SUMMARY:

The applicant has provided a narrative describing the desired intent of proposed amendments. The applicant has also provided an amended ownership plat which identifies the areas being affected and/or otherwise requested to be modified. These are summarized as follows:

- Lot2a is proposed to no longer be identified as an associated area approved as the open space element for the entire PUD. The proposal is to convert the area to accommodate L
 - An additional single family building lot
 - A historic preservation easement benefitting “Casper Cottage”
- Modification of the emergency fire turn around
- Variation to required dimensional standards of public right of way improvements within Murray Holladay Road.

TECHNICAL REVIEW COMMITTEE REVIEW AND ANALYSIS:

As of July, the TRC conducted three rounds of divisional reviews for this application. Each review was based upon; the original PC approvals, applicable codes and the applicant’s intent. The applicant provided the TRC with a selective response to each review over that time period. As each review/response cycle was extensive, the TRC provides the commission the following items that remain outstanding;

“PROJECT NAME”



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Applicant to address:

- Incomplete project development requirements from the 2022 Planning commission approval
 - 55 foot wide dedication of Murray Holladay Road remains incomplete as per Holladay Ord. §§ 15.28.010 & 13.10A.100
 - Required public improvements including sidewalk, curb and gutter as per §§ 13.10A.100 & 15.28.070
 - An appeal from the applicant was filled seeking relief from dimension requirements. This appeal was heard and denied by the City Council in 2024
- All remaining notes/redlines made on the plat by the TRC as of 09/28/2026.
- Plat drawing shall be stamped by the land surveyor who prepared the drawing as per §13.78.130A
- Narrative to include a description of how the historic preservation easement addresses the goals and intent of Holladay's PUD ordinance as described in this staff report.

While the TRC is unaware if an HOA has been organized to administer specific Covenant Codes and Restrictions (CCRs), an opportunity to review maintenance standards for this PUD has not been completed. The review is vital for ensuring HOA maintenance of emergency access as well as historic property maintenance elements.

All required elements needed to present an amendment to a recorded subdivision plat and the associate PUD conditional use permit have been submitted, however as the applicant has yet to provide each division of the TRC with an acceptable response, the details of which remain unclear as to whether or not the amendment, as proposed, will augment or detract from the originally approved development.

A TRC recommendation to continue this item is provided commission until all divisions can recommend the project as proposed to be amended.



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STAFF SUGGESTED MOTIONS:

*"I _____ move to (continue/approve/deny) an amendment to the **Conditional Use Permit** related to Lot2a of the "Hulton Park South" plat, a Planned Unit Development, residential development within the R-1-10 zone located at 2394 E Murray Holladay Rd., finding that the proposal;*

- 1. Unclear how proposed historic preservation amendments uphold Condition #3 of the approved conditional use permit approved by the Planning Commission on January 25th 2022*

*"I _____ move to (continue/approve/deny) **amendments to the subdivision plat** related to Lot2a of the "Hulton Park South" plat, a Planned Unit Development, residential development within the R-1-10 zone located at 2394 E Murray Holladay Rd. finding that the proposal;*

- 1. Proposed amendments to convert Lot2a to a single-family home building lot are directly related to ensuring that open space conditions of the original conditional use permit are upheld as proposed.*



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 6th day of October 2026 as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period while the Commission considers an application to amend Hulton Park South, a residential PUD subdivision located at 2394 South Murray Holladay Rd. in the R-1-10 zone. The property owner requests to amend by converting the current designation for “Lot2a” of the Hulton South subdivision from an associated open space lot to a residential building lot with a designated historic easement. The proposal would provide one new residential building lot for a total three lots within this plat.

The proposed amendment is available for public inspection on the City’s website www.holladayut.gov and at the Community Development Dept. during normal business hours.

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

1. In-person attendance at Holladay City Hall or
2. Email your comments by 5:00 PM on the date of the meeting to jteerlink@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

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

DATE POSTED: [date]

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



NOTICE OF A PUBLIC HEARING

SUBDIVISION AMENDMENT – Lot 2a Hulton Park South

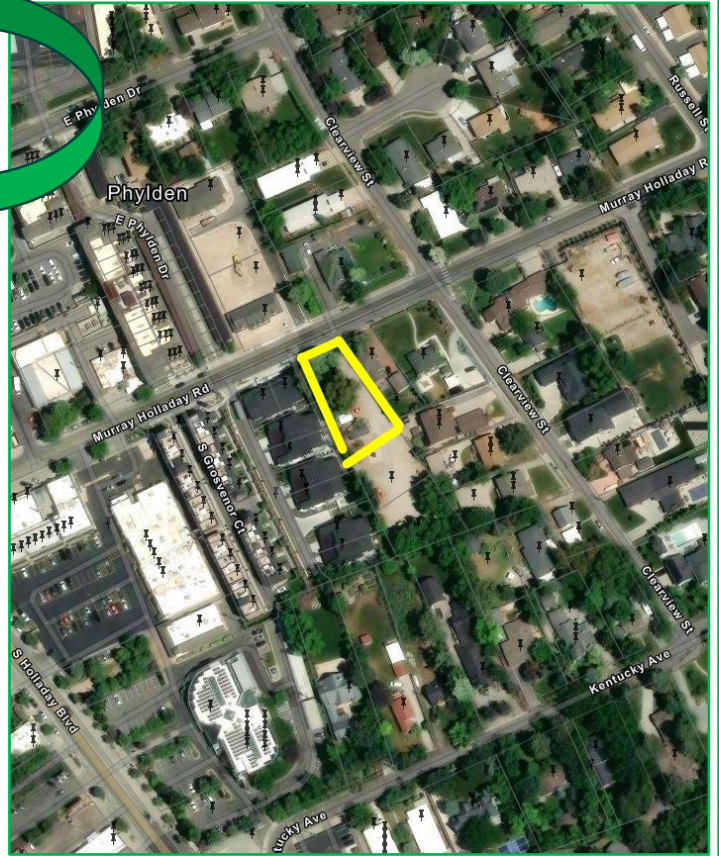
Date: **Tuesday, October 6th, 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of an application to amend Hulton Park South, a residential PUD subdivision located at **2394 South Murray Holladay Rd.** in the R-1-10 zone. The property owner requests to amend the plat by converting the current designation for “Lot2a” of the Hulton South subdivision from an associated open space lot to a residential building lot with a designated historic easement. The proposal would provide one new residential building lot for a total of three lots within this plat.

Please submit comments via email by 5:00 pm 10/05/2026 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 Website.

ATTENTION: This notice was mailed on 09/24/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NOTICE OF A PUBLIC HEARING

SUBDIVISION AMENDMENT – Lot 2a Hulton Park South

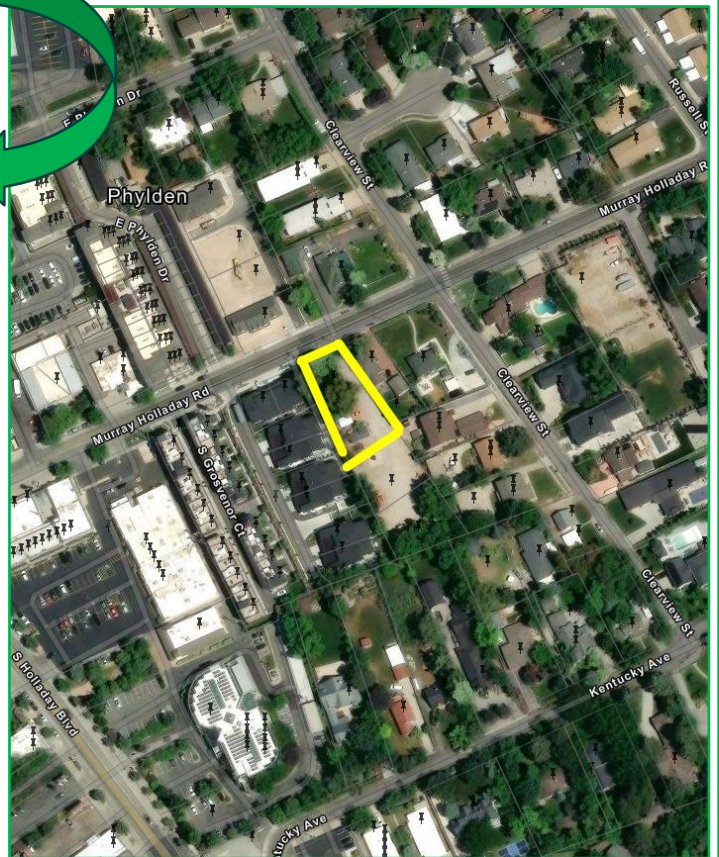
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HULTON PARK PUD NORTH SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 3, T2S, R1E OF THE SALT LAKE BASE & MERIDIAN
CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH
R-2-10



VICINITY MAP
NOT TO SCALE



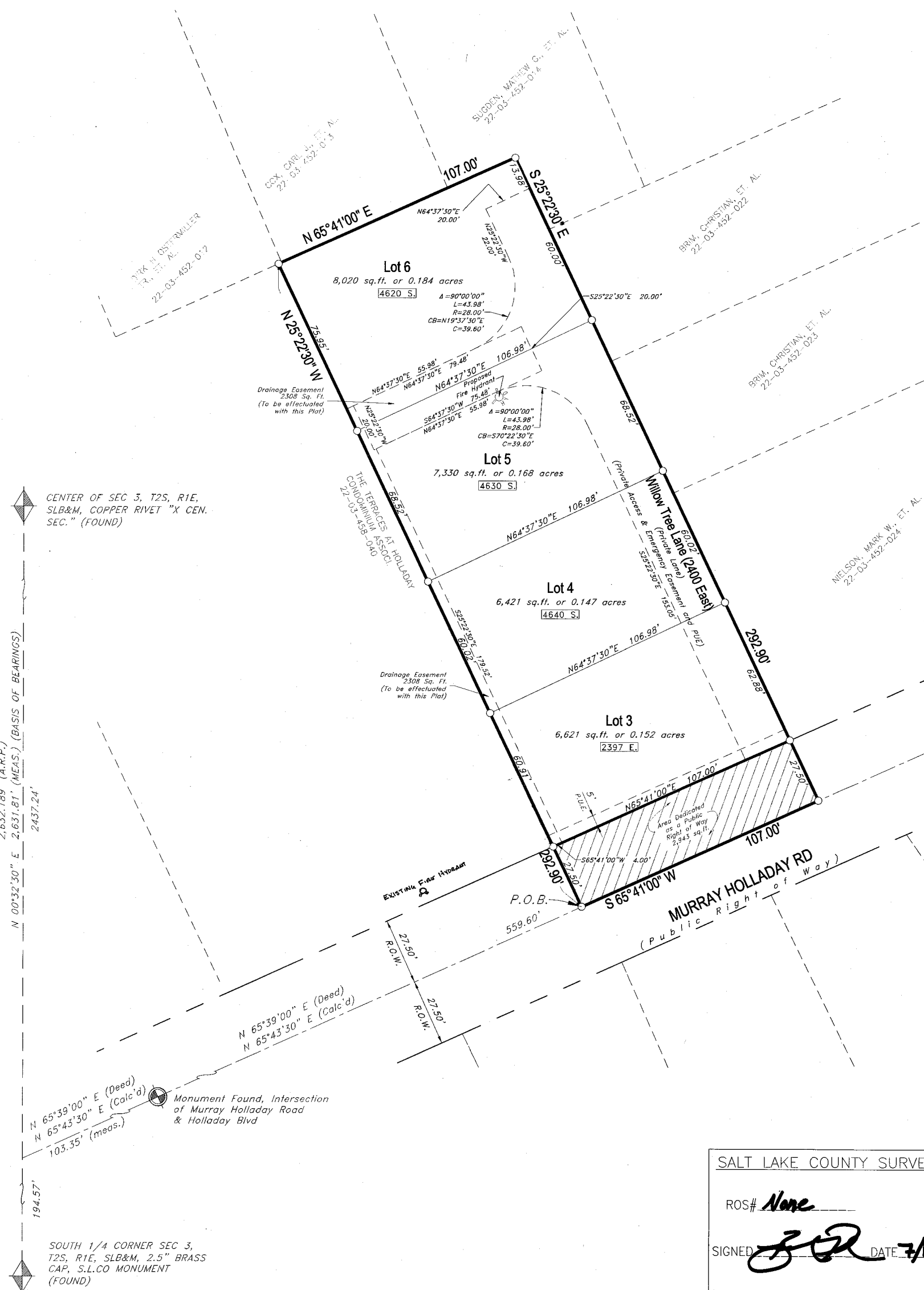
NOTES

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITHIN THE FACILITIES IN THE PUE.
- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
- NO PARKING SIGNS TO BE INSTALLED AND MAINTAINED ON STREETS OR EASEMENTS DEDICATED AS EMERGENCY ACCESS.
- NO STRUCTURES, WALLS, POLES, DECKS, OR OTHER FEATURES THAT RESTRICT STORM WATER FLOW OR MAINTENANCE ACCESS WITHIN THE DRAINAGE EASEMENT.
- EACH LOT TO PROVIDE AND MAINTAIN STORM WATER RETENTION FACILITY PER HOLLADAY CITY ORDINANCE CHAPTER 17.

LEGEND

- EXISTING RIGHT OF WAY
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE
- FENCE LINE
- LOT LINE
- SECTION LINE
- UTILITY
- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT NO. 5 REBAR WITH YELLOW PLASTIC CAP GALLOWAY & CO. UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT (AS DESCRIBED)
- SECTION CORNER (AS DESCRIBED)
- FIRE HYDRANT
- STREET LIGHT
- CALCULATED
- MEASURED
- AREA REFERENCE PLAT

Owner:
Ron Hilton
2394 E Murray Holladay Road
Holladay, UT 84117



CITY OF HOLLADAY

APPROVED THIS 27 DAY OF June 2022

ATTEST: CITY RECORDER *Stephanie H. Carlson*

CITY OF HOLLADAY CITY MANAGER: *W. Chambers*

CITY OF HOLLADAY PLANNING COMMISSION

APPROVED THIS 13th DAY OF June 2022

Howard F. Layton
CITY OF HOLLADAY PLANNING COMMISSION CHAIR

CITY OF HOLLADAY ENGINEER

APPROVED THIS 10th DAY OF June 2022

John
CITY OF HOLLADAY ENGINEER

SALT LAKE COUNTY SURVEYOR

ROS# None

SIGNED *John* DATE 7/14/22

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 10th DAY OF June 2022

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY OF HOLLADAY ATTORNEY

APPROVED THIS 27th DAY OF June 2022

John
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY COMMUNITY & ECONOMIC DEVELOPMENT

APPROVED THIS 13th DAY OF June 2022

John
CITY OF HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

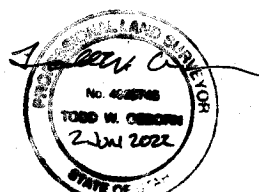
SURVEYOR'S CERTIFICATE

I, Todd W. Osborn, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4288746 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owners, that I have completed a survey of the property described in this plat in accordance with Section 17-25-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereinafter to be known as HULTON PARK PUD NORTH SUBDIVISION, and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the SALT LAKE COUNTY Records Office were relied upon in conducting this survey: Special Warranty Deed as Entry No. 3027989, in Book 11647, at Page 7056.

Date of Plat: JUNE 2, 2022

Signature: *Todd W. Osborn*

LICENSE NO. 4288746



BASIS OF BEARINGS:

A BRASS CAP MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 0°30'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 184.97 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 88°43'00" EAST TO A FOUND MONUMENT; AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD. THENCE CONTINUING ALONG SAID CENTERLINE NORTH 88°39'00" EAST 599.80 FEET TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 0°30'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 184.97 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 88°43'00" EAST TO A FOUND MONUMENT; AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD. THENCE CONTINUING ALONG SAID CENTERLINE NORTH 88°39'00" EAST 599.80 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 29°22'30" WEST, A DISTANCE OF 292.90 FEET; THENCE NORTH 89°41'00" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 29°22'30" WEST, A DISTANCE OF 292.90 FEET TO A POINT ON THE CENTERLINE OF MURRAY HOLLADAY BLVD. THENCE SOUTHWESTERLY ALONG SAID CENTERLINE SOUTH 89°41'00" WEST, A DISTANCE OF 107.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 31,326 SQ. FT. / 0.719 ACRES ±

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT SUBDIVISION OF A PARCEL OF PROPERTY LOCATED IN HOLLADAY CITY, UTAH. TWO SALT LAKE COUNTY MONUMENTS WERE FOUND IN SECTION 3, T2S, R1E, SLBM, AT THE SOUTHWEST CORNER AND CENTER CORNER. A LINE BEARING N 0°30'30" E BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

OWNER'S CONSENT TO RECORD

HOLLADAY COTTAGES LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

HULTON PARK PUD NORTH SUBDIVISION

HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND

THIS 3 DAY OF June 2022

BY: *R.M. Hilton*

PRINT NAME: RONALD N. HILTON

TITLE REPRESENTATIVE

NOTARY ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

ON THIS 3 DAY OF June 2022, IN THE YEAR 2022, PERSONALLY APPEARED BEFORE ME RONALD NATHAN HILTON, KNOWN TO ME TO BE THE SIGNER OF THE FOREGOING INSTRUMENT, AND ON HIS OATH ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS REPRESENTATIVE OF HOLLADAY COTTAGES LLC, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID LLC.

COMMISSION NUMBER 319021

MY COMMISSION EXPIRES August 10, 2025

David Nichols

NOTARY PUBLIC, STATE OF UTAH

My Commission Expires August 10, 2025

Commission No. 319021

NOTARY PUBLIC, STATE OF UTAH

My Commission Expires August 10, 2025

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NOTARY PUBLIC, STATE OF UTAH



CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

4/20/2022

Holladay Cottages LLC
Attn: Ron Hilton

**RE: "HULTON PARK" PUD
Concept Site Plan Approval
File #20-1-15-1**

Dear Mr. Hilton:

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE CONCEPTUAL PLAN and PUD APPROVAL BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR "HULTON PARK" SUBDIVISION, A SIX-LOT, DETACHED SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT PROJECT IN R-2-10 and R-1-10 ZONE.

~~On January 25th, the City of Holladay Planning Commission unanimously moved to approve a Six Lot layout at the conceptual level for the above mention project. The unanimous motion was based upon the following findings~~

Findings:

- 1. Complies with standards of the R-1-10 and R-2-10 zones.*
- 2. Lots are created to be accessible by utilities, public roads, and emergency access.*

Additionally, On January 25th, the City of Holladay Planning Commission unanimously moved to approve a Conditional Land Use Permit for a Planned Unit Development for the above mention project. The unanimous motion was based upon the following findings

Findings:

- 1. Complies with the allowed land uses of the R-2-10 and R-1-10 zones as a residential subdivision.*
- 2. The density and layout are found to comply with the approved Concept Plan that was previously approved.*
- 3. Is granted flexibility to zone standards via the Planning Commission.*
- 4. Provides for the preservation and enhancement of desirable site characteristics.*

Conditions:

- 1. All lot sizes are modified to maintain the minimum sizes shown on the approved plan.*
- 2. Setbacks are modified as shown on the approved plan.*
- 3. Dedicated open space and common area are provided.*
- 4. Submit to the TRC a preliminary level subdivision plat for assessment preparation for Planning Commission review.*

Please work with the Holladay TRC to prepare Preliminary Construction level development drawings as directed in your application packet; civil site, building design and landscaping etc. If you should have any questions, please contact this department at 527-3890 with questions or assistance.

Sincerely,

Jonathan Teerlink
CED, Director
Enclosure

Cc: file



HULTON PARK PLAT AMENDMENT NARRATIVE

The Hulton Park PUD subdivision is somewhat unusual in that it comprises two different zones. The Holladay PUD Code is basically silent on that situation, neither preventing it, nor giving specific guidance on how to treat it. So it was approved by the Planning Commission, which they required to be recorded in two separate plats, Hulton Park North and South, neither one of which was of sufficient size to be a PUD on its own. It could have been recorded as a single plat, but they decided not to do so because the North and South are under different ownership:

“Contiguous parcels owned by different parties may be joined into one final plat, provided that all Owners join in the dedication and acknowledgments.”

Holladay Code, subsection 13.10A.100H7

Unlike some municipalities, Holladay does not allow for a “density bonus” within a PUD:

“The applicant shall submit a standard subdivision design, using the minimum lot size, width, and setback dimensions required by the zone, to calculate the maximum allowable number of dwellings ("maximum density") for the development.”

Holladay Code, subsection 13.78.040D1

According to the above methodology, the maximum density of Hulton Park is seven dwelling units, because the standard subdivision consisted of two units on the South and five units on the North, due to the difference in zoning, even though both North and South are actually about the same size. The net street dedication to the public ROW in the original plats did not change that maximum density, inasmuch as the minimum lot sizes for a standard subdivision are still being met after deducting the net area that was dedicated.

Once the maximum number of dwelling units has been established, then the placement and size of the lots within the PUD can be rearranged with greater flexibility than a standard subdivision would allow. We chose to roughly equalize the lots sizes by having three lots on the South and four lots on the North.

However, the Planning Commission was uncertain whether that rearrangement across zones was allowable:

“Density: Residential planned unit developments shall not exceed the density limitation of the zoning district where the planned unit development is proposed. The density for any residential planned unit development may not exceed the

maximum density calculation as defined in subsection 13.78.040D1 of this chapter.”

Holladay Code subsection 13.78.080C

At issue was the phrase “the density limitation of the zoning district” which is somewhat unclear in the case where the PUD consists of more than one zone. The Planning Commission decided to reduce the number of units on the South from three to two, thus reducing the total number of units from seven to six. We disagreed with that as being an unlawful taking of our full entitlement. The City Attorney agreed that there was a valid legal question involved, and suggested that the Planning Commission defer a final decision on the matter to the City Council, via the appeal process. But due to an unfortunate misunderstanding, we missed the deadline for the appeal, and the City Council never had the opportunity to rule on it.

However, the final plats as recorded did include all seven lots, including three lots in the south plat, but placed an internal lot restriction on Lot 2A. So our application is technically not for an additional lot, but rather that the Planning Commission remove the restriction on one of the existing lots:

“the planning commission may consider at a public meeting [not necessarily a public hearing] an owner's petition to vacate or amend a subdivision plat if the petition seeks to: . . . Adjust an internal lot restriction imposed by the local political subdivision.”

Holladay Code, subsection 13.10.070D2c

Therefore, we are effectively bringing the issue back to the Planning Commission in the form of this proposed Plat Amendment to Hulton Park South, which is a new application that is not subject to the appeal timing of the original PUD approval. We argue that “the density limitation of the zoning district” is only meant to indicate the theoretical density of the zone(s) comprising the PUD, which may be different than the “maximum density” that would actually be achievable in a standard subdivision, due to the shape of the lots and other practical considerations.

Although it may not be entirely clear which interpretation is correct, Utah State Law specifically requires that where any such doubt exists, the decision shall (i.e. *must*) be made in favor of the applicant:

“If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.”

Utah Code, subsection 10-9a-306(2)

We therefore respectfully request that our application be approved. All documents on the public record pertaining to the properties comprising Hulton Park are also incorporated by reference in this application.

In addition to the question of density, which is our lawful right by entitlement, this application initially incorporated a change to the plat that was previously approved in writing and signed by the former UFA Area Fire Marshall, to eliminate the emergency turnaround if home fire sprinklers were provided on Lots 1 and 2. The current Fire Marshall who sits on the TRC asked that we reconsider. Although the prior UFA approval remains legally binding, we voluntarily agreed to withdraw that change in the best interest of public safety, even though it substantially reduces the buildable area of Lots 1 and 2.

For the same reason, that of public safety, we are also incorporating a proposed variation in the right of way improvements to Murray Holladay Road, as recommended in writing to the City by our traffic engineer, to narrow the travel lanes from 11.5' to 10' as a traffic calming measure in the transition thorough the Medium Density district where Hulton Park is located, from the High Density District on the west to the Low Density District on the east. This type of variation falls within the purview of the Community Development Director:

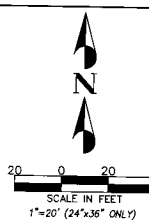
“Variations Require Approval: The community development director must approve variations from the standards described in this section, as necessary, considering the conditions of terrain and existing improvements contiguous thereto.”

Holladay Code, subsection 15.28.060C

A narrowing of the vehicular portion of the right of way was already approved and implemented for Hadley Pines PUD immediately to the west, as shown on their recorded plat. Our proposed variation is contiguous to and a consistent continuation of that existing improvement.

Lastly, our plat amendment includes the creation of a historic preservation easement for Casper Cottage, which was recently added to the Holladay Historic Registry. This is being done voluntarily, not pursuant to any requirement of the historic preservation ordinance.

