

**NOTICE OF AN ELECTRONIC MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, DECEMBER 3, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting **Thursday, December 3, 2020 at 6:00 pm**. The City Council of the City of Holladay will be conducting this meeting by electronic means, in accordance with the *Utah Open and Public Meetings Act*, and the *Order on Public Meetings of the City Council of the City of Holladay*, issued by Mayor Dahle.

Mayor Dahle has determined that due to the current COVID-19 pandemic, public meetings present a substantial risk to the health and safety of those who may be present at the meetings, and that the risk can be substantially mitigated by holding public meetings of the City Council pursuant to electronic means that allow for public participation. A copy of the Order issued by Mayor Dahle is available on the City's website at: <http://cityofholladay.com/government/elected-officials/meetings-and-agendas/>

All documents which are available to the City Council are also available on the City's website or are linked in this agenda. Persons desiring to make public comment or to make comment during any public hearing may provide such comment as follows:

1. **Email your comments by 5:00 pm on the date of the meeting to**
scarlson@cityofholladay