LOCATED IN THE SOUTHEAST QUARTER SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
CITY OF HOLLADAY, COUNTY OF SALT LAKE, UTAH
ZONE: R-2-10



LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- RECORD PARCELS
- EXISTING IMPROVEMENTS
- BUILDING FOOTPRINT
- AREA TO BE DEDICATED AS RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT (INCLUDING DRAIN OR IMPROVEMENT DUCT/STRUCT)
- NO MATCH
- PRIVATE AREA
- STREET MONUMENT SET 5/8" MEAN WITH BLUE PLASTIC CAP OR NAIL STAMP "PEPP" IN #6079988
- STREET ADDRESS ALONG MURRAY & HOLLADAY ROAD (LOTS 1 & 2) OR ZINGO EAST (LOTS 1-3)

RECORDED # 1389165
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Hadley Pines Partners LLC
DATE 7/19/22 TIME 01:16 pm BOOK 2028 PAGE 052
66600 Hadley Pines

PREPARED BY:
PEPG CONSULTING LLC
12770 SOUTHWEST 130TH AVE. • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: JANUARY 19, 2012 D.D.: 4182 (2012) (City) (per-cy)

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS 8 DAY OF February 20 2012

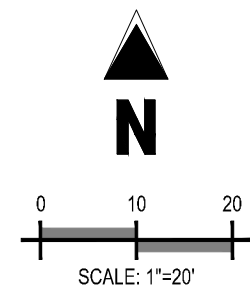
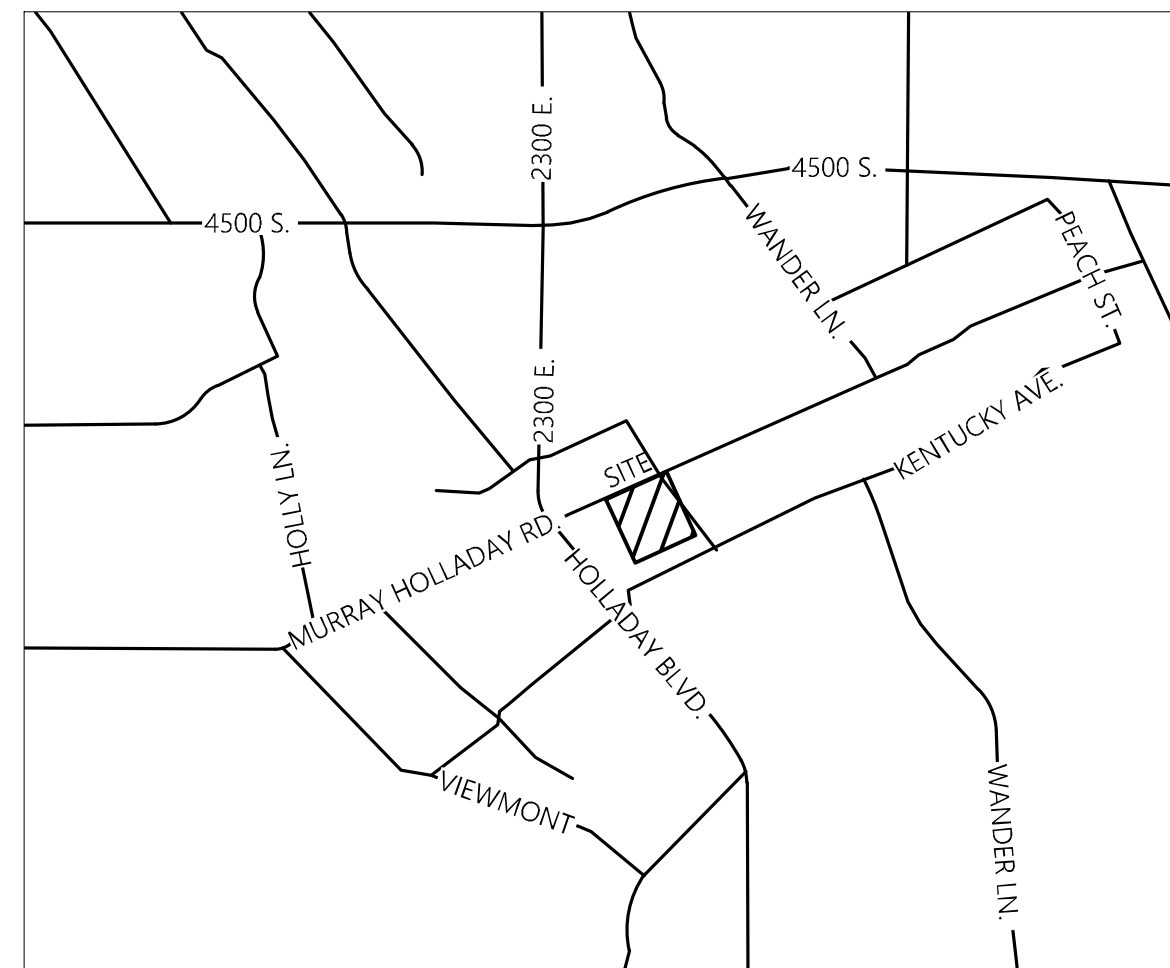
ATTEST: Stephanie A. Carlson
CITY CLERK

72-17-22 22-03-454-001, 236, 227 1166 001

HULTON PARK PUD
SOUTH SUBDIVISION AMENDED

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
T2S, R1E OF THE SALT LAKE BASE & MERIDIAN CITY OF HOLLADAY,
COUNTY OF SALT LAKE, STATE OF UTAH R-1-10 AUGUST 2026

VICINITY MAP N.T.S.



LEGEND

---	EXISTING RIGHT OF WAY
---	SUBJECT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CENTERLINE
x x x	FENCE LINE
---	LOT LINE
---	SECTION LINE
---	TIE LINE
●	FOUND MONUMENT (AS DESCRIBED)
○	SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "GALLOWAY, PLS 5992544" UNLESS OTHERWISE NOTED
+	CENTERLINE MONUMENT (AS DESCRIBED)
+	SECTION CORNER (AS DESCRIBED)
+	FIRE HYDRANT
+	STREET LIGHT
(C)	CALCULATED
(M)	MEASURED
(APP)	AREA REFERENCE PLAT

CENTER OF SEC 3, T2S, R1E, SLB&M
COPPER RIVET "X" CEN. SEC."
(FOUND)

M&R/NFT
TAX ID 22-03-454-024

HOLIDAY COTTAGES LLC TAX ID
22-03-454-037
BOOK & PAGE 2022P-168

P.O.B.

HADLEY PINES PARTNERS, LLC
TAX ID 22-03-454-006

HISTORIC PRESERVATION AND
COMMON AREA EASEMENT
5,417 SF
0.124 AC

C. J. DAVIS
22-03-454-009

LOT 2A
11,841 SF
0.272 AC
4660 S.

FRANK OLT
22-03-454-011

GA HOLDWAY, LLC
22-03-454-012

LOT 2
7,663 SF
0.176 AC
4670 S.

HADLEY PINES PARTNERS, LLC
22-03-454-007

TERRY FARR
22-03-454-013

LOT 2
9,190 SF
0.211 AC
4680 S.

SUSAN & MICHAEL K. LISTER
22-03-454-023

GREGORY Z. ADCOCK
22-03-454-017

ZANE LORETTA BOWMAN FT
22-03-454-016

CITY OF HOLLADAY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY PLANNING COMMISSION CHAIR

CITY OF HOLLADAY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY ENGINEER

CITY OF HOLLADAY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY ATTORNEY

SALT LAKE COUNTY SURVEYOR

ROS# S2019-06-0321

SIGNED _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY OF HOLLADAY COMMUNITY
AND ECONOMIC DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SALT LAKE COUNTY RECORDER

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

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

FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____

ACCOUNT _____

SHEET _____

OF _____ SHEETS

SURVEYOR'S CERTIFICATE

I, Todd W. Ostrom, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4938746 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owners, that I have completed a survey of the property described in this plat in accordance with Section 17-73-504, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as **HULTON PARK PUD SOUTH SUBDIVISION AMENDED** and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the SALT LAKE COUNTY Records Office were relied upon in conducting this survey: Special Warranty Deed as Entry No. 12952909, in Book 10762 at Page 1834.

Date of Plat: October 1, 2026

signature: _____

Registration No.: 4938746

BOUNDARY DESCRIPTION:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE; A DISTANCE OF 478.38; AND SOUTH 89°27'30" EAST A DISTANCE OF 679.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°43'30" EAST, A DISTANCE OF 61.17 FEET; THENCE SOUTH 34°50'38" EAST, A DISTANCE OF 339.76 FEET; THENCE SOUTH 69°50'17" WEST, A DISTANCE OF 113.97 FEET; THENCE NORTH 26°10'00" WEST, A DISTANCE OF 325.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28,694 SQ.FT./ 0.659 ACRES ±

BASIS OF BEARINGS:

A BEARING OF NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND HULTON PARK PUD SOUTH SUBDIVISION, A SUBDIVISION LOCATED IN CITY OF HOLLADAY, UTAH. TWO SALT LAKE COUNTY MONUMENTS WERE FOUND IN SECTION 3 T2S, R1E, SLB&M, AT THE SOUTH ¼ CORNER AND CENTER CORNER. A LINE BEARING N 0°32'30" E BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

OWNER'S CONSENT TO RECORD

RONALD NATHAN HILTON AND MELISSA ANN BLACKHAM HILTON, TRUSTEES OF THE RONALD AND MELISSA HILTON FAMILY TRUST UAD JULY 9, 2014, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

HULTON PARK PUD
SOUTH SUBDIVISION AMENDED

HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

BY: _____
PRINT NAME: RONALD NATHAN HILTON
TITLE: TRUSTEE

BY: _____
PRINT NAME: MELISSA ANN BLACKHAM HILTON
TITLE: TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME RONALD NATHAN HILTON AND MELISSA ANN BLACKHAM HILTON, KNOW TO ME TO BE THE SIGNERS OF THE FOREGOING INSTRUMENT, AND ON THEIR OATHS, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME, AS TRUSTEES ON BEHALF OF THE RONALD AND MELISSA HILTON FAMILY TRUST UAD JULY 9, 2014, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

HULTON PARK PUD
SOUTH SUBDIVISION AMENDED

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 3, T2S, R1E OF
THE SALT LAKE BASE & MERIDIAN
CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH
R-1-10

PREPARED BY

Galloway

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com



LAND USE REVIEW & RECOMMENDATION TECHNICAL REVIEW COMMITTEE (TRC)

CITY OF HOLLADAY
Community Development Dept.
4580 S 2300 E Holladay Utah

801.527.3890

Project name: Hulton Park PUD Amendment	PERMIT / PF#: 20-1-15-2
Street address:	Zoning: R-1-10 Total Acres: *
Contact name: Ron Hilton -	Natural Hazard:
Parcel ID:	Waterway: N/A

PROJECT/SUBMITTAL TYPE (circle one)	SITE PLAN: MAJOR MINOR	SUBDIVISION / PUD CONCEPT PRELIMINARY FINAL	PLAT AMENDMENT	C.U.P.
-------------------------------------	----------------------------------	---	--------------------------	---------------

SITE PLAN

- ☐ Minor Site plan checklist completed
- ☐ Major Site plan checklist completed
- ☐ Zone Worksheet completed
- ☐ Utility Service letters

SUBDIVISION / PUD

- ☐ Concept checklist completed
- ☐ Preliminary checklist completed
- ☐ Final Checklist Completed

PLAT AMENDMENT

- ☐ Plat checklist items completed
- ☐ Existing plat provided
- ☐ Final Checklist Completed

Conditional Use Permit

- ☐ Site plan
- ☐ Narrative
- ☐ Final Checklist Completed

TRC SUMMARY OF REVIEW / RECOMMENDATION(S):

Review of narrative and submitted documents. Proposed PUD amendment: adding additional lot to south plat and retain Historic building)

Submittal:

- 1) missing application, and all items listed in the plat amendment checklist
- 2) utility service letters; water sewer power gas

UFA:

- 1) Provide hydrant flows from nearest hydrant, service letter from Holiday Water

ENGINEERING

- 1) All off-site improvements from current south plat approvals are incomplete - no recommendation will be provided until past due improvements are installed

Zoning:

- 1) Incomplete dedications of Murray Holladay rd. Project size has been affected by a required dedication of Murray Holladay Rd. The "South Phase" located within the R-1-10 zone shows a net lot area of 29,496 sq ft. This is not represented accurately with the Salt Lake County Records office. Refer to applicants email exchange with SLCO plat department regarding undoing Planning Commission plat requirements. - no recommendation will be provided until past due improvements are installed
- 2) PUD approval is under a conditional use permit. Conditions of approval must be addressed - see applicants narrative.

- refer to attached letter.

OFFICE USE ONLY		DATE of FIRST REVIEW 07/28	DATE of SECOND REVIEW	DATE of THIRD REVIEW
Results:	☐ Approved	☐ Approved w/ conditions	☒ Revise & resubmit	☐ Disapproved
				Date:

Signatures represent Departmental review of the information provided relative to compliance with requirements, regulations, ordinances, facility/master/capital plans and general policies. The Department does not represent the design information to be accurate. Additional approvals permits are still required.



City of Holladay
Community and Economic Development

7/28/2026

**RE: Hulton Park PUD – Amendment and Extension (adding lots) Application
TRC Review of Incomplete Application - summary**

Mr. Hilton

This letter serves as a summary of the TRC review that has been provided to you as part of your application to amend “Hulton Park PUD”. Review the following requirements for a PUD amendment (CUP amendment).

- Refer to the required submittals listed in the subdivision amendment application
- Review the PUD Amendment process and 5 points (A thru E) provided in: [§13.78.130](#)
- Refer to amending a CUP: [§13.08.040L](#)
- Review all submission requirements of a subdivision amendment : [13.78.040D](#)

Currently, required improvements for this subdivision are out of compliance with the approved plat. Specifically, offsite improvements as directed by the City Engineer and dedications of right of way as required by ordinance and planning commission decisions. These determinations were upheld by the City Council and remain outstanding.

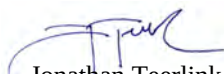
Review of this application will be centered on lot area. Street dedications will affect your net density calculations. Actions taken by you to circumvent the municipal public street dedication ordinances with the Salt Lake County recorder’s office shall be rectified according to the direction of the planning commission and in accordance with public street dedication provisions of City of Holladay. *I will not accept a plat amendment application that is currently out of compliance with original approvals.*

In addition, the following is expected with your resubmission;

- The proposed amendment *shall* be prepared by the land surveyor who prepared the drawing as required by ordinance 13.78.130A. As per the ordinances listed above, reviewing a subdivision amendment based on a line drawn on a copy of the plat will not be accepted.
- Plat shall include the net lot area calculations, net the street dedication of Murray Hollady Rd.
- Revise your narrative;
 - Describe the intent to meet all provisions of 13.78, including the Planning Commission’s requirement to preserve open space and use of common area (lot 2a)
 - Propose amendments to your originally issued CUP letter, approving the PUD. *Directly* address the change to the overall unit count used in Hulton Park North and South from 6 to 7 lots while maintaining compliance with 13.78.040E3 and lot density limitations.

Once I have the above and consider it complete, I contact you with next steps.

Sincerely,


Jonathan Teerlink
CED, Director

Cc File



Please see Applicant's responses below in red:

7/28/2026

**RE: Hulton Park PUD – Amendment and Extension (adding lots) Application
TRC Review of Incomplete Application - summary**

Mr. Hilton

This letter serves as a summary of the TRC review that has been provided to you as part of your application to amend “Hulton Park PUD”. Review the following requirements for a PUD amendment (CUP amendment).

- Refer to the required submittals listed in the subdivision amendment application
 - It appears that a public hearing will not be required, because we are the sole owners and the main purpose of the amendment is to “Adjust an internal lot restriction imposed by the local political subdivision.”
 - We are already bonded for the public improvements.
 - The affidavit of ownership presumably suffices for purposes of a title report.
 - A copy of the HOA governing document as recorded is attached.
- Review the PUD Amendment process and 5 points (A thru E) provided in: §13.78.130

Done.
- Refer to amending a CUP: §13.08.040L

We are not amending a CUP, as explained below.
- Review all submission requirements of a subdivision amendment : 13.78.040D

Done.

Currently, required improvements for this subdivision are out of compliance with the approved plat. Specifically, offsite improvements as directed by the City Engineer and dedications of right of way as required by ordinance and planning commission decisions. These determinations were upheld by the City Council and remain outstanding.

The offsite improvements were included in the latest engineering plans, and the proposed plat amendment will not affect those plans at all, because Lot 2A is already an improved lot with utilities.

Review of this application will be centered on lot area. Street dedications will affect your net density calculations.

The original width of the public ROW based on the prescriptive road easement was approximately 42'. That was required to be increased by dedication in the plat to 55', adding approximately 2.5' on the north side and 10.5' on the south side. The frontage on the north side is 107', so the net street dedication was approximately $107' \times 2.5' = 268$ sf, thereby reducing the area of Lot 3 by that amount. The original area of Lot 3, as shown on the standard subdivision conceptual plat, was 6,734 sf. The net street dedication therefore reduced that to approximately 6,466 sf, which still exceeds the required minimum lot area of 6,250 sf by a comfortable margin, approximately 216 sf.

Actions taken by you to circumvent the municipal public street dedication ordinances with the Salt Lake County recorder's office shall be rectified according to the direction of the planning commission and in accordance with public street dedication provisions of City of Holladay. *I will not accept a plat amendment application that is currently out of compliance with original approvals.*

The erroneous recording with Salt Lake County, which was based on a misunderstanding of the prescriptive road easement vs. dedication by plat, has already been rescinded. Specifically, parcel number 22-03-452-040 has been designated as obsolete.

In addition, the following is expected with your resubmission;

- The proposed amendment *shall* be prepared by the land surveyor who prepared the drawing as required by ordinance 13.78.130A. As per the ordinances listed above, reviewing a subdivision amendment based on a line drawn on a copy of the plat will not be accepted.

The drawing is currently being prepared by the engineering firm which did the original plat, and they will print the mylar in due course for final approval. But we would suggest that the redlined copy that we submitted be provided in the packet to the Planning Commission, as it clearly illustrates the proposed changes.

- Plat shall include the net lot area calculations, net the street dedication of Murray Holladay Rd.

The net street dedication as shown on the original plat will not change.

- Revise your narrative;

See attached. Please note that the narrative incorporated by reference all documents on the public record pertaining to the properties comprising Hulton Park, which includes all prior submittals, such as utility will-serve letters, UFA

approval of the new fire hydrant which has already been installed (see attached), and so forth.

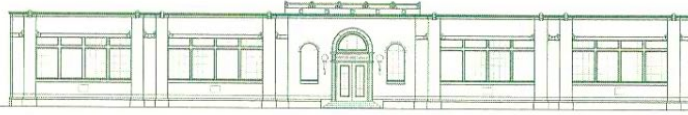
- Describe the intent to meet all provisions of 13.78, including the Planning Commission's requirement to preserve open space and use of common area (lot 2a)

There was no requirement by the Planning Commission for open space or a common area to be located within Lot 2A. Instead, the final plat as originally approved specified an open common area to coincide with the emergency turnaround, similar to what was approved for Hadley Pines. However, with this amendment we are in fact proposing to move that open common area to Lot 2A, to coincide with a historic preservation easement.

- Propose amendments to your originally issued CUP letter, approving the PUD. *Directly* address the change to the overall unit count used in Hulton Park North and South from 6 to 7 lots while maintaining compliance with 13.78.040E3 and lot density limitations.

There is no amendment necessary to the CUP letter dated April 20, 2022. That letter was the preliminary approval, and the record shows that the Planning Commission left open the possibility of 7 lots being approved thereafter. It delegated to the TRC the approval of the final plat, which increased the number of lots from 6 to 7, by adding Lot 2A but imposing a restriction on it. The proposed plat amendment therefore does not increase the number of approved lots, but only removes the restriction on Lot 2A. As already noted above, the maximum density was, and still is, a total of 7 buildable lots.

Once I have the above and consider it complete, I contact you with next steps.



City of Holladay
Community and Economic Development

8/25/2026

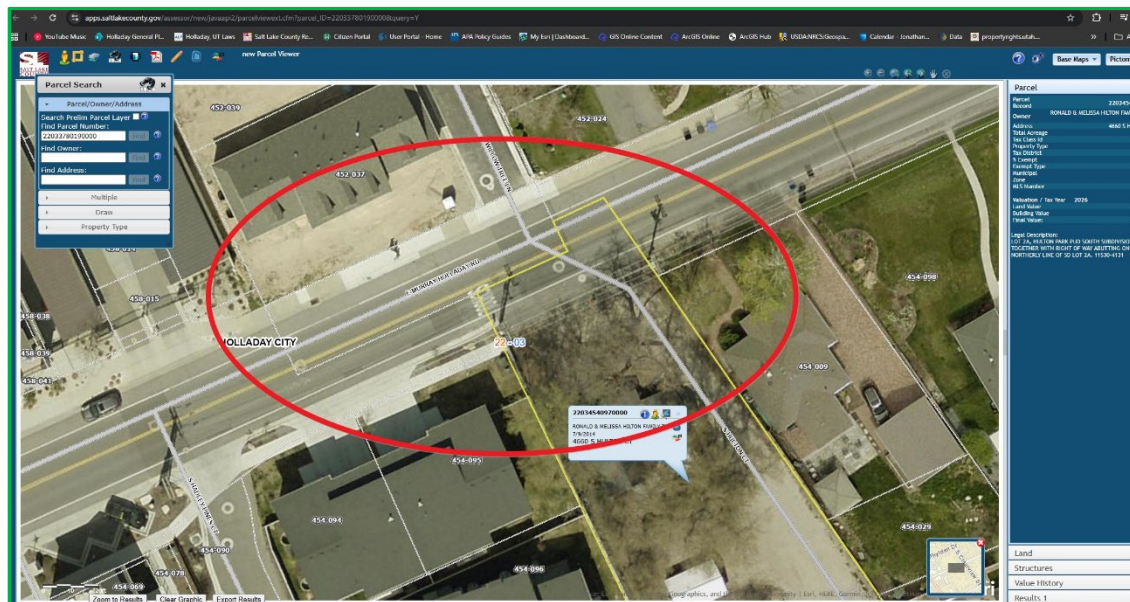
**RE: “Hulton Park PUD” – Amendment and Extension (adding lots) Application
TRC 2nd Review of Application; Review of Resubmittals**

Mr. Hilton

This letter is a summary of the Technical Review Committee’s (TRC) *SECOND* review as part of your application to amend “Hulton Park PUD, South”. The complete summary is attached to this letter. This review is a verification that all items submitted in response to letter dated 07/28/2026 are received by all divisions and considered ready for review of a PUD amendment (CUP amendment).

It is also noted that as per your narrative this application is submitted and requested to be reviewed as the 7-lot subdivision concept originally submitted prior to approvals granted to you by the Planning Commission in 2022.

- Required off-site improvements for this subdivision remain out of compliance with the approved preliminary and final civil plans. Specifically, improvements within the right of way as required by the City Engineer and upheld by the City Council remain outstanding and are incorrectly shown on the supplied civil drawings
- Dedication conditions of the Public Right of way, remain outstanding. Public street dedication ordinances with the Salt Lake County recorder’s office shall be rectified.



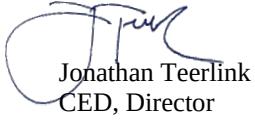
- The proposed plat amendments are incongruent with current plat as recorded. Refer and address all notes/redlines made on the plat by the TRC. Corrections *shall* be prepared and stamped by the land surveyor who prepared the drawing (13.78.130A).
- Second notice to revise your narrative;
 - Describe the intent to meet all provisions of 13.78, including the Planning Commission’s requirement to preserve open space and use of common area (lot 2a)



- Propose amendments to your originally issued CUP letter, approving the PUD. *Directly* address the change to the overall unit count used in Hulton Park North and South from 6 to 7 lots while maintaining compliance with 13.78.040E3 and lot density limitations. Proposed lot size of the new lot is missing from the application.

Once I have the above and consider it complete, I'll contact you with next steps.

Sincerely,



Jonathan Teerlink
CED, Director

Cc File

RE: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)

From ron.hilton@comcast.net <ron.hilton@comcast.net>

Date Wed 2026-08-26 11:09 AM

To Jonathan Teerlink <jteerlink@holladayut.gov>

Cc Carrie Marsh <cmarsh@holladayut.gov>; Jared Bunch <jbunch@holladayut.gov>

[External Email - Use Caution]

Jon,

We have already done, or at the appropriate time we will do all of the requested changes, except for the following:

1. The historic preservation easement is part of Lot 2A, not a new lot. It also coincides with the requested common area easement.
2. It would be inadvisable to show the footprint of the historic building on the plat, since it will likely be modified in the future, subject to a future CUP application. The historic preservation easement will protect it even more than the Holladay historic preservation code.
3. As an EADU, the historic structure does not need a separate street address. Holladay code stipulates that the address is the same as that of the main structure, with "Unit B" appended to it.
4. As we already indicated, and for which we submitted documentary evidence along with our initial application, UFA approved the removal of the turnaround as long as the homes on Lots 1 & 2 are equipped with fire sprinklers, which we have stipulated on the plat as Note 6.

I have asked our civil engineer begin making all of the other requested changes to the plat, including the removal of the ROW dedication as having already been accomplished. In that regard, I should point out that we are no longer relying on the unnecessary argument that the North and South properties needed to meet/overlap in the middle of the road in order to combine them into a single PUD. That argument was in response to the City Attorney's flawed interpretation of Holladay code section 13.10.050C.(5)(k) in his letter dated January 21, 2022. In that same letter, he deferred to the Planning Commission for the final interpretation, which they did in fact ultimately correctly interpret and apply in their decision to divide the recording of the PUD into the North and South plats, as already noted in our narrative. We therefore continue to rely on Paul Allred's statement that "I am not aware of anything that would prevent a PUD from being on two sides of a public road" in his May 5, 2021 written response to our subdivision potential research request.

Regarding the original CUP letter, I would reiterate my earlier response, that no amendment is required. It only described the preliminary approval, with the final approval being delegated to staff. Though not mentioned in the letter, the record also shows that the Planning Commission explicitly included the possibility of a seventh lot being added, based on updated advice from the City Attorney, which was in fact done with the addition of Lot 2A, albeit with a restriction. As a result, no new lot is being added. The primary purpose of our plat amendment is to eliminate that restriction, which by statute does not require a public hearing, as stated on the application form that the City directly provided to us as part of the initial TRC review, and quoted in our narrative. So I would request that our application be placed on the docket for the September 1 Planning Commission meeting. Any additional changes to the plat such as have been requested can be made during the final preparation of the mylar version for signatures.

Thanks,

Ron Hilton

From: Jonathan Teerlink <jteerlink@holladayut.gov>
Sent: Tuesday, August 25, 2026 5:39 PM
To: ron.hilton@comcast.net
Cc: Carrie Marsh <cmarsh@holladayut.gov>; Jared Bunch <jbunch@holladayut.gov>
Subject: Re: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)

Ron,

The TRC has completed their review of your resubmittals. Please review and provide a response to the attached comments.



Jonathan Teerlink

CED, Director

Phone: (801)527-3890

[FIND HOLLADAY CITY HALL AT OUR TEMPORARY LOCATION](#)
[3330 South 2300 East](#)

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Monday, August 24, 2026 11:56 AM
To: Jonathan Teerlink <jteerlink@holladayut.gov>
Cc: Carrie Marsh <cmarsh@holladayut.gov>; Jared Bunch <jbunch@holladayut.gov>
Subject: RE: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)

[External Email - Use Caution]

Jon,

Can you give me an update on the status of our application? Since a public hearing is not required, I would request that it be docketed with the Planning Commission as soon as possible.

Thanks,

Ron Hilton

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Friday, August 14, 2026 7:49 PM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: 'Carrie Marsh' <cmarsh@holladayut.gov>; 'Jared Bunch' <jbunch@holladayut.gov>
Subject: RE: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)
Importance: High

Jon,

I appreciate the thoroughness of your review, since I certainly want to avoid a situation like my last application where the primary argument against it was one of incompleteness. Having said that, if the main sticking point is the requested inclusion of ROW improvements, I must object. ROW improvements really belong on the site plan, not the plat. Neither the Hulton Park North or South plats as recorded showed any ROW improvements, but only indicated the areas dedicated to the public ROW. Showing the details of ROW improvements on the plat would be unwise, because it would necessitate a plat amendment for any changes to the design.

Having said that, I decided to look up the Hadley Pines plat as recorded (see attached). In that case, the curb and gutter design is shown, including the curved portion next to Hulton Park South that the City now wants to straighten. So it would appear that the City would have to record an amended Hadley Pines plat in order to legally make that change. That is all the more reason that I must object to including any modifications in the amended plat for Hulton Park South which would be incompatible with the neighboring Hadley Pines ROW improvements. If the City really wants to make that change, you must first amend the Hadley Pines plat, then put in the new curb and gutter at the City's expense, as Todd Godfrey stipulated on the record. At that point I would amend the Hulton Park South site plan accordingly, but not before.

Thanks,

Ron Hilton

From: Jonathan Teerlink <jteerlink@holladayut.gov>
Sent: Friday, August 14, 2026 2:54 PM
To: ron.hilton@comcast.net
Cc: Carrie Marsh <cmarsh@holladayut.gov>; Jared Bunch <jbunch@holladayut.gov>
Subject: Re: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)

Ron,

The TRC will compile and review your responses to their comments during their meeting on Tuesday, the 18th. You will be notified of their recommendations.



Jonathan Teerlink

CED, Director

Phone: (801)527-3890

[FIND HOLLADAY CITY HALL AT OUR TEMPORARY LOCATION](#)

[3330 South 2300 East](#)

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Friday, August 14, 2026 9:52 AM
To: Jonathan Teerlink <jteerlink@holladayut.gov>
Cc: Carrie Marsh <cmarsh@holladayut.gov>; Jared Bunch <jbunch@holladayut.gov>
Subject: RE: Hulton Park South PUD plat amendment (was RE: Casper Cottage Appeal)

[External Email - Use Caution]

Jon,

Attached are the amended plat and the title report. Are we good to go for August 18?

Thanks,



City of Holladay
Community and Economic Development

9/28/2026

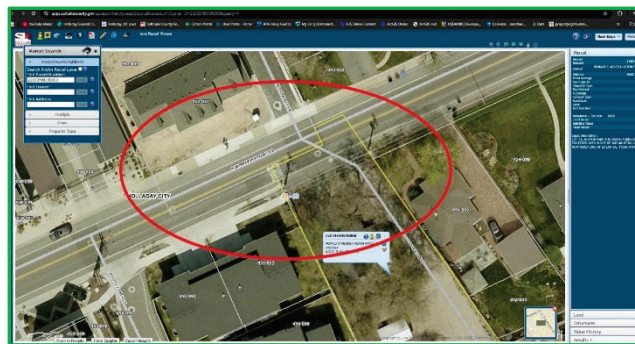
**RE: “Hulton Park PUD” – Amendment and Extension (adding lot) Application
TRC 3rd Review of Application; Review of Resubmittals**

Mr. Hilton

This letter is a summary of the Technical Review Committee’s (TRC) *THIRD and final* review as part of your application to amend “Hulton Park PUD, South”. The complete review is attached to this letter. This review is a verification that all items submitted in response to letter dated 08/25/2026 are received by all divisions for review of a PUD amendment (CUP amendment).

It is again noted that as per your narrative this application is submitted and requested to be reviewed as the 7-lot subdivision concept originally submitted prior to approvals granted to you by the Planning Commission in 2022.

- **As noted in the TRC letter dated 08/25/2026:**
 - Required off-site improvements for this subdivision remain out of compliance with the approved preliminary and final civil plans. Specifically, improvements within the right of way as required by the City Engineer and upheld by the City Council remain outstanding and are incorrectly shown on the supplied civil drawings
- **As noted in the TRC letter dated 08/25/2026:**
 - Dedication conditions of the Public Right of Way remain outstanding. Public street dedication ordinances with the Salt Lake County recorder’s office shall be rectified.



- **As noted in the TRC letter dated 08/25/2026:**
 - plat amendment revisions have been reviewed. TRC noted items that some items remain incongruent with the current recorded plat and provided comments. Refer and address to all remaining notes/redlines made on the plat by the TRC. Corrections *shall* be prepared and stamped by the land surveyor who prepared the drawing (13.78.130A).
- **As noted in the TRC letter dated 08/25/2026:**
 - Comments regarding CUP amendment process will be forwarded to the planning commission.

Once I have the above and consider it complete, I’ll contact you with next steps.

Sincerely,





LAND USE REVIEW & RECOMMENDATION TECHNICAL REVIEW COMMITTEE (TRC)

CITY OF HOLLADAY
Community Development Dept.
4580 S 2300 E Holladay Utah

801.527.3890

Project name: HULTON PARK, PUD - SOUTH/ Amendment	PERMIT / PF#: 20-1-15-2
Street address:	Zoning: R-1-10 Total Acres: .21
Contact name: Ron Hilton	Natural Hazard: Fault Study
Parcel ID: Hulton Park PUD - Entry# 14095162	Waterway: n/a

PROJECT/SUBMITTAL TYPE (circle one)	SITE PLAN: MAJOR MINOR	SUBDIVISION / PUD CONCEPT PRELIMINARY FINAL	PLAT AMENDMENT	C.U.P.
-------------------------------------	----------------------------------	---	--------------------------	---------------

SITE PLAN

- ☐ Minor Site plan checklist completed
- ☐ Major Site plan checklist completed
- ☐ Zone Worksheet completed
- ☐ Utility Service letters

SUBDIVISION / PUD

- ☐ Concept checklist completed
- ☐ Preliminary checklist completed
- ☐ Final Checklist Completed

PLAT AMENDMENT

- ☐ Plat checklist items completed
- ☐ Existing plat provided
- ☐ Final Checklist Completed

Conditional Use Permit

- ☐ Site plan
- ☐ Narrative
- ☐ Final Checklist Completed

TRC SUMMARY OF REVIEW / RECOMMENDATION(S):

Review of applicant resubmittals as required in 8/26 letter. - see attached for addition comments.

****NOTE:** TRC finds the applicant's response regarding interpretation of application process and procedure to be out of alignment with applicable City of Holladay codes. TRC is providing a FINAL clarification of the process required for application according to scope described in the supplied narrative; "...we are effectively bringing the issue [7 lots] back to the Planning Commission in the form of this proposed Plat Amendment to Hulton Park South, which is a new application"

1) Hulton Park PUD is under conditional approval as per Planning Commission decision §13.78.040C (CUP 01/25/2022)

1a) The CUP provides commission approved design controls: 6 lots of varied sizes, dimensions and open space req. etc.

1b) A proposal to increase lot count and amend open space dimensions of the PUD is an amendment to the CUP and Final Plat precipitating Ord. §13.78.040C and 13.10a150 evoking all Public Hearing noticing requirements.

1c) A public hearing notice will be scheduled to be sent once TRC can make a recommendation

2) §13.10a.050H: Amendment Plat provided for Hulton Park PUD South is found to be incomplete: proposed amendment details do not cleot areas and is not prepared by the licensed surveyor who originally prepared the plat. Overall, amendments do not reflect the current conditions of the recorded plat - see comments

3) UFA has provided a final response to proposal to eliminate the fire turn around

OFFICE USE ONLY		DATE of FIRST REVIEW 7/28	DATE of SECOND REVIEW 08/18 - 08/25	DATE of THIRD REVIEW 9/24- 9-29
Results:	☐ Approved	☐ Approved w/ conditions	☒ Revise & resubmit	☐ Disapproved
Date: _____				

Signatures represent Departmental review of the information provided relative to compliance with requirements, regulations, ordinances, facility/master/capital plans and general policies. The Department does not represent the design information to be accurate. Additional approvals permits are still required.

DEPARTMENT OF ENGINEERING / PUBLIC WORKS

Please review with regard to compliance with all applicable building codes, regulations and zoning ordinances.
Comments and concerns can be noted below for inclusion in the applicant file.

DATE 9/22/2026

Jared Bunch, City Engineer: _____

ENGINEERING:

Attachments? Y X N _____

Comments unresolved - Salt Lake County Recorders offices still shows that the
required dedication has not taken place. Rectify with recorders office.

RIGHT OF WAY: (dedication / *Off-site Improvements etc.*)

Attachments? Y X N _____

Offsite improvements to meet City requirements. This needs to be addressed; current submission does not meet requirements.

SITE DRAINAGE: (on-site detention / Storm Drain Impact)

Attachments? Y _____ N _____

N/A

ENVIRONMENTAL (waterways / natural hazards)

Attachments? Y _____ N _____

N/A

FIRE DEPARTMENT

Please review with regard to compliance with all applicable building codes, regulations and zoning ordinances. Comments and concerns can be noted below for inclusion in the applicant file.

DATE 09/22/2025

David Bradley, Unified Fire Authority (or designee) _____

Attachments? Y ☐ N ☐ _____

COMMENTS

Unresolved - Plat does not show required turn around.

PLANNING DEPARTMENT

Please review with regard to compliance with all applicable building codes, regulations and zoning ordinances. Comments and concerns can be noted below for inclusion in the applicant file.

DATE 09/22/2026

Jonathan Teerlink, Director _____

Attachments? Y ☐ N ☐

APPROVING BODY:	☒ PC	☐ CC	☐ BOA	☐ Staff
NOTICING REQ:	☒ PH(newspaper)	☒ Neighbors 500Ft/Agenda Posted	☒ Onsite	

COMMENTS

New lot creation is a subdivision application / process. Public Hearing Required

PUD is controlled by CUP conditions - which is currently 6 lots, CUP amendment is required, public hearing required

BUILDING DEPARTMENT

Please review with regard to compliance with all applicable building codes, regulations and zoning ordinances. Comments and concerns can be noted below for inclusion in the applicant file.

DATE 09/22/2025

Rob Sears, Building Official _____

Attachments? Y ☐ N ☐ _____

COMMENTS

N/A

Letter Addressing Hulton PUD Subdivision

From David Bradley <DBradley@unifiedfireut.gov>

Date Wed 2026-09-16 6:44 AM

To Jonathan Teerlink <jteerlink@holladayut.gov>

 1 attachment (270 KB)

Letter Addressing PUD Approval.pdf;

[External Email - Use Caution]

Jon,

I have attached a copy of a letter addressing the conditions needing to be met for approval of the Hulton Park South Subdivision.

Respectfully,

David Bradley

Unified Fire Authority

Area Fire Marshal

Cell: (801) 750-9476

Work: (801) 743-7228

email: dbradley@unifiedfireut.gov

4965 South Redwood Road, Taylorsville, Utah, 84123

*"We cannot solve our problems with the same thinking we used when we created them".
– Albert Einstein*



UNIFIED FIRE AUTHORITY

Date: September 16, 2026

To: Jon Teerlink

From: Dave Bradley

RE: Hulton Subdivision
2400 East Murray Holladay Road

Jon,

As I have reviewed this PLAT (Hulton Park PUD South Subdivision) that was stamped by Shawn Petersen on November 14, 2023, I see that the Fire Department Turnaround is still between lots 1 and 2. I talked with his supervisor at the time and he had not approved removing the fire department turnaround, and there is no documentation of a "Code Modification" in the file from the original review.

UFA does not allow residential sprinklers to replace fire department access or turnarounds. UFA did re-review this PUD on March 10, 2026, to ensure that it met current fire codes, which it does with the following conditions being met:

- All Access roads shall have a 28' internal turning radius.
- Hulton Court, being more than 150' long, shall:
 - o Have a fire department turn around.
 - The turn-around will be posted "NO PARKING FIRE LANE"
 - o Shall be 20' in width and maintainable with snow removeable storage.
 - o Shall have "NO PARKING FIRE LANE" posted on both sides of the road.
- Any Structure over 10,000' Sq/Ft, a sprinkler system is required.

These comments were sent to the applicant, and the only response was that "Shawn had approved the plans with the condition that the fire department turnaround could be removed as long as NFPA 13D sprinklers were placed in the last two (2) structures".

At this time the PUD can only be approved by UFA if the above comments are addressed to meet the current fire code.

Respectfully,

David Bradley
Unified Fire Authority
Area Fire Marshal

HULTON PARK PLAT AMENDMENT NARRATIVE

The Hulton Park PUD subdivision is somewhat unusual in that it comprises two different zones. The Holladay PUD Code is basically silent on that situation, neither preventing it, nor giving specific guidance on how to treat it. So it was approved by the Planning Commission, which they required to be recorded in two separate plats, Hulton Park North and South, neither one of which was of sufficient size to be a PUD on its own. It could have been recorded as a single plat, but they decided not to do so because the North and South are under different ownership:

“Contiguous parcels owned by different parties may be joined into one final plat, provided that all Owners join in the dedication and acknowledgments.”

Holladay Code, subsection 13.10A.100H7

Unlike some municipalities, Holladay does not allow for a “density bonus” within a PUD:

“The applicant shall submit a standard subdivision design, using the minimum lot size, width, and setback dimensions required by the zone, to calculate the maximum allowable number of dwellings ("maximum density") for the development.”

Holladay Code, subsection 13.78.040D1

According to the above methodology, the maximum density of Hulton Park is seven dwelling units, because the standard subdivision consisted of two units on the South and five units on the North, due to the difference in zoning, even though both North and South are actually about the same size. The net street dedication to the public ROW in the original plats did not change that maximum density, inasmuch as the minimum lot sizes for a standard subdivision are still being met after deducting the net area that was dedicated.

Once the maximum number of dwelling units has been established, then the placement and size of the lots within the PUD can be rearranged with greater flexibility than a standard subdivision would allow. We chose to roughly equalize the lots sizes by having three lots on the South and four lots on the North.

However, the Planning Commission was uncertain whether that rearrangement across zones was allowable:

“Density: Residential planned unit developments shall not exceed the density limitation of the zoning district where the planned unit development is proposed. The density for any residential planned unit development may not exceed the

maximum density calculation as defined in subsection 13.78.040D1 of this chapter.”

Holladay Code subsection 13.78.080C

At issue was the phrase “the density limitation of the zoning district” which is somewhat unclear in the case where the PUD consists of more than one zone. The Planning Commission decided to reduce the number of units on the South from three to two, thus reducing the total number of units from seven to six. We disagreed with that as being an unlawful taking of our full entitlement. The City Attorney agreed that there was a valid legal question involved, and suggested that the Planning Commission defer a final decision on the matter to the City Council, via the appeal process. But due to an unfortunate misunderstanding, we missed the deadline for the appeal, and the City Council never had the opportunity to rule on it.

However, the final plats as recorded did include all seven lots, including three lots in the south plat, but placed an internal lot restriction on Lot 2A. So our application is technically not for an additional lot, but rather that the Planning Commission remove the restriction on one of the existing lots:

“the planning commission may consider at a public meeting [not necessarily a public hearing] an owner's petition to vacate or amend a subdivision plat if the petition seeks to: . . . Adjust an internal lot restriction imposed by the local political subdivision.”

Holladay Code, subsection 13.10.070D2c

Therefore, we are effectively bringing the issue back to the Planning Commission in the form of this proposed Plat Amendment to Hulton Park South, which is a new application that is not subject to the appeal timing of the original PUD approval. We argue that “the density limitation of the zoning district” is only meant to indicate the theoretical density of the zone(s) comprising the PUD, which may be different than the “maximum density” that would actually be achievable in a standard subdivision, due to the shape of the lots and other practical considerations.

Although it may not be entirely clear which interpretation is correct, Utah State Law specifically requires that where any such doubt exists, the decision shall (i.e. *must*) be made in favor of the applicant:

“If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.”

Utah Code, subsection 10-9a-306(2)

We therefore respectfully request that our application be approved. All documents on the public record pertaining to the properties comprising Hulton Park are also incorporated by reference in this application.

In addition to the question of density, which is our lawful right by entitlement, this application initially incorporated a change to the plat that was previously approved in writing and signed by the former UFA Area Fire Marshall, to eliminate the emergency turnaround if home fire sprinklers were provided on Lots 1 and 2. The current Fire Marshall who sits on the TRC asked that we reconsider. Although the prior UFA approval remains legally binding, we voluntarily agreed to withdraw that change in the best interest of public safety, even though it substantially reduces the buildable area of Lots 1 and 2.

For the same reason, that of public safety, we are also incorporating a proposed variation in the right of way improvements to Murray Holladay Road, as recommended in writing to the City by our traffic engineer, to narrow the travel lanes from 11.5' to 10' as a traffic calming measure in the transition thorough the Medium Density district where Hulton Park is located, from the High Density District on the west to the Low Density District on the east. This type of variation falls within the purview of the Community Development Director:

“Variations Require Approval: The community development director must approve variations from the standards described in this section, as necessary, considering the conditions of terrain and existing improvements contiguous thereto.”

Holladay Code, subsection 15.28.060C

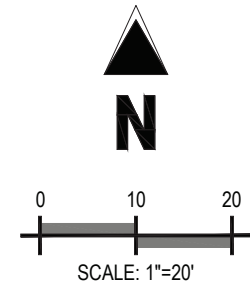
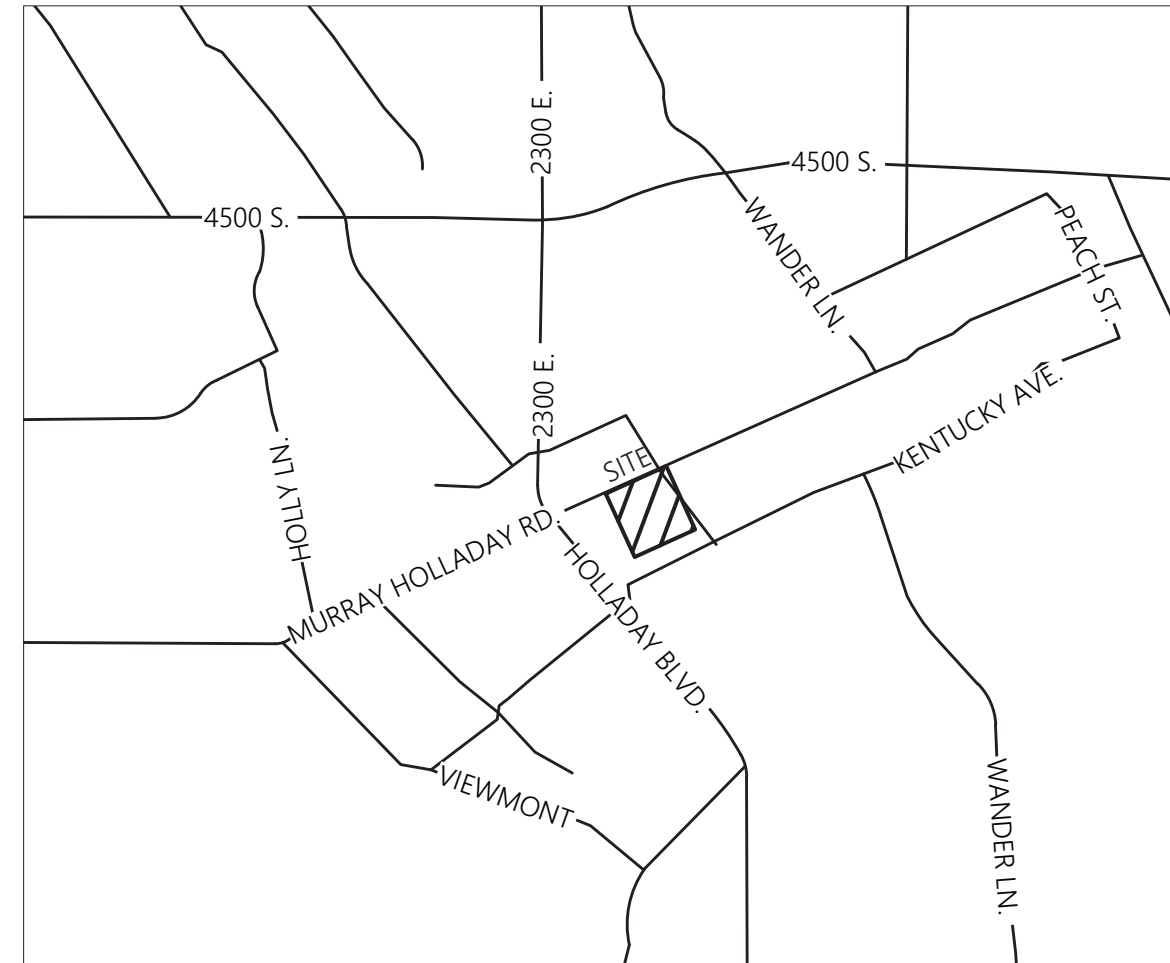
A narrowing of the vehicular portion of the right of way was already approved and implemented for Hadley Pines PUD immediately to the west, as shown on their recorded plat. Our proposed variation is contiguous to and a consistent continuation of that existing improvement.

Lastly, our plat amendment includes the creation of a historic preservation easement for Casper Cottage, which was recently added to the Holladay Historic Registry. This is being done voluntarily, not pursuant to any requirement of the historic preservation ordinance.

HULTON PARK PUD SOUTH SUBDIVISION AMENDED

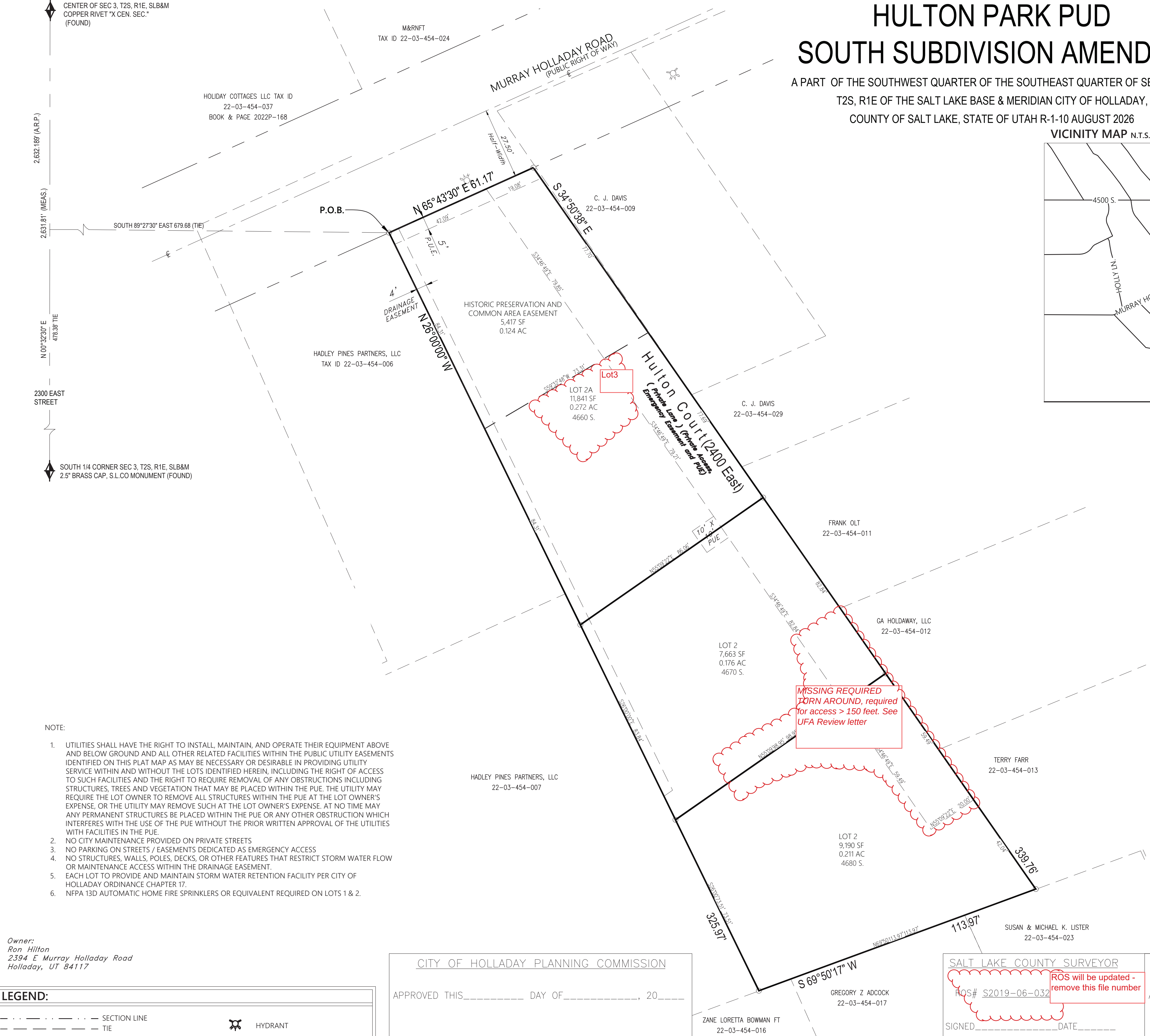
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
T2S, R1E OF THE SALT LAKE BASE & MERIDIAN CITY OF HOLLADAY,
COUNTY OF SALT LAKE, STATE OF UTAH R-1-10 AUGUST 2026

VICINITY MAP N.T.S.



LEGEND

---	EXISTING RIGHT OF WAY
---	SUBJECT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CENTERLINE
---	FENCE LINE
---	LOT LINE
---	SECTION LINE
---	TIE LINE
●	FOUND MONUMENT (AS DESCRIBED)
○	SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "GALLOWAY, PLS 9992544" UNLESS OTHERWISE NOTED
+	CENTERLINE MONUMENT (AS DESCRIBED)
+	SECTION CORNER (AS DESCRIBED)
+	FIRE HYDRANT
+	STREET LIGHT
(C)	CALCULATED
(M)	MEASURED
(ARP)	AREA REFERENCE PLAT



- NOTE:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
 - NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS
 - NO PARKING ON STREETS / EASEMENTS DEDICATED AS EMERGENCY ACCESS
 - NO STRUCTURES, WALLS, POLES, DECKS, OR OTHER FEATURES THAT RESTRICT STORM WATER FLOW OR MAINTENANCE ACCESS WITHIN THE DRAINAGE EASEMENT.
 - EACH LOT TO PROVIDE AND MAINTAIN STORM WATER RETENTION FACILITY PER CITY OF HOLLADAY ORDINANCE CHAPTER 17.
 - NFPA 13D AUTOMATIC HOME FIRE SPRINKLERS OR EQUIVALENT REQUIRED ON LOTS 1 & 2.

Owner:
Ron Hilton
2394 E Murray Holladay Road
Holladay, UT 84117

LEGEND:

---	SECTION LINE
---	TIE
---	BOUNDARY LINE
---	ADJOINER
+	HYDRANT
+	MONUMENT (FOUND)

CITY OF HOLLADAY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY PLANNING COMMISSION CHAIR

CITY OF HOLLADAY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY ENGINEER

CITY OF HOLLADAY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____

CITY OF HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SALT LAKE COUNTY RECORDER

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

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

FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____

ACCOUNT _____

SHEET _____

OF _____ SHEETS

SURVEYOR'S CERTIFICATE

I, Todd W. Osborn, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4938746 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-73-504, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as: **HULTON PARK PUD SOUTH SUBDIVISION AMENDED** and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the SALT LAKE COUNTY Records Office were relied upon in conducting this survey: Special Warranty Deed as Entry No. 12505909, in Book 10762 at Page 1834.

Date of Plat: August 26, 2026

signature: _____
Registration No.: 4938746

Provide Stamp of Engineer
preparing this document.

BOUNDARY DESCRIPTION:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 0°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 478.38; AND SOUTH 89°27'30" EAST A DISTANCE OF 679.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°43'30" EAST, A DISTANCE OF 61.17 FEET; THENCE SOUTH 34°50'38" EAST, A DISTANCE OF 339.76 FEET; THENCE SOUTH 69°50'17" WEST, A DISTANCE OF 113.97 FEET; THENCE NORTH 26°00'00" WEST, A DISTANCE OF 325.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28,694 SQ.FT. / 0.659 ACRES ±

BASIS OF BEARINGS:

A BEARING OF NORTH 0°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND HULTON PARK UPUD SOUTH SUBDIVISION, A SUBDIVISION LOCATED IN CITY OF HOLLADAY, UTAH. TWO SALT LAKE COUNTY MONUMENTS WERE FOUND IN SECTION 3 T2S, R1E, SLB&M, AT THE SOUTH 1/4 CORNER AND CENTER CORNER. A LINE BEARING N°32'30" E BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

- 1) Spelling - "UPUD."
- 2) Amend Hulton Park by increase the residential building lots from 2 to 3

OWNER'S CONSENT TO RECORD

RONALD NATHAN HILTON AND MELISSA ANN BLACKHAM HILTON, TRUSTEES OF THE RONALD AND MELISSA HILTON FAMILY TRUST UAD JULY 9, 2014, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

HULTON PARK PUD SOUTH SUBDIVISION AMENDED

HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

BY: _____
PRINT NAME: RONALD NATHAN HILTON
TITLE: TRUSTEE

BY: _____
PRINT NAME: MELISSA ANN BLACKHAM HILTON
TITLE: TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME RONALD NATHAN HILTON AND MELISSA ANN BLACKHAM HILTON, KNOWN TO ME TO BE THE SIGNERS OF THE FOREGOING INSTRUMENT, AND ON THEIR OATHS, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME, AS TRUSTEES ON BEHALF OF THE RONALD AND MELISSA HILTON FAMILY TRUST UAD JULY 9, 2014, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

HULTON PARK PUD SOUTH SUBDIVISION AMENDED

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 3, T2S, R1E OF
THE SALT LAKE BASE & MERIDIAN
CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH
R-1-10

PREPARED BY

Galloway

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com



FILE# 26-4-06

3200 E 3900 S REZONE TO R-2-10

ADDRESS:

3200 E 3900 S

LEGAL DESCRIPTION: 16-35-404-009

LOT 10, HAWKER HEIGHTS 4846-0718 5871-0839 7050-0646
8088-1901 08570-8675 10572-7421

APPLICANT/REPRESENTATIVE:

Chris Layton, Lari Quick

PROPERTY OWNER:

Layton Family Trust

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Residential Medium Density

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Published 09/24/26, Mailed 09/24/26

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030 AMENDMENT TO THE ZONE
MAP
General Plan 2025
13.32 Two-Family Residential Zone, R-2-10

EXHIBITS:

Zone map
Staff Report
General Plan Analysis
Applicant Narrative
Applicant supporting doc.

STAFF:

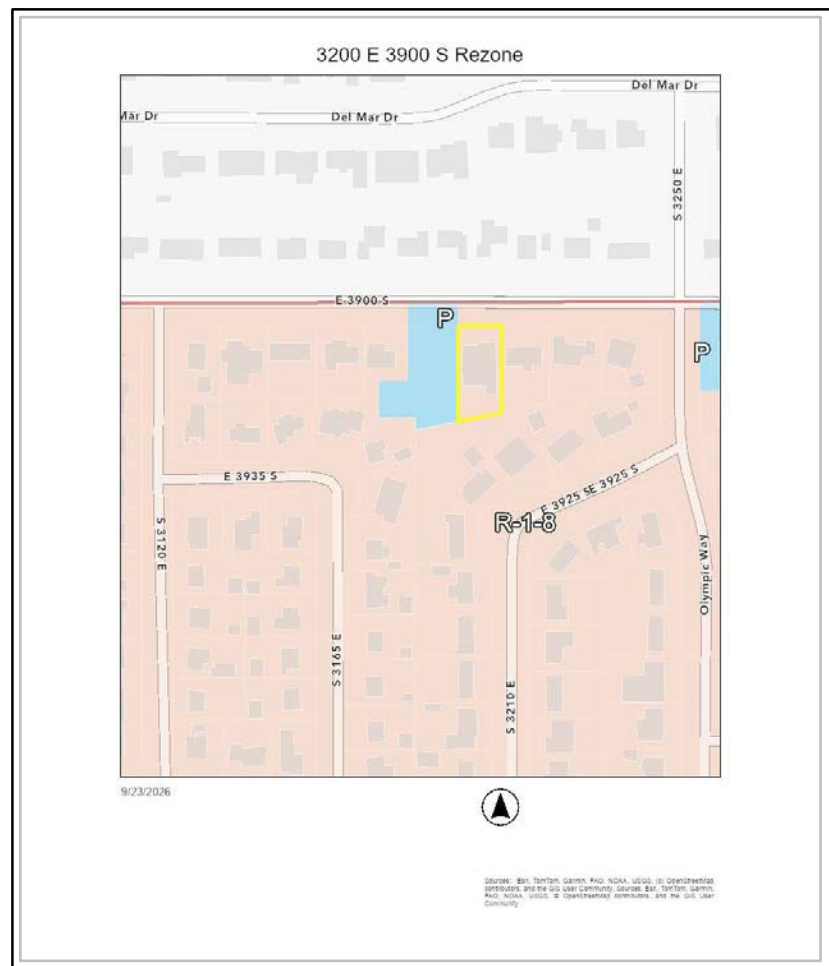
Carrie Marsh, Senior Planner

DECISION TYPE:

Legislative:

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

SITE VICINITY MAP



Notes:



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING PROPOSED REZONE

Date: Tuesday, October 6, 2026
Time: As close to 6:00 pm as possible
Location: TEMPORARY CITY HALL – 3330 S 1300 E Millcreek
Hearing Body: Planning Commission

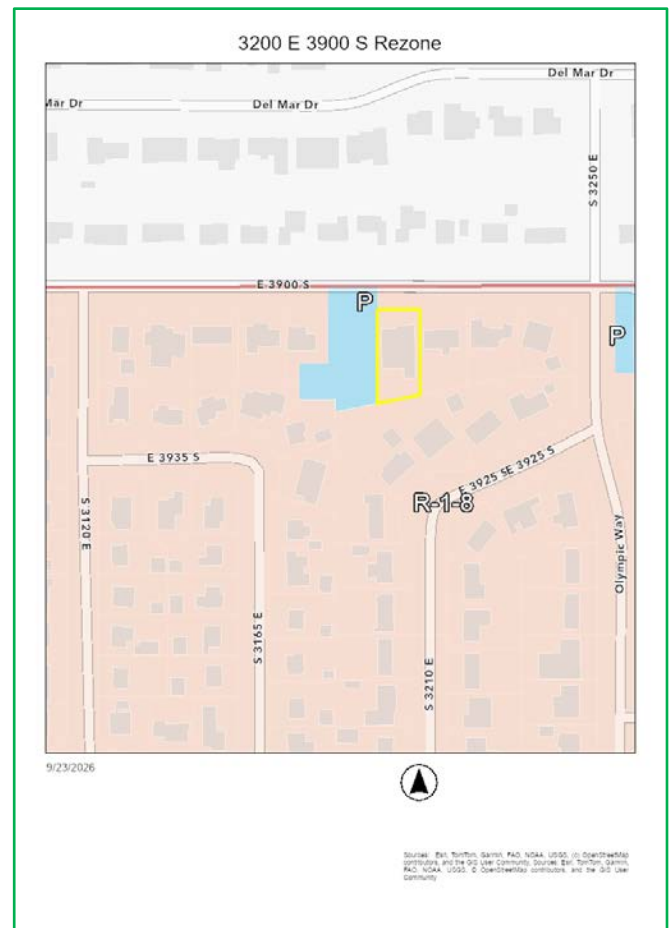
Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application (File #26-4-06) for .24acres (10,454 sq ft) of property located at 3200 E. 3900 S. The application proposes to change the rear portion of the property **from Residential Single-Family (R-1-8) Zone to the Residential Two-family R-2-10 Zone** in line with the City of Holladay General Plan. The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

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

Please submit comments via email by 5:00 pm 10/05/2026 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions 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 9/24/2026 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

Date: Tuesday, October 6, 2026
Time: As close to 6:00 pm as possible
Location: TEMPORARY CITY HALL – 3330 S 1300 E Millcreek
Hearing Body: Planning Commission

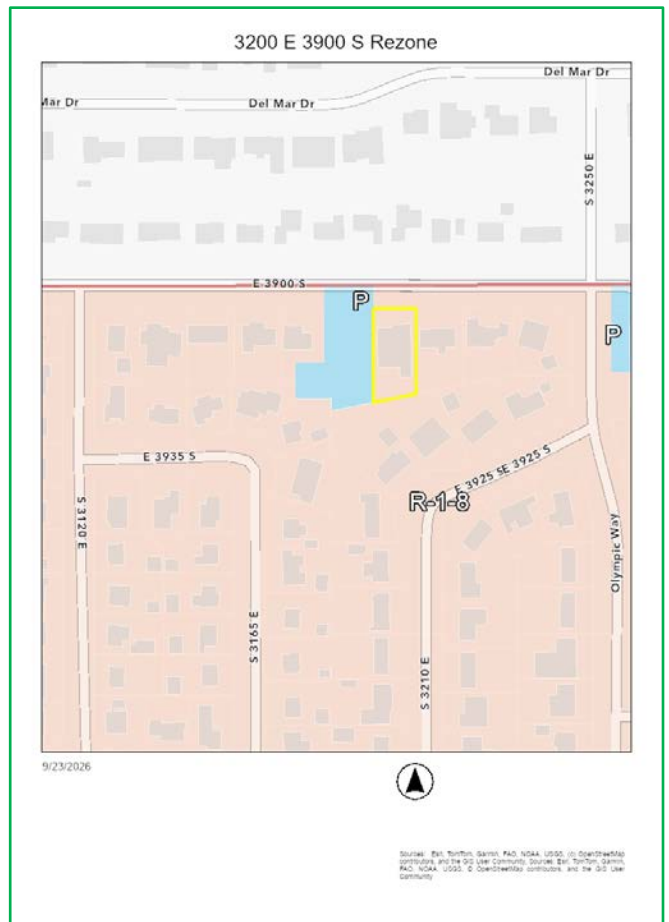
Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application (File #26-4-06) for .24acres (10,454 sq ft) of property located at 4032 S. 2300 E. The application proposes to change the rear portion of the property **from Residential Single-Family (R-1-8) Zone to the Residential Two-family R-2-10 Zone** in line with the City of Holladay General Plan. The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

*A application will be required prior to development if the proposed zone change

Please submit comments via email by 5:00 pm 10/05/2026 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions 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 09/24/2026 by order of the Community and Economic Development Director, Jonathan Teerlink to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 6th day of October 2026 as close to 6:00 P.M.** as possible. The purpose of the hearing is to accept public comments during consideration of an application made by the property owner to rezone .24acres (10,454 sq ft) of property located at 3200 E. 3900 S. from R-1-8 t R-2-10.

The proposed change **from Residential Single-Family (R-1-8) Zone to Residential Two-family (R-2-10) Zone** would accommodate residential, duplex use of the property and all ancillary land uses as provided in Holladay Ord §13.100.

The proposed amendment is available for public inspection on the City's website www.holladayut.gov and at the Community Development Dept. during normal business hours.

The public may remotely watch the **live video stream** of the meeting - https://www.holladayut.gov/government/agendas_and_minutes.php To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to cmash@holladayut.gov or 801-527-3890.

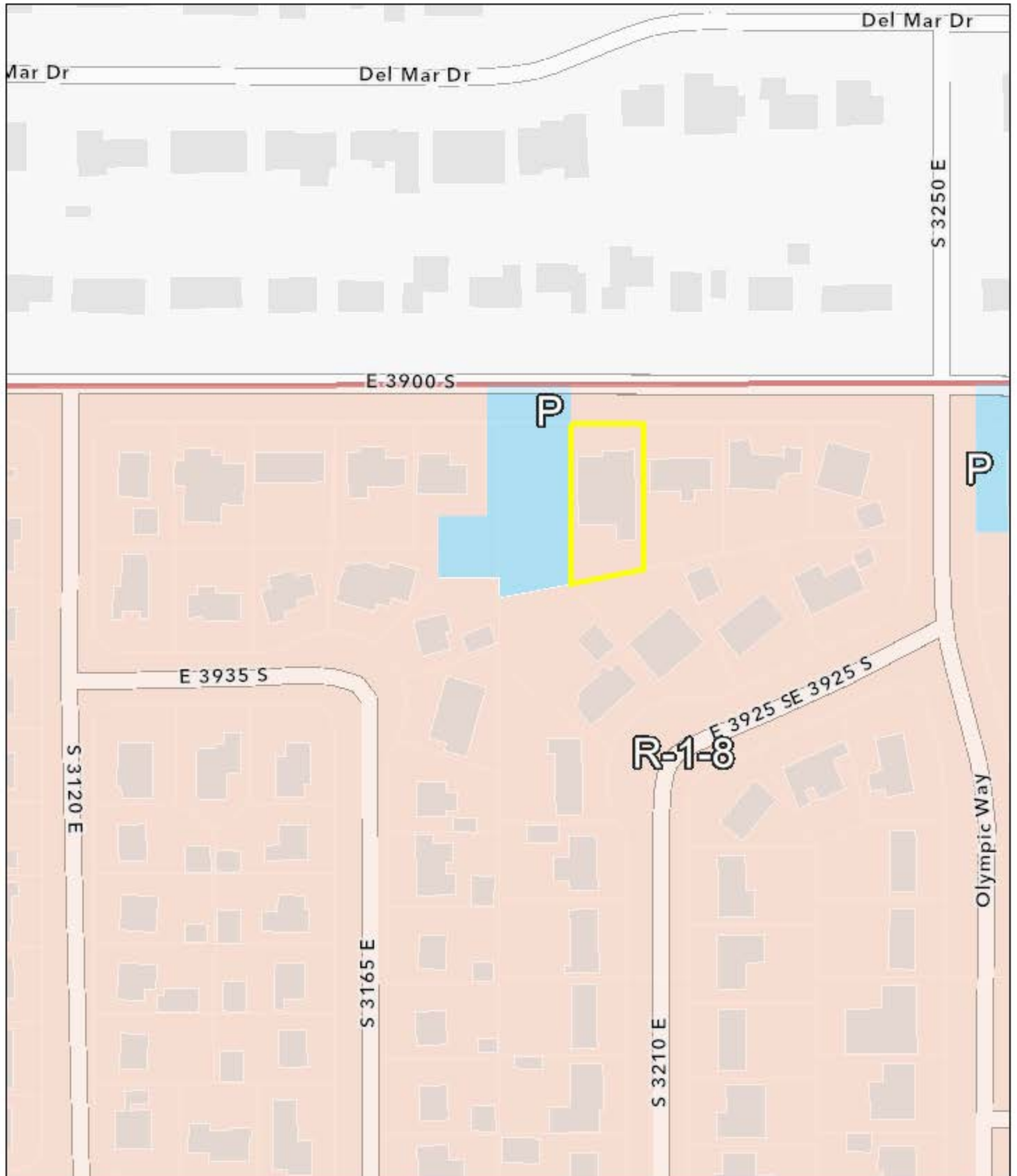
CERTIFICATE OF POSTING

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

DATE POSTED: [9/24/26]

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

3200 E 3900 S Rezone



9/23/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #3

Date: October 6, 2026

Request: Zone Map Amendment; Rezone from R-1-8 to R-2-10

Address: 3200 E. 3900 S. Holladay, UT

Applicant: Chris Layton and Lari Quick

File No: 26-4-06

Planner: Carrie Marsh, Senior Planner

GOVERNING ORDINANCES:

[13.07.030](#) AMENDMENT TO THE ZONE MAP

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

[13.32](#) Two-Family Residential Zone, R-2-10

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 applicants, Chris Layton and Lari Quick, are requesting to change the zone designation of a single parcel from its existing zone, Residential Single-Family, to the Residential Two-Family zone. The parcel is .24 acres (10,454 square feet) and currently contains a single-family home.

The Residential Two-Family zone allows one detached single family dwelling unit for each 6,250 square feet of land, or two attached dwelling units for each 10,000 square feet of land. The proposed zone would not allow a second detached structure to be added to the property.

The property owner is seeking to utilize an existing internal accessory unit as a separate dwelling unit, allowing the existing structure to function as a legal duplex. The R-2-10 zone designation would also allow the home to conditionally be used for short term rentals, as a limited assisting living facility (type I or II).

If the rezone is approved, any modifications to the structure would require a building permit. Uses that are designated as conditional in the Table of Allowed Uses in [§13.100](#) would require review by the Planning Commission and involve a public hearing.

3200 E. 3900 S. Rezone to R-2-10



CITY OF HOLLADAY

EST. 1849 INC. 1999

BACKGROUND:

Current Zoning and Land Use Context:

Overall, current land uses in the area are predominantly single-family residential on smaller lots. One twin home is just west of the subject property in Holladay and several twin homes are on a private road facing 3900 S. across the street in Millcreek.

On the opposite side of the 3900 S. in Millcreek the zoning is the same. Property immediately to the west is zoned as Public for water utility infrastructure. Between 2300 E (a main node with a grocery store, high school, gas station, and other commercial development) and I-215 there are three churches and an assisted living facility. Further west, the intersection of 3900 S. and Highland Drive is a key commercial area for the city.

Traffic and Infrastructure Context:

This parcel is located on 3900 S., which is classified as a minor arterial with an 80-foot wide right of way. Just east of the property are on and off ramps to the I-215 freeway. 3900 S. is a key piece of multi-modal transportation in Holladay that has received significant investment to improve it as a main East-West corridor.

This right of way is owned and managed by the Utah Department of Transportation, which provides annual average daily traffic (AADT) updated in August, annually. The [interactive map on UDOT's data portal](#) shows that AADT is 12,000 trips, which is similar to AADT on other roads that have multi-family housing.

UTA's bus route 39 runs on 3900 S from Wasatch Blvd to West Valley Central with transfers to 11 different routes (most being north south routes), serving as a major connection to destinations such as downtown Salt Lake, the University of Utah, Murray, and West Valley. This is a core route with 15 minute frequency. An east and west bound stops are located at about 3100 E, which is .15 miles from the property.

Recent infrastructure improvements have been completed on 3900 S. including a sidewalk, park strip, bike lane, and improved bus stops. These improvements were partially funded with regional transportation funds to support public transit and serve as a key piece in connecting where people live to where they work and recreate.

The city recently was awarded additional funding by WFRC to study the area around 3900 S. and Highland Drive, specifically that *"The small area plan will explore redevelopment opportunities in the center, including moderate-income housing and the 3900 S Shared Use Path envisioned in both the Midvalley Active Transportation Plan and the Utah Trail Network."* (See [WFRC Transportation and Land Use Connection 2026 Awards Project Descriptions](#))

As noted in the project description above, 3900 S. also serves as a shared use path in multiple regional and statewide transportation plans.



CITY OF HOLLADAY

EST. 1849 INC. 1999

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 2025 General Plan explains how to use the General Plan with the following statement:

“Any time a rezone, ordinance amendment, planned unit development, variance, special use, or any other land use application is considered, planning staff will consult the General Plan to determine if the proposed development is consistent with the adopted goals and policies and desired future character. The Plan, which includes the future land use map, is used to provide essential guidance for decision-making and for updates to development regulations regarding the future growth and character of the community. The Plan guides residents, landowners, and project applicants concerning land planning and community development objectives.

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 are encouraged to review the document [available on the City’s website](#) in addition to exploring the online portal linked within the General Plan document.

HOLLADAY GENERAL PLAN (2025)

A key element in considering rezones is how the request aligns with the future land use visioned and communicated by the community in the plan. The General Plan and the Future Land use Map are *“intended to be used to drive the City toward its vision”* and should be updated as conditions change.

The 2025 General Plan *“identifies a variety of place types and opportunity districts. The place types describe many components including anticipated uses, suggested density ranges, key characteristics, and alignment with current zoning districts. The Future Land Use Map identifies where these place types are envisioned by the community in alignment with the Plan’s visioning process which included engagement with and input from the public, the project steering committee, staff, and elected and appointed officials.”* (2025 Holladay GP, pg 12)

Chapter 2: Future Land Use (map: page 29; Medium Density Residential (R-M) page 36-37;)



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Description Medium Density Housing: *“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.”*

- Primary Uses: Medium density housing
- Secondary Uses: Single-family housing, Institutional, Open space and recreation

Areas of Opportunity- Opportunity Corridor (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.”*

Additional analysis of other chapters including goals and policies found in those chapters are included as a separate attachment following this report.

REZONE PROPOSAL ANALYSIS:

The applicant’s proposal to rezone this parcel from the existing R-1-8 zone to the R-2-10 zone is supported by the General Plan. Guidance in the General Plan would also support future transition to both R-2-8 and R-M zoning as infrastructure investments and core transit corridors should provide more housing as a vital connecting piece between transportation, housing, and employment.

The property size of 10,424 square feet is used to consider how many dwelling units would be allowed on the property by the zone.

- R-2-10: Produces one single family detached dwelling **OR** two attached dwellings
 - One single-family detached dwelling per 6,250 square feet of land;
 - One unit in an attached two-family dwelling per 5,000 square feet of land (10,000 square feet total for two attached dwelling units)

Alternative zones supported by the general plan:

- R-2-8: Produces two single-family detached dwellings **OR** two attached dwellings
 - One single-family dwelling unit per 5,000 square feet (two would be allowed on this property)
 - One two-family attached home per 8,000 square feet of land (two dwelling units)
- R-M: Produces two single-family detached dwellings **OR** two attached dwellings **OR** three attached dwellings.
 - One single-family dwelling unit per 5,000 square feet
 - One unit in an attached two-family dwelling per 4,000 square feet of land



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- o One unit in a multi-family dwelling (more than two attached) per 2,722.5 square feet of land

The existing zone and all of the zones shown above allow a building height of 32 feet. Side setbacks are the same in the existing and proposed zone. The rear yard setback is reduced from 22 to 20 feet in the proposed zone. Front yard setbacks would change to a standard 25 feet. The current structure has a front yard setback of 30 feet.

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:

- 1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council. The City Council, after reviewing the Planning Commission recommendation, may:
 - a. Adopt the amendment as recommended by the planning commission;



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

TRC RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to amend the Holladay Zoning map from P to 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 drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection are adequate.

SUGGESTED MOTIONS:

3200 E. 3900 S. Rezone to R-2-10



CITY OF HOLLADAY

EST. 1849 INC. 1999

A motion to approve or deny:

*"I _____, motion to forward a recommendation to the City Council to (**APPROVE, DENY**) an application by **Chris Layton and Lari Quick** to amend the City of Holladay zoning map for .24 acres of land located at 3200 E. 3900 S. from the R-1-8 zone to the R-2-10 zone, based upon the following findings: ____"*

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

*"I _____, motion to continue the application by **Chris Layton and Lari Quick** to amend the City of Holladay zoning map for .24 acres of land located at 3200 E. 3900 S. from the R-1-8 zone to the R-2-10 zone to the next regularly scheduled meeting"*

GENERAL PLAN ANALYSIS:

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.*

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

Chapter 4: A City of Quality Neighborhoods (page 56)

“Holladay’s neighborhoods support residents by ensuring access to their daily needs. The City supports diverser housing that meets the needs of individuals and families at every stage of life.”

“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).”

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: 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

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”.

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.”

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.”*

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)

Smaller Commercial Nodes *“There are many areas throughout the City with long-standing businesses that also contribute to Holladay’s character, and residents’ daily life. These smaller nodes are generally surrounded by residential neighborhoods and are patroned by many residents and visitors.”*

Employment and Workforce: *“Holladay serves as a moderate employment base within Salt Lake County with less workers entering the City each day (10,495) than leaving it (14,203), only 978 people live and work within the City (9%). Many workers commute via personal vehicle (70%) with an average commute time of 20 minutes to work”*

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.

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.”

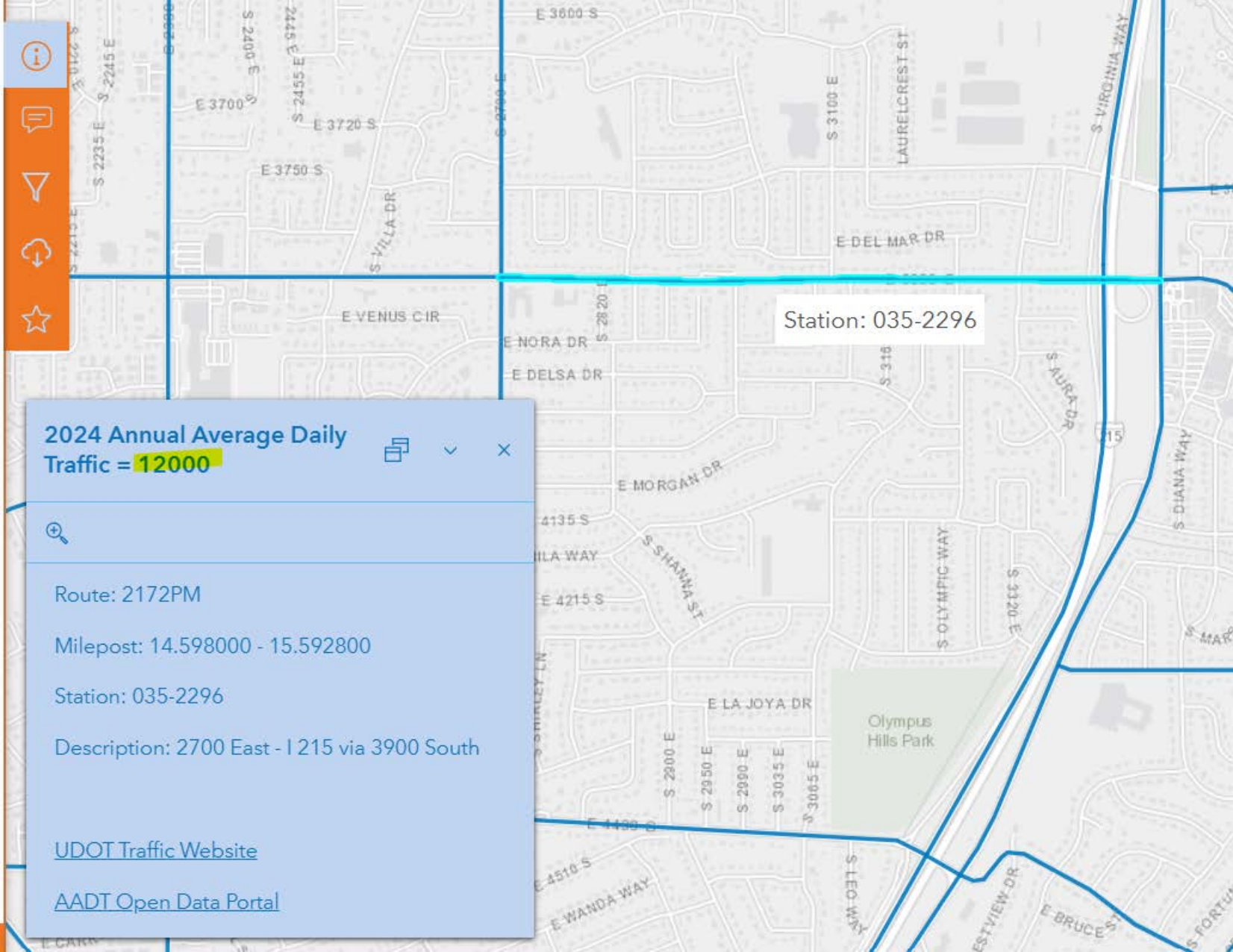
“Holladay grows thoughtfully, integrating new development cohesively, encouraging sustainable change, and providing exceptional service and infrastructure for infill, redevelopment, and existing neighborhoods.

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

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.*





2024 Annual Average Daily
Traffic = 12000



Route: 2172PM

Milepost: 14.598000 - 15.592800

Station: 035-2296

Description: 2700 East - I 215 via 3900 South

[UDOT Traffic Website](#)

[AADT Open Data Portal](#)

Members of the Holladay City Planning Commission,

For the past nearly forty years Lari and/or I have been residents of Salt Lake County and Holladay and lived at 3200 East 3900 South. As one would expect, we have seen a lot of changes, growth, and improvements to this city.

We are grateful that there has been a thoughtful and concerned City Government and City Planners to manage its future growth and development over that span of time. We, as concerned citizens, have read the **Holladay City General Plan** and understand the **specific elements** of the plan, i.e. quality of life, and livability, and economic contribution, **that apply to our application.**

The rezoning of our residence from R-1-8 to R-2 would allow us [or a future owner of this property] to obtain a Conditional Use Permit for a Short-Term Rental [STR], which would allow the Owners live in and also share the home with other families during the minority of the year. **STR** are allowed as Conditional Uses in the R-2 and RM Zones, provided if it is on a street that has a 66' or greater right of way and the applicants are willing to meet all the other criteria per the Municipal Code adopted in 2012.

The innovation of **STR** has become an important part of the way people vacation, visit family members, and discover Holladay City and the rest of the world. There are some properties in Holladay that would work very well for this purpose. One of them is our home located at 3200 East on 3900 south, which is on one of the **"opportunity corridors"** as described in the **General Plan.**

These are some the reasons why we think it is reasonable for this property to be considered by you and the city council to be re-zoned from R-1-8 to R-2:

- 1) It is located on a very busy and wide street, greater than the 66' required and suggested by the General Plan as an "opportunity corridor" location for rezoning.
- 2) It will never [according to SLC Water Department] have a building to its west.
- 3) The neighbor to the east already is functioning as a duplex [although zoned R-1-8] by [the Landlord] renting out the upstairs and basement to [non-owner] separate residents.
- 4) It has a circular driveway and more than adequate parking along with a large two car garage can easily off-street park up to six vehicles.
- 5) It is an attractive and well-kept home that does not detract from the neighborhood.
- 6) All potential buyers will be made aware of the Holladay City requirements for Short Term Rental should they choose to seek a conditional use permit from the city.

We are seeking the Zone change because we feel like this is a potential and viable use for this residence and it would assist us to market this home as an option to encourage buyers.

Sincerely,

Chris and Lari Layton

- 3) The neighbor to the east already is functioning as a duplex by renting out there upstairs and basement to separate residents.
- 4) It has a circular driveway and more than adequate parking along with a large two car garage can easily park up to six vehicles.
- 5) It is an attractive and well-kept home that does not detract from the neighborhood.
- 6) All potential buyers will be made aware of the Holladay City requirements for Short Term Rental should they choose to seek a conditional use permit from the city.

We are seeking the Zone change because we feel like this is a potential and viable use for this residence and it would assist us to market this home as an option to encourage buyers.

Sincerely,

Chris and Lari Layton

Neighborhood Meeting

Held Thursday September 10th, 2026 at the Holladay Library at 1:00pm

MINUTES:

Arrived at 12:45 to set up chairs.

Sign up sheet provided.

1:00 pm.

WELCOME, we appreciate you taking time to attend our Neighborhood Meeting.

We had one neighbor attend the meeting. Mr. Steve Kelley

1:05 meeting started. Doors left open for others to walk in. During the course of the 30 minute meeting no others were in attendance.

Explained the purpose of the meeting.

“We are holding this meeting as a pre-application process to submit our request to re-zoning our property located at 3200 East 3900 South to include the option for ‘short term rental.’ “

Steven Kelly: Why? We explained we have a nice home on a busy street that has made it difficult for us to sell. He agreed.

Because we are on a busy wider street, it meets one of the criteria for Holladay City to be used as a short-term rental.

We believe this will not affect any neighbor or surrounding homes. Steve agreed.

We discussed some of the items on Holladay City’s code that a specific to the Short Term Rentals ie: Cannot contain more than four (4) bedrooms and must be maintained as per the code 1-4; etc.

After the course of 30 minutes we ended the meeting and enjoyed other conversation with Mr. Kelley not pertinent to the purpose of the meeting. Mr. Kelley is not opposed to our pursuit to change the zone for our particular home. Was however curious about how this is verified if approved. He will likely be in attendance at the other meetings in support.

TAKEN BY: Lari Quick Layton


**Neighborhood Meeting Thursday
September 10th, 2026 at 1:00pm**

Holladay Library

Signature / Phone#

Laura & Matthew A. Spencer
16-35-404-001
3915 S 3120 E.

Unidentified trust 16-34-404-002
3150 E 3900 S.

Alison Beesley Poilson & Kyle Poulson
16-35-404-003
3154 E 3900 S.

Tashi Tsering 16-35-404-005
3164 E 3900 S

Stephen Gardner 16-35-404-006
3178 E 3900 S

Salt Lake City Corp
3184 E 3900 S side lot behind Steve's
16-35-404-007

Salt Lake City Corp 16-35-404-008
3184 E 3900 S

Breanne Singley & Carson 16-35-404-010
3212 E 3900 S

Jordan Angerosa 16-35-404-011
3230 E 3900 S

Steven Kelly & Bonne Kelly

16-35-404-012

3910 Olympic Way



Mt Olympus Presbyterian Church

16-35-406-001

3911 S Olympic Way

Also: 3921 S Olympic Way 16-35-406-002

Also: 3931 S Olympic Way 16-35-406-003

Elwin K. Sedwick 16-35-406-005

3939 S Olympic Way

Kimberly Joan Dove & Michael Dove

16-35-454-003

3944 S Olympic Way

Terry Huff Trust 16-35-454-014

3954 S Olympic Way

Stacey S Snow & Teresa Snow

16-35-454-015

3964 S Olympic Way

Daniel Clyde & Grace Clyde

16-35-454-004

3955 S 3210 E

1994 J Family Trust 16-35-454-001

3210 E 3925 S

S Deon Hanson Revocable Trust

16-35-454-005

3965 S 3210 E

Kami L. Wardrop & Troy S. Wardrop
16-35-453-009
3944 S 3210 E

Kami
sent text - sorry could not
attend, good luck.

Grant Nielson Abby Ora Nielson
16-35-453-010
3954 S 3210 E

Reinig Evans Morris and Erica Renate
Podegracz 16-35-453-011
3964 S 3210 E

John D & Carol B Buckmiller Family
Trust 16-35-453-004
3965 S 3165 E

Gudmundson Family Trust
16-35-453-003
3955 S 3165 E

RCK Property Holdings, LLC
16-35-453-002
3947 S 3165 E

Richard T. Kendall & Chantelle Kendall
16-35-453-001
3937 S 3165 E

Kea Christina Spurrier
16-35-404-017
3931 S 3165 E

Brett & Chandra Russon Revocable
Trust 16-35-404-016
3165 E 3935 S

Brent . . .
could not attend, sent text
sounds like a good idea.
hope it helps.

Leif Flor & Paige Mittl 16-35-404-015
3155 E 3935 S

Daniel George Burroughs
16-35-404-014
3141 E 3935 S

Mary Bammes 16-35-404-013
3131 E 3935 S

Elwin E. Bagley & Rae Bagley
16-35-452-001
3945 S 3120 E

William R. Sanders & Edith E. Sanders
16-35-452-002
3142 E 3935 S

Spencer K White 16-35-452-003
3944 S 3165 E

Erme Ventures LLC 16-35-452-008
3952 S 3165 E

Jonathan Chatelain 16-35-404-018
3201 E 3925 S

April Annette Boren 16-35-404-019
3211 E 3925 S

Glen & Rosanne Henshaw Revocable
Trust 16-35-404-020
3225 E 3925 S

Rebecca Cuniberti 16-35-04-021
3247 E 3925 S



Public Comment for File #26-4-06, Support Rezone of 3200 E. 3900 S

From Hayley Pratt

Date Mon 9/28/2026 11:47 AM

To Carrie Marsh

[External Email - Use Caution]

Hello,

I am a Holladay City resident who lives at 2070 E Wildwood Drive, and I am writing to express my support for the proposed rezone of the property located at 3200 E 3900 S from R-1-8 to R-2-10.

I appreciate the integration of additional housing within our community, and I believe this is a thoughtful way to gently increase housing opportunities within an established neighborhood. I have appreciated how the City of Holladay has supported missing-middle housing and hope we continue to see a variety of housing types incorporated throughout the City.

I also value the opportunity to have different housing typologies within our community, which can provide greater housing choice and support a diversity of residents and household types.

Please provide my comment to the City Council and include it as part of the public record for the public hearing. Unfortunately, I am unable to attend the hearing in person, but I would appreciate having my support formally considered.

Thank you,

Hayley Pratt



Outlook

Opposition to Proposed Rezoning of 3200 East 3900 South, Holladay Utah (*revised subject line)

From Cosmic Coffee Date Sun 9/27/2026

9:33 AM

To Carrie Marsh

[External Email - Use Caution]

Dear Carrie Marsh,

My name is Alex S. Boren, and I am writing regarding the proposed rezoning of the property located at 3200 East 3900 South.

I am a disabled veteran and writer, and I own the property immediately south of the proposed development at [redacted], where I live with my family. My family has occupied this property for nearly four generations, dating back to the construction of our home in 1954. Throughout that time, the property and surrounding neighborhood have remained predominantly low-density residential in character.

For these reasons, my family and I are opposed to the proposed rezoning that would permit substantially greater residential density on the property in question.

1. Preservation of Privacy and Neighborhood Character

One of the qualities that makes this neighborhood desirable is the presence of private yards, mature landscaping, and relatively low-density residential development. Our back gardens provide residents with a degree of privacy and quiet that becomes increasingly difficult to preserve as the surrounding area becomes more densely developed.

I understand that cities must grow and that development is inevitable. However, growth does not require every available parcel to be developed at the highest possible density. Low-density neighborhoods are also a legitimate and valuable part of a city, and I believe they should be preserved.

2. Traffic and Congestion

The proposed increase in density would place additional residents, vehicles, deliveries, and other activity immediately adjacent to a road that already functions as a significant traffic collector and is located near a school.

This is an existing transportation constraint that should be given serious consideration before additional residential density is introduced. Increasing the number of households on the property would increase the amount of traffic generated by the site and could further contribute to congestion, particularly during school and commuter hours.

3. Potential Effects on Adjacent Property Owners

My family has made a substantial long-term investment in our home and property. A significant change in the density and physical character of the property immediately adjacent to us could materially affect

our privacy, enjoyment of our property, and the character of the surrounding neighborhood.

I am particularly concerned that allowing substantially greater density on this parcel would establish a precedent for further intensification of development in an area that has historically remained low density.

I recognize that property values are influenced by many factors, but nevertheless, I believe adjacent property owners should not be expected to absorb potentially significant impacts from a development proposal without careful consideration of whether the increased density is appropriate for the surrounding neighborhood.

4. Preservation of Urban Wildlife Habitat

Our property also provides meaningful habitat for the wildlife that remains in this part of the city. I personally put considerable effort into maintaining a garden and landscape that provides food, shelter, and habitat for local wildlife.

Over the years, I have observed blue scrub jays, quail, magpies and other corvids, finches, woodpeckers, hawks, and, on rare occasions, owls. The property also provides habitat for squirrels and other small animals. During the winter, deer occasionally descend from the mountains and pass through the neighborhood, including my property, where I maintain access through the side yard that allows them to shelter and move through the area. There are also the many pollinator species to consider.

An individual residential property cannot preserve an entire ecosystem by itself. However, these small pockets of vegetation and open space collectively provide important habitat within an increasingly developed urban environment. Replacing another substantial portion of that space with additional buildings would further reduce that habitat.

Not everything within a city needs to become a building. There is value in retaining open space, mature vegetation, gardens, and the quiet residential character that currently exists here.

5. Alternative Uses of the Existing Property

I also understand that the property owner has reportedly had the property available for sale for an extended period of time. If that is the case, I believe there are alternatives to rezoning the property for substantially greater density.

For example, the owner could:

1. **Adjust the asking price** to reflect current market conditions. Real estate markets fluctuate, and an asking price that has not attracted a buyer may simply need to be reconsidered.
2. **Rent the existing property** rather than pursuing a higher-density redevelopment. The existing residence is already quite substantial and could accommodate multiple occupants without requiring the same degree of redevelopment.
3. **Continue to hold the property** until a buyer or development proposal compatible with the existing zoning and neighborhood character can be found.

I understand that these are ultimately decisions for the property owner, and I do not intend to dictate how someone else should use their property. My point is simply that rezoning for substantially greater density is not the only possible solution to the property's current circumstances and rezoning may negatively impact the surrounding neighborhood in the ways I have outlined in this letter.

Conclusion

My backyard serves several purposes that I believe are valuable not only to my family, but to the surrounding community:

1. **It provides habitat for wildlife.**
2. **It produces food.**
3. **It provides a quiet and peaceful residential environment.**

I very much want to preserve the character of this neighborhood. I do not want this part of Holladay to gradually take on the character of a much denser urban district simply because additional development is technically possible.

I understand that the city must balance property rights, housing needs, development pressures, transportation, and the interests of existing residents. My request is that the Commission give serious consideration to the compatibility of this particular proposal with the present neighborhood, particularly given the property's immediate proximity to existing homes and a heavily traveled road near a school.

A city can accommodate growth while still retaining family neighborhoods characterized by lower density, mature landscaping, open space, and privacy. I believe this neighborhood has value precisely because it retains those characteristics, and I respectfully ask the Commission to consider that value when evaluating the proposed rezoning.

Thank you for your time and consideration.

Sincerely,

Alex S. Boren and Family



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, October 6th 2026 as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period for a proposed subdivision application as described below.

“Covington Park Townhomes” located at 6037 South Highland Drive in the Residential Multi-family zone. The applicant will present to the Commission a concept subdivision design layout proposing an 18-unit townhome subdivision developed across 1.24 acres of total property and accessed from 6060 South. The minimum lot standards for properties within the RM Zone can be found in § H.C.C. Title 13 Chapter 13.32.

The proposed amendment is available for public inspection on the City’s website www.holladayut.gov and at the Community Development Dept. during normal business hours.

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

1. In-person attendance at Holladay City Hall or
2. Email your comments by 5:00 PM on the date of the meeting to cmars@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

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

DATE POSTED: [date]

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



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #4

Date: October 6, 2026

Request: "Covington Park" Subdivision

Address: 6037 South Highland Drive

Applicant: Kasey Kershaw

File No: 26-01-07

Planner: Carrie Marsh, Senior Planner; Jonathan Teerlink, Director, Community and Economic Development

GOVERNING ORDINANCES:

Utah Code :

10-2-20.8 [UTAH CODE: SUBDIVISION of LAND.](#)

Holladay Code:

13.06 [DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE](#)

13.08 [ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS](#)

13.10A [SUBDIVISIONS](#)

13.10A.070 SUBDIVISION REVIEW PROCESS

13.10A.080 SUBDIVISION APPLICATION CONTENTS

13.78 PLANNED UNIT DEVELOPMENT

REQUIRED PLANNING COMMISSION ACTION:

Administrative

Public hearing to be held. As this application is for a residential subdivision, the PC shall make a motion to either approve or to continue discussion for this application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. [13.06.050.B2](#) and [13.08](#)

REQUEST:

As a first step in the subdivision process, the applicant, Kasey Kershaw has prepared a concept subdivision plan for "Covington Park". Proposed is an 18-unit townhome project in the Residential Multi-Family zone (RM) accessed from 6060 South. Request is a review of the concept layout and land to home ratio as required by the RM zone as detailed in 13.10A.070.D.

"Covington Place", Concept Plan



CITY OF HOLLADAY

EST. 1849 INC. 1999

BACKGROUND:

Upon receiving approval by the City Council to rezone the project area to the RM zone, The Applicant is following up with development plans for the site. The Applicant has provided a narrative which provides the commission background on the project.

As the project area is uniquely situated at the corner of Highland Drive and 6060 South, The Applicant has been working with the Holladay TRC on concept layouts. Formalizing a plan showing allowable residential homes, the access points and traffic flow is a first critical step prior to preparing formal preliminary level civil drawings for the site.

Discussion regarding the future configuration of the north-bound, one-way lane of Highland drive will be discussed generally as the City of Holladay Engineering department concurrently works toward acceptable and safe solutions. A final configuration will be made available for review at a future Planning commission meeting.



TRC ANALYSIS:

In accordance with Holladay Ord 13.08.010, upon receipt of a complete subdivision application, the Community and Economic Development Director has distributed the application to and has subsequently received recommendations from the Technical Review Committee TRC. Review of submitted elements are compared against [administrative procedures](#). The following is provided to the Planning Commission as a summary of a concept plan drawing according to minimum zone and subdivision standards for an 18-unit residential development in the R-M zone

Zoning, City Planner

- RM zone is in place as approved by the City Council, August of 2026
- CONCEPTUAL PLAN COMPLIANCE: (minimum zone standards; land use, parking etc)
 - Verification of utility connection serve letters (water, power, sewer, gas)
 - Minimum land to home ratio for the RM zone is one home for every 2,722.5 sq ft
 - Project area is 1.24 acres (54,014 sqft) allowing ~19 units

Unified Fire Authority

- Maintain 20' wide drive lane with two access points. The driveways are proposed from 6060 south – no access from Highland Drive.

Engineering, City Engineer

"Covington Place", Concept Plan



CITY OF HOLLADAY

EST. 1849 INC. 1999

- Maintain 20' wide drive lane with two access points. The driveways are proposed from 6060 south – no access from Highland Drive.

TRC COMMITTEE RECOMMENDATION:

The TRC recommends that the commission hold the required public hearing, consider comments presented and moderate a discussion by The Applicant. The CED Director has found that all required elements of a concept residential subdivision plan have been reviewed and accepted by the TRC and have been determined to be substantially complete as per the City's submission requirements. As only zone compliance and life safety aspects of the project have been verified and presented for review, no development or construction details are proposed at this time (preliminary plan). The TRC can therefore recommend the commission approve a **CONCEPT SUBDIVISION PLAN**.

SUGGESTED MOTIONS:

A motion to approve or continue:

["I _____ move to approve an CONCEPT SUBDIVISION PLAN for "Covington Park", a 18 unit residential subdivision located at 6037 South Highland Drive based upon the following findings."]

A motion to continue:

["I _____ move to continue the application by Kasey Kershaw for "Covington Park", an 18-unit residential subdivision located at 6037 South Highland Drive, to the next regularly scheduled meeting. Specific element to be returned for review are as follows:"]

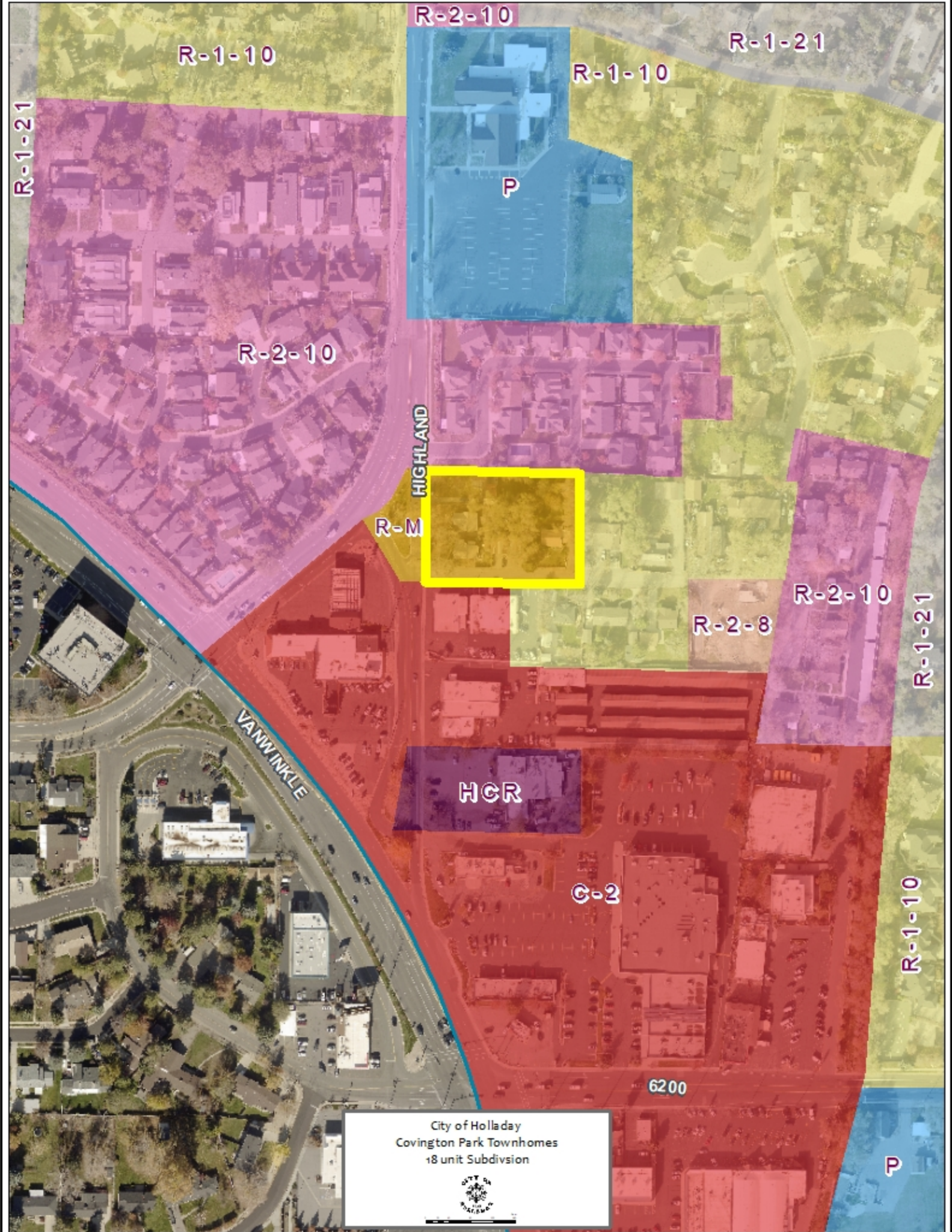
Staff Suggested Findings

1. Development details required for a Concept plan and layout have been submitted and reviewed by the TRC
2. Each of the lots comply with the minimum dimension, density requirements for multi-family home development in the RM zone.
3. A concept plan is the first step prior to review of preliminary level civil and site development drawings and details



City of Holladay
Covington Park Townhomes
18 unit Subdivision





R-1-10

R-2-10

R-1-21

R-1-21

R-1-10

P

R-2-10

HIGHLAND

R-M

R-2-10

R-2-8

R-1-21

VANWINKLE

HCR

C-2

R-1-10

6200

P

City of Holladay
Covington Park Townhomes
18 unit Subdivision





IDI Real Estate
Innovative Developments & Investments

Kasey Kershaw

5305 S Highland Drive, Holladay, UT 84117

801-953-6004

idi realestate@gmail.com

RE: Covington Park Townhomes – Setback request.

My goal as the developer is to create the best environment for future townhome owners. Parking considerations are a big concern. This is too often overlooked, resulting in guest parking that spills into the neighborhood causing issues with cars on the street and in front of neighboring homes. We're trying to avoid this problem. The solution is to build each townhome with a 2-car garage. In addition, we'd like each unit to have a driveway that is roughly 18' deep to facilitate up to 2 car guest parking per townhome. If this is achieved, we can eliminate traditional guest parking spaces and therefore retain more green, landscaped space. We have also designed the garages to be wide enough to accommodate garbage stored inside the garage. This eliminates the need for a common area dumpster and enclosure... also retaining more green, landscaped space. We are designing this project to retain as many of the large existing trees on the East and West edge of the project.

To accomplish these goals, we need to have the porch and 2nd level deck encroach roughly 4-5 feet into the front yard setback. My understanding is that this is allowed if there are no support columns. We can do that. However, that would change the design to reflect a more modern aesthetic, which contrasts with our "Holladay Village" design concept. I have supplied drawings to support our design concept. We want this project to reflect a higher end look that matches the existing designs of downtown Holladay. The front porch will be well within the landscaped area of our project. We are open to and planning on planting more trees and shrubs in this area than is required. 10 of the units that require this porch space face north and will almost never be seen by the public. Effectively, we are asking for a variance to put up 4 posts per townhome... 2 on the front porch, and 2 to hold up the small 2nd level deck.

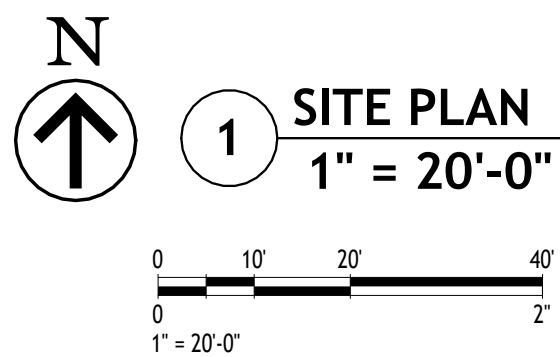
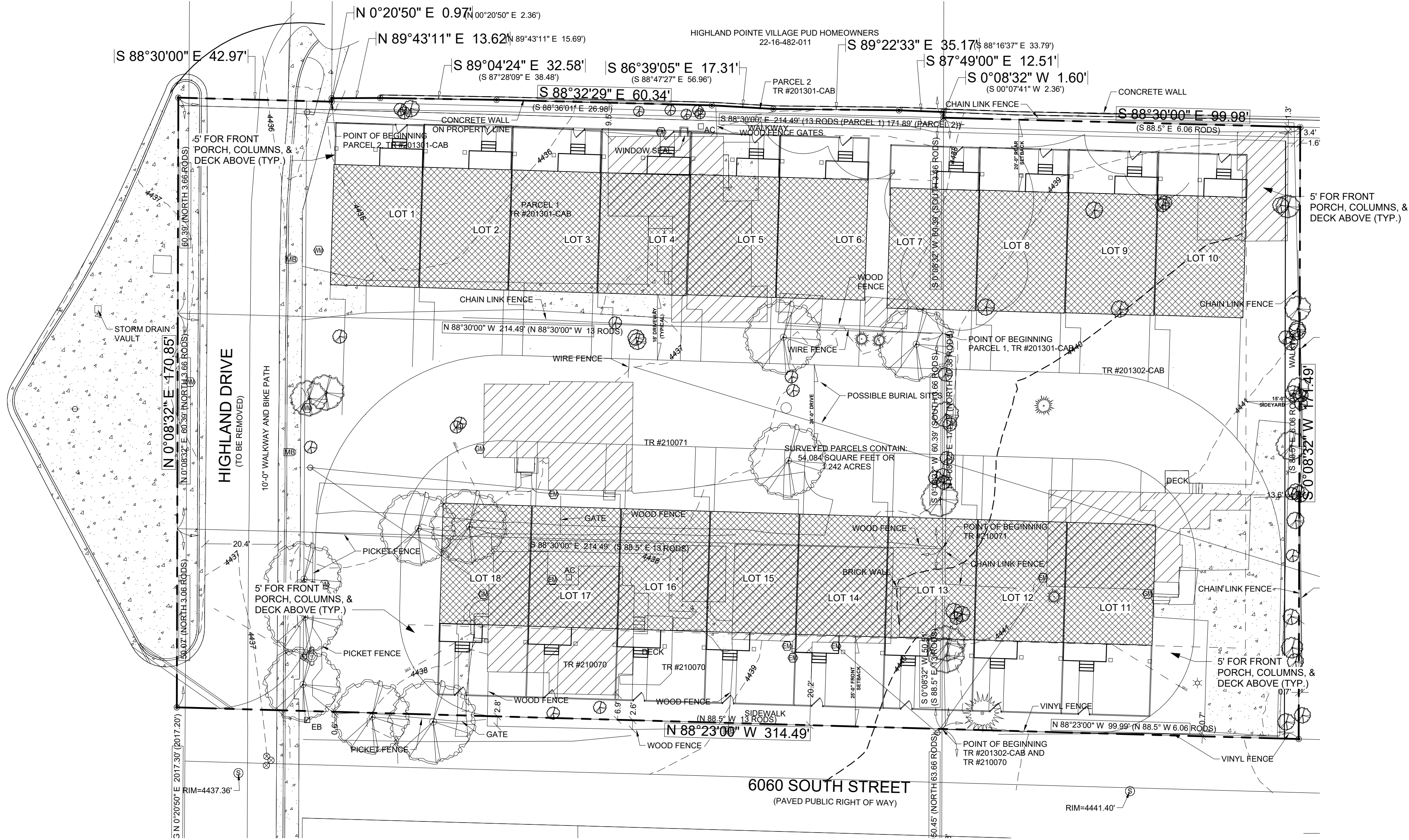
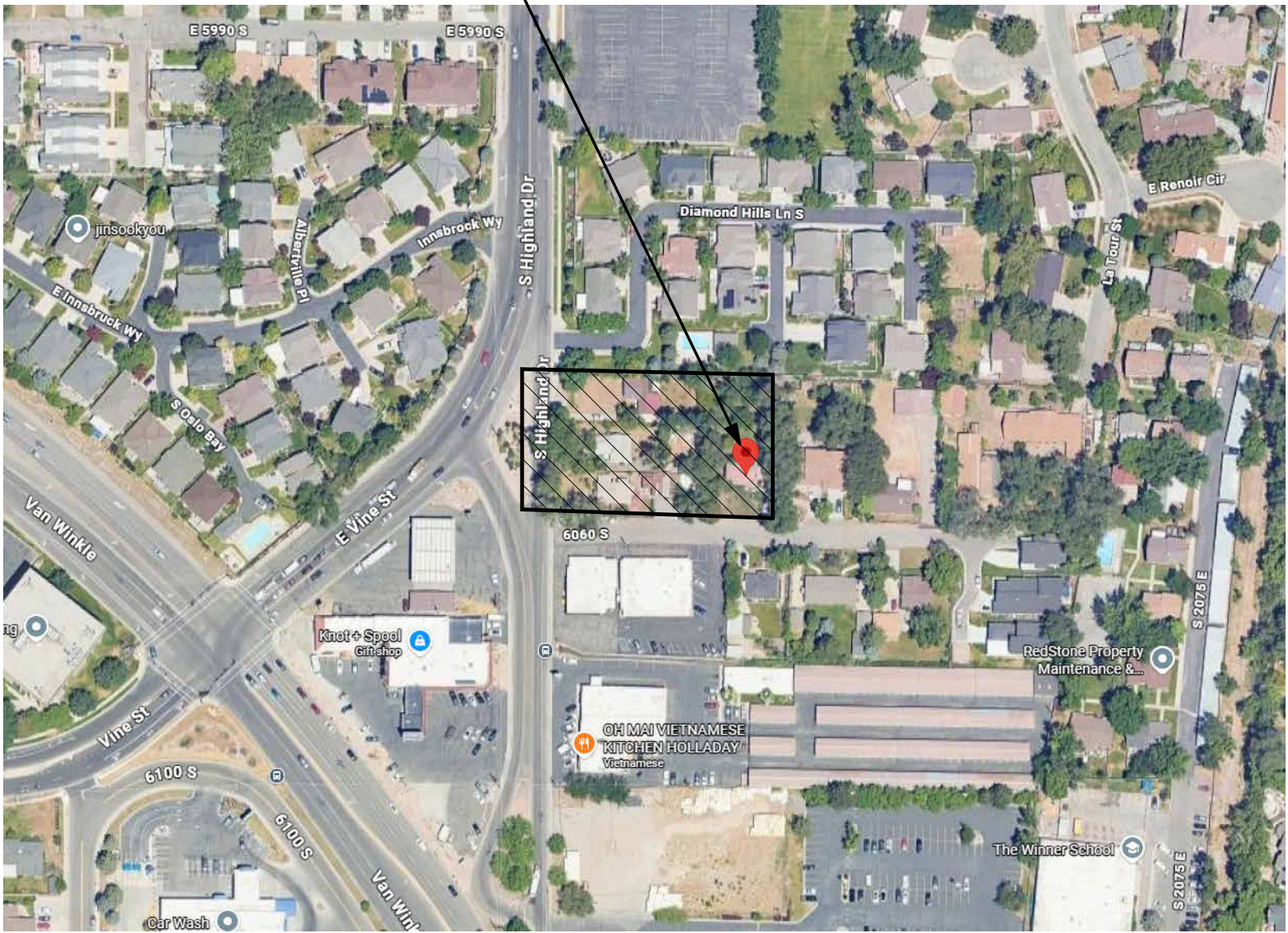
If acceptable, we will proceed with final drawings and submit for subdivision approval.

Thank you.

Kasey Kershaw

N
↑
VICINITY MAP

PROJECT LOCATION



CURRENT ZONE: R-1-10

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING

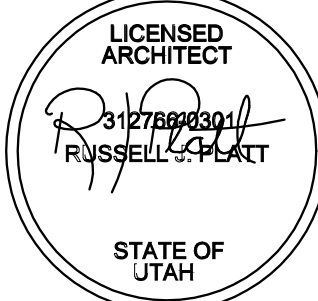
GROSS PROJECT AREA:	1.24 ACRES
NET AREA, EXCLUDING ACCESS ROADS, PUBLIC STREET DEDICATION	1.01 ACRES
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04.040)	

ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:



CODE OFFICIAL STAMP:

PROJECT NAME:

COVINGTON

1995 E 6060 S, HOLLADAY, UT 84121

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

ISSUED: SEPT. 17TH, 2026

NO.	DATE	DESCRIPTION
-----	------	-------------

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A000





Outlook

Covington Park Townhomes 6037 Highland Dr.

From Dan Lawler Date Mon 2026-09-14

3:47 PM

To Jonathan Teerlink

Cc Kasey Kershaw

[External Email - Use Caution]

Jonathan Teerlink,

I am a homeowner in the Highland Point PUD adjoining on the north side of the proposed the Covington Park Townhomes. My wife Pamela and I are looking forward to the removal of the current homes on the site and the proposed owner-occupied new townhomes going up. The Townhomes will be a nice welcoming to Holladay rather than the current rundown homes.

Our hope is that the city will be able to find in the budget, funds to change the current road lay out by closing the cutoff road and putting some sort of park as the entrance to Holladay.

Dan Lawler

Re: Planning Commission Comment

From Lester Taylor

Date Tue 2026-09-15 4:52 PM

To Jonathan Teerlink

[External Email - Use Caution]

correction: we are *NOT able to attend in person tonight.

On Tue, Sep 15, 2026 at 4:38 PM Lester Taylor <missouriles@gmail.com> wrote:

Jonathan Teerlink,

As we understand it you are the Community and Economic Development Director at Holladay, City. We received notice to our Idaho address late on Friday, September 11, 2026 that the City of Holladay Planning Commission will conduct a public hearing during and concept level review and consideration of "Covington Park Townhomes" located at 6037 South Highland Drive in the Residential Multi-family zone. With such short notice, we are able to attend in person and we have not been able to locate the link to join remotely. We are the property owners of the Duplex at 2010 E & 2016 E and 6060 S in Holladay. We are very concerned about this proposed subdivision as it will substantially affect our enjoyment of property rights and drive down our property values should this property be granted permission to build and access from 6060 South. Please provide the remote access link ASAP, to join tonight's temporary meeting location, 3300 South 1300 East, Holladay at 6:00pm MST.

Les and Pamela Taylor
and Family

On Tue, Sep 15, 2026 at 4:36 PM Jonathan Teerlink wrote:



CITY OF HOLLADAY

Jonathan Teerlink

CED, Director

Phone: [\(801\)527-3890](tel:(801)527-3890)

Email:

Web: www.HolladayUT.gov

[PLEASE VISIT US AT OUR TEMPORARY LOCATION](#)
[3330 South 1300 East](#)



Outlook

Re: Notice of Public Hearing - Covington

From Jonathan Teerlink**Date** Tue 9/29/2026 1:51 PM**To** John Knudson ; LEVI Hammon < Elara at Holladay Crossing > Carrie Marsh

John,

I have forwarded your comments on to our Senior Planner, Carrie Marsh. They will be included in the meeting agenda for the upcoming meeting.



CITY OF HOLLADAY

Jonathan Teerlink

CED, Director

Phone: (801)527-3890**Email:****Web:** www.HolladayUT.gov

From: John Knudson**Sent:** Tuesday, September 29, 2026 11:03 AM**To:** Jonathan Teerlink ; LEVI Hammon ; Elara at Holladay Crossing <**Subject:** Notice of Public Hearing**[External Email - Use Caution]**

Jonathon,

I am very late getting my comments to you concerning the proposed 18 unit townhomes across from 6037 S Highland Drive in Holladay, Utah.

Elara at Holladay Crossing would love to see the project move forward. The area is in need of additional housing to support the continued gentrification effort at Holladay Crossing!

On another note - I want to thank you and the entire city staff in your efforts to help us get Elara processed, built and now integrated into the community! Dealing with you and your team/teams was truly a breath of fresh air!

Thanks,
John



FILE# n/a

COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: n/a

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:



DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP

Effective 5/8/2018

52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.

- (1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
- (2)
 - (a) Written minutes of an open meeting shall include:
 - (i) the date, time, and place of the meeting;
 - (ii) the names of members present and absent;
 - (iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
 - (iv) a record, by individual member, of each vote taken by the public body;
 - (v) the name of each person who:
 - (A) is not a member of the public body; and
 - (B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
 - (vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
 - (vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
 - (b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

STAFF:

Jonathan Teerlink, City Planner

DRAFT

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, July 7, 2026

6:00 PM

**Temporary City Council Chambers
3330 South 1300 East
Millcreek, Utah**

ATTENDANCE:

Planning Commission Members:

Dennis Roach, Chair
Angela Gong
Karianne Prince
Patrick Tripeny
Paul Cunningham
Brian Berndt

City Staff:

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

WORK SESSION

Chair Dennis Roach called the Work Session to order at 5:32 p.m. He reported that Commissioner Karianne Prince would join the meeting shortly. There were three Public Hearing items on the Regular Meeting agenda. Two were related to The Woods, Lot 2, and the third item is a rezone request.

City Planner, Carrie Marsh, reported that the first two items on the Regular Meeting agenda are related to The Woods, Lot 2. The applicant's request is to amend the buildable area. The proposal is to add buildable area to one section of the existing lot and remove buildable area from another section. There is a plat included in the Meeting Materials Packet that shows the area that is proposed to be added and the area that is proposed to be removed. The amendment is intended to accommodate a detached structure in the corner of the yard. That portion of the lot has a driveway and an existing garage. There will be an additional detached structure in that area.

Ms. Marsh reported that there are three trees near the area that is proposed to be expanded. The Planning Commission could consider a Condition of Approval that protects the trees within the setback to International Society of Arboriculture ("ISA") standards. Alternatively, it is possible to state that the setback must be increased by one foot to better protect the trees. The Commission could also state that replacement trees must be located outside of the buildable area. It is possible to have a discussion with the applicant during the Regular Meeting about the different options.

Commissioner Prince joined the Work Session at 5:35 p.m.

1 Chair Roach asked to review a satellite image of the applicant property. He would like to better
2 understand where the trees are located on the site. Ms. Marsh reported that there is not a satellite
3 image included in the Meeting Materials Packet, but it is possible to share one. Commissioner
4 Angela Gong noticed that the address in the Meeting Materials Packet does not match the address
5 on the public hearing notice. Ms. Marsh believed the address on the postcard notice, 6275 South
6 2910 East, was a carryover from Lot 3. The notice mentions The Woods, Lot 2, but there are
7 inconsistencies with the addresses. There was discussion about whether continuation is needed.
8

9 Ms. Marsh clarified that the address on the postcard notice is the correct address. This is what was
10 sent out to neighboring properties. The Meeting Materials Packet mentions 6325 South 2710 East,
11 but it should be 6275 South 2710 East. Commissioner Gong pointed out that the postcard states
12 6275 South 2910 East, which means there was not the correct notice provided to neighboring
13 properties. Chair Roach explained that the public hearing will be opened and then continued. The
14 items related to The Woods can then be continued to a future Planning Commission Meeting. It
15 was noted that it is possible to make one motion for both items related to The Woods, Lot 2.
16

17 Commissioners reviewed an image of the site and discussed the location of the trees. Ms. Marsh
18 reported that the trees are directly to the east of the driveway. The trees are 3 to 5 feet from the
19 property line, which is close to the location of the proposed detached structure. That building has
20 the potential to impact those trees because of the proximity. Chair Roach asked what the minimum
21 setback is on this property. Ms. Marsh reported that it is 9 feet. The buildable area will not go
22 into the setback where the trees are located, but the impacts of construction could affect the trees.
23

24 Chair Roach stated that this is in a Planned Unit Development ("PUD"). There could be a
25 requirement that the trees must remain in perpetuity. If the trees die, then there must be
26 replacement. The Planning Commission can discuss Conditions of Approval that address the trees.
27 Chair Roach asked what kind of trees are on the property. Ms. Marsh was not certain, but noted
28 that it is possible to ask the applicant for additional information during the Regular Meeting.
29

30 Ms. Marsh reported that the third Public Hearing item on the Regular Meeting agenda is a Zone
31 Map Amendment for property located at 4032 South 2300 East. The request is to rezone from the
32 P Zone to the R-1-10 Zone. The proposal is to rezone the rear portion of the property. The front
33 portion of the property will remain in the P Zone. Ms. Marsh explained that a new building will
34 be constructed in the front portion. The rear portion that is proposed to be rezoned to R-1-10 can
35 facilitate a residential subdivision. There is a chapel that currently exists on the site, but that will
36 be removed and there will be a seminary. The church is selling the rear portion of the property.
37

38 Chair Roach noted that there was a written comment received, which was included in the Meeting
39 Materials Packet. Ms. Marsh reported that the comment expressed concerns about the storm drain,
40 as there is a storm drain that crosses through the property. It takes in water from 3900 South and
41 then outfalls into a natural area. The written comment noted that there are impacts from that. The
42 City Engineer is aware of this situation and has met with the applicant. She noted that the applicant
43 is aware of the natural area that needs to be protected to maintain the storm water output. The
44 storm drain pipe needs to be maintained as well. All of this will be addressed in the civil plans.
45

1 Commissioner Prince asked if the individual homeowners would be responsible for maintaining
2 the storm drain underneath their property. Ms. Marsh explained that for a subdivision, the City
3 will look at whether the properties will be utilizing that infrastructure and whether the
4 infrastructure will need to be upgraded because of that use. The City responsibility would be the
5 maintenance of the storm drain facility, but the Commission is currently looking at the land use.

6
7 Commissioner Prince noticed that there is no street access on the portion that is proposed to be
8 rezoned. Ms. Marsh reported that there will be a street that goes back to the lots. Community and
9 Economic Development Director, Jonathan Teerlink, stated that a utility access easement can go
10 through different zones. Chair Roach wanted to understand if there will be a private road.
11 Ms. Marsh stated that if there is a private road, it will serve the residential properties. The zoning
12 does not change the use of the road itself. There was discussion about future road maintenance.

13
14 Commissioner Gong pointed out that the rezone request is for the R-1-10 Zone. She asked if it is
15 possible for the applicant to come back and ask for R-2-8 or R-2-10 since those are also
16 neighboring zones. Ms. Marsh stated that there is no indication that the applicant is interested in
17 those zones. Commissioner Patrick Tripeny asked for additional information about the R-1-10
18 Zone. Ms. Marsh reported that R-1 is single-family and R-2 is single-family attached or detached.
19 She shared information about other zones in the area. Commissioners reviewed the zoning map.

20
21 Commissioner Prince asked about two lots in the area that are zoned R-2-10. Ms. Marsh reported
22 that there are two duplexes that were built under Salt Lake County and then incorporated into the
23 City of Holladay. Commissioners further reviewed the zoning map and discussed surrounding
24 properties.

25
26 The Work Session was closed at approximately 5:56 p.m. and the Commission took a short break.

27 28 **CONVENE REGULAR MEETING – Public Welcome and Chair Opening Statement.**

29 Chair Roach called the Regular Meeting to order at 6:00 p.m. All active members of the Planning
30 Commission are present at the meeting. There is one vacancy on the Planning Commission, which
31 should be filled soon. The Opening Statement was read aloud by Commissioner Tripeny.

32 33 **PUBLIC HEARING**

- 34 1. **“The Woods” Subdivision, Lot 2 – Amendment – Review and Consideration of a**
35 **Proposal for an Amendment to The Woods Subdivision, a Planned Unit Development.**
36 **The Proposal is to Modify the Areas and Boundaries Previously Approved for**
37 **Building Footprint and Open Space Area Designations Only Within Lot 2 of The**
38 **Woods Subdivision. Item Reviewed as an Administrative Action for Permitted Uses**
39 **in Accordance to Zone and Subdivision Standards Required by Holladay Ordinance**
40 **§13.10. File #04-01-12-4.**

41 Chair Roach explained that the first two items on the Regular Meeting agenda are related to The
42 Woods, Lot 2. He informed those present that both items will be continued due to a noticing error.
43 The items will be re-noticed for a future Planning Commission Meeting with the correct address.
44 Public hearings will take place during the current meeting and will remain open.

1 Ms. Marsh presented the Staff Report and explained that this is a Subdivision Amendment request
2 for The Woods Subdivision, Lot 2. The correct address for this property is 6275 South 2710 East.
3 There are two agenda items for The Woods, a Subdivision Amendment and a Conditional Use
4 Permit (“CUP”) Amendment. This is a four-lot PUD that was approved in 2004. Each of the lots
5 has a buildable area that was approved during the PUD process. Over time, different property
6 owners have changed the buildable areas. Lot 2 is now proposing to change their buildable area.
7

8 The property owner proposes an expansion of the buildable area on the northeast corner of the lot
9 to allow for the construction of a new detached garage. The buildable area is proposed to be
10 expanded by 935 square feet in the area where the existing driveway is located. It will be set back
11 9 feet from the east property line. To offset the expansion of buildable area, the property owner
12 proposes the removal of buildable area on the south side of the lot. This would change a 15-foot
13 setback to a 28-foot setback. Ms. Marsh noted that the Meeting Materials Packet outlines potential
14 Conditions of Approval for the Planning Commission to consider. One option is to have a note on
15 the plat for the area that is closer to the rear property line. It could state that it would be applicable
16 to accessory buildings only and a primary structure could not be built closer to the property line.
17

18 Another potential Condition of Approval for the Planning Commission to consider has to do with
19 the protection or replacement of trees in the rear setback that may be impacted by construction. It
20 is also possible to change the setback to preserve the trees that are there. Ms. Marsh noted that
21 there can be a discussion with the applicant about the mature landscaping on the property. The
22 Planning Commission can also consider buffering and potential impacts to abutting properties.
23

24 The applicant representative, Eric Yergensen, explained that he is with Tamarak Homes. He
25 expressed support for the Staff presentation. As for the trees, which were discussed during the
26 Work Session, it was clarified that those trees were not there originally. The trees were added
27 when landscaping was done on the property. There is support to relocate the trees to another area
28 of the lot. The best location would be directly north of the new structure. Mr. Yergensen reported
29 that the neighbor to the east has large trees, so there is already a buffer in that area. The other
30 abutting neighbor has large trees as well, so there are trees on both sides of the property line. Chair
31 Roach asked what kind of trees are there. It was reported that there are pine trees on both sides.
32

33 Mr. Yergensen asked if the postcard notices defined the lot number. Lot 2 is the legal description
34 of the property. Ms. Marsh confirmed that it references Lot 2. Chair Roach asked whether the
35 next set of postcards would potentially be sent out to different properties because of the address
36 change. Ms. Marsh clarified that the assessor map was used to determine a 500-foot distance from
37 the parcel. The addresses that the notices were sent out to were correct. Chair Roach stated that
38 the appropriate property owners were notified and the legal description was included on the notice.
39 As a result, the Planning Commission is able to vote on both items related to The Woods, Lot 2.
40

41 Chair Roach opened the public hearing. He clarified that this is the public hearing for the first and
42 second agenda items, which are related to The Woods, Lot 2. The hearings are for the Subdivision
43 Amendment and CUP Amendment. There were no comments. The public hearing was closed.
44

1 Chair Roach shared additional comments about the trees on the site. He explained that the City of
2 Holladay is part of Tree City USA, and it is important to protect trees. However, pine trees do not
3 do particularly well next to buildings. He did not hear any complaints from the neighboring
4 property owners about the trees, so it might make sense for the three trees to be moved to another
5 part of the property. There was discussion about the language for Finding of Fact #7. Ms. Marsh
6 stated that it could be left open-ended to mention the replacement of three trees. Chair Roach
7 suggested language that states it must be 12 inches diameter at breast height ("DBH").
8 Commissioner Prince noted that there is Condition of Approval #2 proposed, which has to do with
9 the trees on the site:

- 10
- 11 • Protect existing trees within the 9-foot set back to ISA standards OR increase the setback
- 12 by 1 to 2 feet to better protect existing trees OR require replacement trees to be located
- 13 outside of any buildable area on the lot.
- 14

15 Ms. Marsh believed the suggestion was to remove the first part of the condition language and
16 simply state: "require replacement trees to be located outside of any buildable area on the lot."
17 Chair Roach asked that there be language about a 1:1 replacement and 12-inch DBH at maturity.
18 It was stated that the applicant representative expressed support for the proposed language.
19

20 ***Commissioner Gong moved to APPROVE the Subdivision Amendment to Lot 2 of "The Woods"***
21 ***Planned Unit Development, a four-lot residential development within the R-1-43 Zone, located***
22 ***at 6275 South 2710 East, finding that the proposal:***

- 23
- 24 1. ***All properties considered part of this application and Plat Amendment currently***
- 25 ***comply with the R-1-43 Zone.***
- 26
- 27 2. ***No new property/lots or right-of-way will be created by the amendment.***
- 28
- 29 3. ***An equivalent area of building space is being exchanged.***
- 30
- 31 4. ***The change to the buildable area is outside of all utility and common area***
- 32 ***easements.***
- 33
- 34 5. ***The changes to the buildable area do not affect the required fire turnaround.***
- 35
- 36 6. ***The changes do not affect any common areas.***
- 37
- 38 7. ***Ordinance requires any removed trees to be replaced with tree(s) that will provide***
- 39 ***an equivalent tree canopy at maturity.***
- 40

41 ***This approval is subject to the following conditions:***

- 42
- 43 1. ***The area being added is to have a separate delineation or note that it applies to***
- 44 ***accessory structures only.***
- 45

- 1 2. *Replacement trees are required to be located outside of any buildable area on the*
2 *lot if the trees do not survive the construction process. There is to be a 1:1*
3 *replacement and 12-inch diameter at breast height at maturity.*
4

5 *Chair Roach seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner*
6 *Gong-Yes; Commissioner Prince-Yes; Commissioner Tripeny-Yes; Commissioner*
7 *Cunningham-Yes; Chair Roach-Yes. The motion passed with the unanimous consent of the*
8 *Commission.*
9

- 10 2. **“The Woods” PUD, Lot 2 – Conditional Land Use Permit Amendment - Review and**
11 **Consideration of a Proposal for an Amendment to The Woods Subdivision, a Planned**
12 **Unit Development. The Proposal is to Modify the Areas and Boundaries Previously**
13 **Approved for Building Footprint and Open Space Area Designations Only Within**
14 **Lot 2 of The Woods Subdivision. Review Conducted According to Regulatory**
15 **Provisions of Holladay Ordinance §13.78.130(D). File #04-01-12-4.**
16

17 It was noted that The Woods, Lot 2, CUP Amendment, was discussed with Public Hearing Item 1.

18 *Commissioner Prince moved to APPROVE the Amendment to the Conditional Use Permit*
19 *related to the Site Plan of Lot 2 of “The Woods” Planned Unit Development, a four-lot*
20 *residential development within the R-1-43 Zone, located at 6275 South 2710 East, finding that*
21 *the proposal:*
22

- 23 1. *An equivalent area of building space is being exchanged.*
24
25 2. *The change to the buildable area is outside of all the utility and common area*
26 *easements.*
27
28 3. *The changes to the buildable area do not affect the required fire turnaround.*
29
30 4. *The changes do not affect any common areas.*
31
32 5. *Ordinance requires any removed trees to be replaced with tree(s) that will provide*
33 *an equivalent tree canopy at maturity.*
34

35 *This approval is subject to the following conditions:*
36

- 37 1. *The area being added is to have a separate delineation or note that it applies to*
38 *the accessory structures only.*
39
40 2. *Replacement trees are required to be located outside of any buildable area on the*
41 *lot if the trees do not survive the construction process. There is to be a 1:1*
42 *replacement and 12-inch diameter at breast height at maturity.*
43

44 *Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Berndt-Yes;*
45 *Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Tripeny-Yes;*

1 *Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed with the unanimous*
2 *consent of the Commission.*

3
4 **3. Zone Map Amendment – Rezone from P to R-1-10 – 4032 South 2300 East. Review**
5 **and Recommendation to the City Council on a Proposal by the Property Owner to**
6 **Amend the Holladay Zone Map at this Location from the Current Public Zone (P) to**
7 **the R-1-10 Zone (Residential, Single-Family) for Approximately 1.65 Acres (71,354**
8 **square feet) of Property. Item Reviewed as a Legislative Action, According to**
9 **Procedures Set Forth in Holladay Ordinance §13.07. File #26-4-04.**

10 Ms. Marsh presented the Staff Report and explained that this is a Zone Map Amendment
11 application for property located at 4032 South 2300 East. The proposal is to rezone from the P
12 Zone to the R-1-10 Zone. The area proposed to be rezoned is the rear portion of an existing parcel.
13 The area being rezoned is 1.65 acres or 71,354 square feet. The front portion of the existing parcel
14 will retain the P Zone in order to enable the construction of a new quasi-public building.

15
16 The proposal is to rezone the rear portion of the property to the R-1-10 Zone, which is residential
17 single-family with 10,000 square foot minimum lot sizes. The land area would allow for seven
18 single-family lots based on the gross land area. Once a street is added in, there would likely be
19 enough for five or six parcels. Ms. Marsh pointed out that the developer does not need to utilize
20 the full density potential. There is an area of this property used for public storm water drainage.
21 The City Engineer has reviewed this area with the applicant. There is awareness of the storm drain
22 usage and the storm drain facility. The future subdivision would work around engineering
23 restrictions. She noted that this is located off of 2300 East. A new roadway would go back to
24 access the residential lots directly onto 2300 East. She reported that 2300 East is an arterial road
25 designed to hold a larger volume of traffic, so there would not be a significant traffic impact.

26
27 Ms. Marsh reported that the Meeting Materials Packet includes an analysis from the newly adopted
28 General Plan. It shows that the area is designated as Low-Density Residential. Appropriate zones
29 for Low-Density Residential range from R-1-8 to R-1-43. The applicant has requested the R-1-10
30 Zone to match the development on the south side. There is potential motion language included in
31 the Meeting Materials Packet for the Zone Map Amendment. The Technical Review Committee
32 (“TRC”) recommendation is to forward a positive recommendation to the City Council.

33
34 The applicant representative, Peter Gamvroulas, explained that he is with Ivory Homes. On behalf
35 of The Church of Jesus Christ of Latter-day Saints, an application has been submitted for a rezone.
36 He reported that the church has decided that they would like to build a new seminary site. The
37 land that is not proposed to be rezoned will remain as a public use. Once that site is built and
38 operational, the church intends to retire the current seminary site. The area that is proposed to be
39 rezoned will be a residential site. There is a design process underway for a subdivision that will
40 include three lots and a public road. He is available to answer Commissioner questions.

41
42 Chair Roach opened the public hearing.

43
44 *Robert Nielsen* gave his address as 2275 East Lincoln Lane. He asked for clarification about the
45 current proposal. It was noted that the applicant mentioned a rezone to allow for three lots.

1
2 *Lincoln Wilson* stated that he lives at 2257 Suada Drive, which is one of the properties to the south
3 of the proposed rezone. He noted that the proposed rezone is to the R-1-10 Zone. During the
4 neighborhood meeting that was held on June 3, 2026, it was stated that the intention is to have
5 three lots. Based on the information provided, it appears the R-1-15 Zone would be appropriate.
6

7 *Paul Gedge* gave his address as 2215 Suada Drive. He has been a resident of the area for over 50
8 years. Mr. Gedge provided some clarifications to the public record. He referenced Page 37 of the
9 Meeting Materials Packet and stated that he is not an attorney, but is a partner in the DeVel Kidgell
10 Gedge Family Trust. The record states that he had easement concerns, but he provided no record
11 of that. He has printouts from the County to describe the easement. Mr. Gedge noted that a letter
12 from his brother, Roy Gedge, was submitted to the Planning Commission, as there are concerns
13 about the conveyance of water. Two weeks ago, there was a storm that resulted in substantial
14 water moving through the area. For over 30 years, he has helped to maintain the easement corridor,
15 but the easement was not discussed during the neighborhood meeting on June 3, 2026.
16

17 *Taylor Cohen* gave his address as 2277 East Suada Drive. He asked if the road will be public or
18 private. He has questions about how the road will be governed, as it will be adjacent to his
19 property. Mr. Cohen also asked for additional information about the property lines.
20

21 *Ryan Bayless* explained that he lives at 2237 Suada Drive. There is a lot of mature greenery on
22 the church property, which he asked be taken into consideration during the discussions.
23

24 There were no further comments. The public hearing was closed.
25

26 Mr. Gamvroulas addressed the comments made during the public hearing. There was a question
27 about the choice to rezone to R-1-10 rather than R-1-15. He explained that there is a desire to
28 match the surrounding zones. R-1-10 will allow the three lots to be developed and is also
29 compatible with the area. While it is technically possible to have six or seven lots, that is not the
30 intention and that would not be practical with a public road. There is currently a public road being
31 designed, but that is not what is currently before the Commission for consideration. If a private
32 road is ultimately pursued, there would be a shared road maintenance agreement with the church.
33

34 Mr. Gamvroulas apologized if there was a misunderstanding during the neighborhood meeting
35 when Mr. Gedge introduced himself. At the time, there were no specifics about an easement
36 brought forward. However, there was a request that an ALTA study be provided, which has been
37 done. Mr. Gamvroulas stated that there are no easements on the property he is concerned about.
38

39 The storm drain is an engineering question rather than a land use question. Since the letter was
40 received from Roy Gedge, there has been a meeting with City Staff to discuss the natural drainage.
41 There is currently existing piping that feeds into a natural drainage. This natural drainage also
42 takes storm drain piping directly from the church facility. It is understood that a natural and open
43 drainage area will need to be maintained. This will be accommodated in all of the future plans.
44

1 Mr. Gamvroulas addressed the public comment about trees on the site. The trees that can be
2 preserved in the demolition will be preserved. He shared information about the natural gully in
3 the area. Ms. Marsh provided details about the Tree Canopy Sustainability Ordinance. Chair
4 Roach stated that there is reliance on Staff to ensure that ISA standards are followed and as much
5 as possible is preserved during construction. Chair Roach understands the question during the
6 hearing about the proposed zone, but based on the surrounding area, the R-1-10 Zone makes sense.
7

8 Commissioner Gong stated that the proposed rezone makes sense. A lot of the comments during
9 the public hearing had to do with future concerns, such as double-checking property lines and
10 potential impacts to trees. What is currently before the Planning Commission is a rezone request.
11 She asked City Staff to clarify what the next steps would be in this process. Ms. Marsh reported
12 that rezone applications first come to the Planning Commission. There will be another public
13 hearing at the City Council level. If the rezone is approved by the City Council, the next time this
14 property will come before the public will be during the subdivision process. Subdivisions are
15 approved by the land use authority, which is the Planning Commission. A new subdivision would
16 come to the Planning Commission for consideration and there would be notices provided to nearby
17 residents. At that time, the civil engineering plans, lot layouts, and a more finalized version of the
18 development would be available for review. Many of the concerns expressed would be addressed
19 at that time. She explained that after the subdivision process is the Building Permit process.
20

21 Mr. Teerlink stated that if the applicant is preparing a plat that includes a public road, there is an
22 additional step that will require the City Council to accept the public road before the plat is
23 recorded and approved. During that process, the City Council will ensure that the proposed public
24 road meets the dimensional requirements. Commissioner Gong reiterated that the proposed rezone
25 makes sense, but acknowledged that there are some unanswered questions. She wants residents to
26 understand that there are additional steps in this process, such as a subdivision application.
27

28 ***Commissioner Berndt moved to forward a POSITIVE recommendation to the City Council to***
29 ***APPROVE an application by Ivory Development to amend the City of Holladay Zoning Map for***
30 ***1.65 acres (71,354 square feet) of land located at 4032 South 2300 East, from the P Zone to the***
31 ***R-1-10 Zone, based on the following findings from the TRC:***
32

- 33 1. ***The proposed amendment is compliant with the Purpose of the Land***
34 ***Development Code by promoting and facilitating the orderly growth and***
35 ***development within the City of Holladay.***
36
- 37 2. ***The proposed amendment is consistent with goals, objectives and policies of the***
38 ***General Plan.***
39
- 40 3. ***The proposed amendment is harmonious with the overall character of existing***
41 ***development in the vicinity.***
42
- 43 4. ***As zoning standards in the proposed zone are applied, the proposed amendment***
44 ***is not foreseen to adversely affect abutting properties.***
45

- 1 5. *The facilities and services intended to serve the subject property, such as*
2 *roadways, parks and recreation facilities, police and fire protection, schools,*
3 *storm water drainage systems, environmental hazard mitigation measures, water*
4 *supply, and wastewater and refuse collection are adequate.*

5
6 *Commissioner Prince seconded the motion. Vote on Motion: Commissioner Berndt-Yes;*
7 *Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Tripeny-Yes;*
8 *Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed with the unanimous*
9 *consent of the Commission.*

10
11 **ADJOURN**

12 *Chair Roach moved to ADJOURN. There was no second. The motion passed with the*
13 *unanimous consent of the Commission.*

14
15 The Planning Commission Meeting adjourned at approximately 6:47 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held on Tuesday, July 7, 2026.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT



FILE# n/a

COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: n/a

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:



DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP

Effective 5/8/2018

52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.

- (1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
- (2)
 - (a) Written minutes of an open meeting shall include:
 - (i) the date, time, and place of the meeting;
 - (ii) the names of members present and absent;
 - (iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
 - (iv) a record, by individual member, of each vote taken by the public body;
 - (v) the name of each person who:
 - (A) is not a member of the public body; and
 - (B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
 - (vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
 - (vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
 - (b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

STAFF:

Jonathan Teerlink, City Planner

DRAFT

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, August 4, 2026

6:00 PM

**Temporary City Council Chambers
3330 South 1300 East
Millcreek, Utah**

ATTENDANCE:

Planning Commission Members:

Dennis Roach, Chair
Karianne Prince
Angela Gong
Patrick Tripeny
Brian Berndt

City Staff:

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

WORK SESSION

Chair Dennis Roach called the Work Session to order at 5:33 p.m. He reported that the Regular Meeting agenda has one Public Hearing item, one Continued Item, and two Action Items.

City Planner, Carrie Marsh, shared information about the Public Hearing item, which is a Conditional Use Permit (“CUP”) request for property located at 5420 South Cottonwood Lane. The request is to construct a detached accessory building with a footprint size larger than what is permitted at an administrative level. The proposed increase in size is 1,255 square feet.

Ms. Marsh reported that the applicant has provided a thorough narrative and Landscaping Plan. All of the setbacks are met for an accessory building. Mitigation measures have been outlined and details about the building height and architecture have been submitted. Staff recommends all of the proposed mitigation strategies. The accessory building is set further back, so it is beyond the standard accessory building setbacks on the rear side of the property. It matches the required accessory building setback on the side. She offered to answer questions about the agenda item.

The location of the accessory building was highlighted. Ms. Marsh reported that it is proposed to be on the northwest side. It will not be near Cottonwood Lane. There are some other accessory buildings on the site that are within the permitted size. She noted that there were neighbor questions about where the proposed accessory building will be located, but the Site Plan addresses this. There were also some neighbor questions about the other structures on the property. Based on the conversations she has had, there are other structures that are within the permitted size.

Commissioner Prince asked about the square footage of all the structures. She wanted to make sure it is within the percentage limit. Ms. Marsh confirmed that it is. This is a large lot, so the

1 structure square footage is fairly high. Even with the addition of this accessory building, the
2 applicant is within the allowed structure coverage. Chair Roach asked about the height restrictions.
3 Ms. Marsh reported that the height limit is 20 feet for accessory buildings.
4

5 Commissioner Prince did not see renderings of the accessory building in the Meeting Materials
6 Packet. She asked if the Planning Commission will see those in the future. Ms. Marsh reported
7 that the Planning Commission is being asked to look at the impacts of the proposed footprint. The
8 applicant detailed some of their architectural plans to make sure this blends in with the surrounding
9 area, but that is not something the Commission necessarily needs to take into consideration.
10

11 Chair Roach asked what minimum setback the proposed accessory building must have from the
12 property line in the corner. Ms. Marsh reported that the required setback is 15 feet. One corner
13 of the building is on the 15-foot line, but because of how this is angled, it is further back elsewhere.
14

15 Commissioner Patrick Tripeny believed the only reason this item is before the Planning
16 Commission is because of the requested footprint size, which was confirmed. Ms. Marsh
17 explained that a larger size requires a CUP. She shared an aerial image of the applicant property.
18

19 Chair Roach reported that the next Regular Meeting agenda item is a Continued Item for a
20 proposed Text Amendment. This has to do with Arts and Culture land uses within the Holladay
21 Village Zone. Community and Economic Development Director, Jonathan Teerlink, stated that
22 he can answer Commissioner questions. Chair Roach reported that he went by Steinway Piano
23 Gallery to look at the space that can be utilized for recitals and considered how the proposed Text
24 Amendment would tie into that. He likes the proposal in theory, but has concerns about what this
25 could lead to in the future. Mr. Teerlink explained that the amendment created two new land use
26 definitions. The only one that would be allowed in the Holladay Village Zone is low intensity.
27

28 The art would involve a gallery rather than for sale product and performing arts would be limited
29 to a maximum number of attendees. After reviewing these concepts with the applicant and the
30 City liaison to the Arts Council, it is believed the adjustment is small enough to improve the use
31 of the space, but it may not be enough to allow other spaces to activate after-hours uses. There is
32 a delicate balance, and the Planning Commission has been asked to consider what is proposed.
33

34 Mr. Teerlink explained that the low-intensity use is what is being proposed in the Holladay Village
35 Zone. An example of higher intensity would be live entertainment operating during restaurant
36 hours. Those types of uses are defined in this Text Amendment, but are not proposed to be
37 implemented in the zone. There might be other zones where a higher intensity use is appropriate.
38 Chair Roach expressed support for arts in the community, but wants to consider all of the potential
39 outcomes. Mr. Teerlink reported that there are noise ordinances that are already in place. There
40 is a desire to receive a Planning Commission recommendation about the type of performing arts.
41

42 Commissioner Brian Berndt pointed out that the use is complementary to the district. However,
43 he has a question about the guardrails that will be in place. He appreciates what has been proposed,
44 but it is important to consider all possible outcomes. Mr. Teerlink shared comments about parking.
45 He explained that the use has to occur during off-hours of the primary use. Commissioner Prince

1 asked about a scenario where there was a Christmas recital with students and family members.
2 Commissioner Angela Gong pointed out that this states there can be no more than 50 attendees.

3
4 Mr. Teerlink read the proposed language for Arts and Culture, Low Intensity, which states:

5
6 • ARTS AND CULTURE, LOW INTENSITY:

- 7
8 o An indoor accessory use, where paintings, sculpture, photography, video art or
9 other works of art are displayed or music recital engagements of no more than 50
10 attendees are performed on a temporary basis for the general public and in
11 conjunction with another primary use where such primary use is closed for
12 business. Such uses shall not include any form of uses defined in Title 5.82.050,
13 Sexually Oriented Businesses, or be conducted in opposition to Special Event
14 requirements, as provided in Title 14.56.

15
16 There was discussion about the proposal to have no more than 50 attendees. Mr. Teerlink stated
17 that this is a starting point, but there could be language to state that the number of attendees must
18 be based upon the occupancy rate of the building. Commissioner Prince asked about Lines 16, 17,
19 and 18, which has a definition for Artist Studio, Commercial. She read the following language:

20
21 • ARTIST STUDIO, COMMERCIAL:

22 •

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

26
27 Commissioner Prince asked how to prevent tattoo classes or a similar type of class. She is not
28 certain that there are appropriate guardrails in place. Mr. Teerlink explained that the Artist Studio,
29 Commercial, Artist Studio, Artisan Industrial, and Artist Studio, General, are only allowed under
30 the Arts and Culture, High Intensity land use. That is not being proposed in the Holladay Village.
31 He explained that there was a desire to separate out the low intensity and high intensity uses.

32
33 Chair Roach expressed concerns about noise and how that will impact the community. He asked
34 whether it would be possible to limit the music to acoustic, as classical piano would fall into that
35 category. Mr. Teerlink confirmed that it is possible for the Planning Commission to propose this.
36 He pointed out that the low intensity use is only allowed indoors, while high intensity is allowed
37 either indoors or outdoors. As currently drafted, the roof on the Steinway building would be off
38 limits. He explained that there is no occupancy allowance for the roof of that building.

39
40 Title 9 – Health and Safety has language about noise control. It is possible to review the required
41 decibel level during the Regular Meeting. Commissioner Gong asked for additional information
42 about the Special Event requirements, as provided in Title 14.56. Mr. Teerlink explained that this
43 has to do with the Salt Lake County Health Department gathering requirements. When there is
44 more than a certain number of individuals, a Special Event Permit is needed. Commissioner Gong
45 asked if the 50 attendees proposed would trigger that kind of permit. Mr. Teerlink denied this.

1
2 The Work Session was closed at approximately 6:00 p.m.
3

4 **CONVENE REGULAR MEETING – Public Welcome and Chair Opening Statement.**

5 Chair Roach called the Regular Meeting to order at approximately 6:01 p.m. and mentioned the
6 Commissioners present. There are four items on the agenda, including one Public Hearing, one
7 Continued Item, and two Action Items. The Opening Statement was read by Commissioner Prince.
8

9 **PUBLIC HEARING**

10 1. **Conditional Use Permit – Andrus Accessory Building Footprint Size – 5420 South**
11 **Cottonwood Lane (R-1-43 Zone) - Review and Consideration of a Request for a**
12 **Conditional Permit Allowing Construction of a Detached Accessory Building with a**
13 **Footprint Size Larger than Permitted at an Administrative/Staff Level. Item**
14 **Reviewed as an Administrative Application with Consideration of Mitigation Factors**
15 **of Any Potential Impacts as per Provisions Stated in Holladay Ordinance §13.14.030**
16 **& 13.08.040. File #26-2-06.**

17 Ms. Marsh presented the Staff Report and explained that this Public Hearing item is a CUP request
18 for property located at 5420 South Cottonwood Lane. The CUP request has to do with the footprint
19 of an accessory building. The Holladay City Code allows for accessory buildings with a specific
20 footprint size to be reviewed and permitted by Staff. If a property owner wishes to have a larger
21 footprint than the permitted size, it comes before the Planning Commission as a CUP application.
22 This allows the Planning Commission to consider potential impacts related to the larger footprint.
23

24 The applicant is requesting an accessory building with a total footprint of 2,655 square feet, which
25 is 1,255 square feet larger than the accessory building footprint size of 1,400 square feet that is
26 allowed on properties that are over 2 acres. The applicant provided a Site Plan and detailed various
27 mitigation strategies in their narrative. These strategies have been proposed to address potential
28 impacts. Staff is in agreement with the mitigation strategies that were proposed by the applicant.
29

30 The applicant, Aaron Buchanan, introduced himself to the Planning Commission and explained
31 that he is with Brandon Bodell Construction, the General Contractors for the property. He
32 addressed some of the comments made during the Work Session. The structure on the north side
33 was part of the existing house. It was there before the Andrus family bought the property. It was
34 built before the subdivision of the northern property. He believed it was demolished and the new
35 property line was established. Mr. Buchanan clarified that the proposed accessory building has
36 been called a barn, but it will not house animals. It will be a private office space for the family.
37

38 The height restriction is 20 feet for the accessory building. Mr. Buchanan reported that there will
39 be a flat roof. He shared information about the setbacks. There is a maximum limit for structural
40 coverage, but based on the property size, that limit will not be met. The coverage will be
41 approximately 12% with this accessory building and the additional structures. He noted that the
42 accessory building will not be fire sprinklered, but an emergency vehicle is able to park on the
43 north side. He described the design of the accessory building and explained that there will be a
44 siding with darker, muted tones to match the rest of the house. Where the barn is proposed to be

1 located, there are no adjacent homes. There is a tennis court on the north side, and on the west
2 side, there are a lot of existing trees. Additional trees will be planted so there is enough screening.

3
4 Mr. Buchanan stated that lighting should not be much of a concern, as the only lights on the exterior
5 of the structure will be on the south and east. The lighting will not face any of the neighboring
6 properties. Noise should not be an issue either, as all activities will occur during daytime hours.
7 Mr. Buchanan reported that there is already an extensive amount of parking available on the site.

8
9 Chair Roach asked if this is proposed to be a two-story structure. Mr. Buchanan clarified that there
10 will be a basement and main floor. There will be a restroom, storage room, stairs, and a large open
11 area where there will be office spaces for the family members to use. Chair Roach asked about
12 noise coming from the accessory building. He wanted to know if the insulation is sufficient to
13 prevent noise from traveling across the property line. Mr. Buchanan confirmed this.

14
15 Commissioner Berndt asked if there will be a living space within the accessory structure, which
16 was denied. Mr. Buchanan reported that there is no dwelling unit proposed. Chair Roach likes
17 that there are a lot of trees proposed to be added but recommended that some deciduous trees be
18 added as well since this will add more height, canopy and shade coverage than the evergreens.

19
20 Chair Roach opened the public hearing.

21
22 *Deborah Reichert* explained that she lives to the west of the applicant property. She is having
23 trouble understanding where the proposed building will be located. There is a desire to understand
24 where this will be located in relation to her house. Ms. Reichert stated that she has seen other
25 houses built on the property and the lawn was raised. As a result, the property is higher than others.

26
27 *David DiFrancesco* asked to review the Site Plan. He noted that there is a substantial accessory
28 building proposed on the property and he would like to understand what the height will be above
29 the street. There is also a desire to understand where the accessory building will be located.

30
31 There were no further comments. The public hearing was closed.

32
33 Mr. Buchanan stated that he has an image that can be shared with Commissioners and neighbors
34 to illustrate where the accessory building will be located. As far as the grading, it is recognized
35 that there was quite a bit of dirt that was built up, but most of that has been excavated out, so it is
36 mostly flat. Chair Roach expressed appreciation for the clarification provided by the applicant.

37
38 Chair Roach noted that the request is somewhat similar to requests seen on other properties in the
39 neighborhood. The request is fairly straightforward, and the applicant has expressed a willingness
40 to mitigate potential impacts. He did not notice a Condition of Approval related to insulation or
41 noise mitigation. Ms. Marsh clarified that this is not necessarily needed unless the Planning
42 Commission would like to see that added as a Condition of Approval. There is an ordinance in
43 place that regulates noise, so the Staff opinion is that the existing ordinance addresses this concern.

1 There was a question about the location of the sport court and the proximity the proposed accessory
2 building. Ms. Marsh pointed out the location of the court and the setback. She reported that the
3 standard accessory building setback distance is 15 feet and the setback requirements are met.
4

5 ***Commissioner Berndt moved to APPROVE the Conditional Use Permit application for an***
6 ***accessory building footprint of 2,655 square feet, located at 5420 South Cottonwood Lane in the***
7 ***R-1-43 Zone, based upon the findings that:***
8

- 9 1. ***The property is within the R-1-43 Zone and totals 2.54 acres.***
- 10
- 11 2. ***A primary residential use has been established on the property.***
- 12
- 13 3. ***Accessory uses include accessory buildings and uses that are customarily***
14 ***incidental to the permitted residential use.***
- 15
- 16 4. ***The total accessory structure footprint on the property is over 1,400 square feet.***
- 17
- 18 5. ***The accessory structures on lots over a half-acre can be larger than the primary***
19 ***structure.***
- 20
- 21 6. ***The proposed structure is not a guesthouse or accessory dwelling unit.***
- 22
- 23 7. ***The addition of the proposed accessory structure is within the allowed lot***
24 ***coverage.***
- 25
- 26 8. ***The proposed accessory structure meets the 15-foot setback requirement for***
27 ***accessory structures.***
- 28

29 ***This approval is subject to the following conditions:***
30

- 31 1. ***Property to retain its residential use and appearance.***
- 32
- 33 2. ***Accessory structure to comply with all zoning standards, including height,***
34 ***massing and scale, setbacks, graduated height, lot coverage, and lighting.***
- 35
- 36 3. ***A Building Permit is required for construction of the structure.***
- 37
- 38 4. ***Any trees removed by the placement of the accessory structure are to be replaced***
39 ***with an equivalent canopy at maturity.***
- 40
- 41 5. ***Vegetation, including trees or tall shrubs, to be planted in the rear and side***
42 ***setbacks against neighboring properties.***
- 43
- 44 6. ***A Home Occupation Business License is required if clients associated with a***
45 ***business visit the property.***

1
2 7. *Conditions or complaints found to be in violation of set standards will require re-*
3 *view by the Planning Commission or possible revocation of this permit, as*
4 *determined by the Community Development Director.*

5
6 8. *All lighting to be shielded, downward directed, and compliant with the outdoor*
7 *lighting ordinance.*
8

9 *Commissioner Prince seconded the motion. Vote on Motion: Commissioner Tripeny-Yes;*
10 *Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-*
11 *Yes. The motion passed with the unanimous consent of the Commission.*
12

13 **CONTINUED ITEM**

14 2. **Text Amendment – Arts and Culture Land Uses within H.V. Zone, §13.100 - Review**
15 **and Recommendation to City Council on Proposed Amendment to Title 13, of the**
16 **Holladay City Code, Land Use and Development Regulations as they Relate to**
17 **Defining Arts and Culture Land Uses and Allowing Related Uses within the Holladay**
18 **Village Zone. A Legislative Action, According to §13.07.**
19

20 Mr. Teerlink presented the Staff Report and explained that this is a proposed Text Amendment for
21 Arts and Culture land uses in the Holladay Village Zone. During the previous Planning
22 Commission Meeting, there was a public hearing held on this item. He explained that this land
23 use is intended to be an accessory use. Within the Holladay Village Zone, there is a desire to
24 maintain a commercial tax base for properties or spaces on the ground level. Mr. Teerlink clarified
25 that retail is intended to be the only use available on the ground level, but accessory uses can
26 improve the efficiency of the space. When the General Plan update was adopted last year, there
27 was community interest in preserving arts and culture. Holladay Village is a natural place for that.
28

29 Staff, in conjunction with an applicant from an existing business, has proposed a new land use
30 called Arts and Culture. To blend this accessory use with the intent of the Holladay Village Zone,
31 there are two types of intensities proposed: low intensity and high intensity. The low intensity use
32 is based on the number of attendees and the type of art being displayed or performed. The
33 operation will be off-hours from the primary use. The high intensity could possibly be seen in
34 other zones in the City rather than in the Holladay Village Zone. Mr. Teerlink explained that
35 another type of land use considers what can occur in a space when it is vacant. The proposal is
36 Temporary Storefront Gallery. There are three parts to the proposed Text Amendment: Definitions
37 of Terms amendment, Holladay Village Zone amendment, and Land Use Table amendment.
38

39 Mr. Teerlink reported that the public hearing is still open. It is possible to continue the public
40 hearing or close the public hearing during the Planning Commission Meeting. There can also be
41 a discussion with the business owners. Chair Roach mentioned the off-hour use and asked if there
42 are constraints on those hours in the existing code. Mr. Teerlink confirmed this. The relevant
43 language can be seen on Page 26 of the Meeting Materials Packet. He read the following:
44

- 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).

Commissioner Berndt referenced the Special Events language in Chapter 14. Mr. Teerlink stated that this would act as another layer of regulation if something moved into a special event. Whether something falls into that category has to do with the number of individuals attending the event or if there is alcohol being sold or provided. One example of a special event is the Blue Moon Festival. Commissioner Berndt asked who reviews the special event requests. Mr. Teerlink reported that this is reviewed through the Business License division. It was clarified that special event requests must be submitted regardless of the Text Amendments currently being considered.

There was discussion about the Arts and Culture, High Intensity definition. Mr. Teerlink noted that the Planning Commission can table that and focus on Arts and Culture, Low Intensity, if desired. Chair Roach asked if there is a benefit to including it in the Text Amendment that is before the Planning Commission. Mr. Teerlink clarified that the intention is to highlight the fact that low intensity uses are proposed for the Holladay Village Zone rather than higher intensity uses. He shared additional information about the Arts and Culture and High Intensity definitions. The high-intensity uses could operate at the same time the primary business was in operation. For example, if there was a restaurant and a live show, that would be considered a high-intensity use, and there would be associated parking requirements. He shared additional example scenarios.

Commissioner Gong mentioned a business in the Holladay Village Zone that has outdoor music. Mr. Teerlink explained that this has been operating under the noise ordinance. As long as the noise ordinance is not exceeded, it is appropriate for the jazz band to play music outside. Similar to the food truck park, there is amplified music. As long as it does not exceed the noise ordinance, it is considered acceptable. Commissioner Gong wanted to make sure the Text Amendment will not exclude that existing use. Mr. Teerlink reported that there was a similar comment received from the Arts and Culture Manager, Megan Attermann. Commissioner Prince asked if a reference to "...indoor or outdoor accessory use, based on the noise ordinance" should be added to Line 19.

Commissioner Gong asked about the Temporary Storefront Gallery language included in the Meeting Materials Packet. She wanted to know who will decide what can be displayed. Mr. Teerlink explained that the City would rely on the landlord or tenant to make those decisions. Commissioner Gong asked if there are decency standards already in place. Mr. Teerlink reported that Legal Counsel added a reference to Title 5.82.050 in the proposed definitions language.

Commissioner Gong pointed out that parking was mentioned during the Work Session. It sounds like there is a range of different closing times for the businesses. The low intensity uses, as written, would need to occur after the operating hours for a specific business. However, that low-intensity use might occur during regular business hours for other businesses. Mr. Teerlink explained that there are a lot of offices in the area. At least 50% of the parking stalls used for office space are vacant after 5:00 p.m. Commissioner Gong stressed the importance of appropriate parking. It would also be meaningful for visitors to be aware of the public transit options.

1 Mr. Teerlink mentioned Line 21 on Page 23 of the Meeting Materials Packet, which references a
2 “temporary basis.” It is possible to ask the business owners present at the meeting what is
3 envisioned. Chair Roach asked whether there is a definition of temporary that might be applicable.
4

5 Chair Roach opened the public hearing.
6

7 *Isaac Jackson* explained that he is present to answer Commissioner questions about what has been
8 proposed. He expressed appreciation for the work that Mr. Teerlink and others have put into the
9 Text Amendment. Mr. Jackson clarified that there is no desire to cause problems for other
10 businesses. The intention is to create more arts and culture opportunities within the community.
11

12 Commissioner Tripeny asked if the proposed Text Amendment would make it possible for the
13 business to host recitals. Mr. Jackson confirmed this. Chair Roach asked about the recitals and
14 the previously mentioned language about a “temporary basis.” Mr. Jackson is not certain how
15 often the recitals will take place, but not every day. The proposal is to have an auxiliary use. It
16 was noted that many teachers hold two recitals a year, so certain times might be busier than others.
17

18 Commissioner Berndt discussed the “temporary basis” language and the ability for Staff to
19 enforce. Mr. Teerlink acknowledged that there is a certain open-endedness to the language, but
20 the intention is to consider what is temporary based on the primary use. In this case, rotating
21 seasonal recitals would be considered temporary. He does not believe the word temporary is
22 defined. There would be reliance on the individual enforcing the ordinance. Mr. Teerlink reported
23 that garage sales are regulated and it is only possible to have three per year. It is possible to place
24 a restriction on this use as well. The recommendation could ask the City Council to consider a
25 number. From his point of view, the “temporary basis” language makes enforcement possible.
26

27 Chair Roach expressed support for what is proposed at the Steinway Piano Gallery. However, the
28 Text Amendment will also impact other businesses and what is allowed in the future. He wants to
29 make sure there are guardrails in place and that the ambiguity is addressed. Commissioner Berndt
30 asked if it is possible to do a trial run before this is codified. Mr. Teerlink explained that there
31 have been sunset dates on ordinances and then there is a re-review by the City. There can be
32 language in the Text Amendment that states this is valid until a specific date. It is also possible to
33 look at the Land Use Table and change the P to C so the proposals must be reviewed by the
34 Planning Commission. Additional discussions were had about the proposed amendments.
35

36 Mr. Teerlink explained that at the end of this year and the beginning of next year, the Planning
37 Commission will review Title 13. It is possible to bring the Text Amendment back at that time to
38 see what is working well. There could then be a discussion about zones where a high-intensity use
39 could be applied. Mr. Teerlink shared several example scenarios with the Commission.
40

41 There were no further questions. The public hearing was closed.
42

43 There was discussion about appropriate motion language. Commissioner Gong asked if the word
44 “outdoor” should be added to the low intensity language. Mr. Teerlink stated that he has been

1 keeping track of the Planning Commission suggestions. There was a suggested amendment to
2 Line 19 to add the word “outdoor.” It is also possible to make a reference to the noise ordinance.
3

4 ***Commissioner Prince moved to forward to the City Council a recommendation to APPROVE a***
5 ***joint proposal by Holladay Business Owners and Community and Economic Development Staff***
6 ***to amend various sections of Title 13 as they pertain to defining and permitting Arts and Culture***
7 ***land uses as accessory uses. This is based upon the following findings that the amendment:***
8

- 9 1. ***Proposes accessory uses which support existing and future Holladay Village***
10 ***businesses.***
- 11 2. ***Is in harmony with the vision and purposes of the Holladay Village Zone.***
12
- 13 3. ***Is supported by the City of Holladay General Plan as a use of property which***
14 ***supports and cultivates cultural activities in the Holladay Village (Holladay***
15 ***Horizons, Local Economy, LE Goal 3, Page 93 specifically, LE Policy 3.1).***
16
- 17 4. ***Does not conflict with existing land uses or create non-conforming business***
18 ***operations within the zone.***
19
20

21 ***The Planning Commission recommends the addition of the word “outdoor” to Line 19, Arts and***
22 ***Culture, Low Intensity, and a reference to the Noise Ordinance.***
23

24 ***Commissioner Gong seconded the motion. Vote on Motion: Commissioner Tripeny-Yes;***
25 ***Commissioner Prince-Yes; Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-***
26 ***Yes. The motion passed with the unanimous consent of the Commission.***
27

28 **ACTION ITEMS**

29 **3. Approval of Minutes**

- 30 a. **05/05/2026.**
31

32 ***Chair Roach moved to APPROVE the Meeting Minutes from May 5, 2026. There was no***
33 ***second. The motion passed with the unanimous consent of the Commission.***
34

- 35 b. **05/19/2026.**
36

37 ***Chair Roach moved to APPROVE the Meeting Minutes from May 19, 2026. There was no***
38 ***second. The motion passed with the unanimous consent of the Commission.***
39

- 40 c. **06/02/2026.**
41

42 ***Chair Roach moved to APPROVE the Meeting Minutes from June 2, 2026. There was no***
43 ***second. The motion passed with the unanimous consent of the Commission.***
44

1 d. 06/16/2026.

2
3 *Chair Roach moved to APPROVE the Meeting Minutes from June 16, 2026. There was no*
4 *second. The motion passed with the unanimous consent of the Commission.*

5
6 4. Election of Planning Commission Chair and Vice Chair for 2026-2028.

7
8 Chair Roach reported that the Chair and Vice Chair of the Planning Commission need to be elected.
9 The agenda mentions 2026 to 2028, but the position is served for one year. It was confirmed that
10 it should read 2026 to 2027. Commissioner Prince believed that if the Planning Commission is
11 pleased with the performance of the existing Chair, it should be possible to serve an additional
12 term. She wanted to discuss the term limits. Mr. Teerlink reported that the Chair and Vice Chair
13 terms are one year, and there cannot be more than two consecutive terms served.

14
15 Chair Roach suggested an amendment that states if no other Commissioners are interested in taking
16 over the Chair or Vice Chair responsibilities, there can be an additional term served. Mr. Teerlink
17 believed that would be defensible. Commissioner Gong thought three terms were reasonable for
18 the Chair position. It might make sense for the Vice Chair to remain at only two terms.
19 Commissioner Berndt stated that if Chair Roach can serve as Chair for another year, he would
20 recommend Commissioner Paul Cunningham serve as Vice Chair for the 2026-2027 term.

21
22 *Commissioner Prince moved to ELECT Dennis Roach as Chair of the Planning Commission,*
23 *and Paul Cunningham as Vice Chair of the Planning Commission. Commissioner Berndt*
24 *seconded the motion. Vote on Motion: Commissioner Tripeny-Yes; Commissioner Prince-Yes;*
25 *Commissioner Gong-Yes; Commissioner Berndt-Yes; Chair Roach-Abstain. The motion passed*
26 *with the unanimous consent of the Commission.*

27
28 ADJOURN

29 *Chair Roach moved to ADJOURN. There was no second. The motion passed with the*
30 *unanimous consent of the Commission.*

31
32 The Planning Commission Meeting adjourned at approximately 7:11 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held on Tuesday, August 4, 2026.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT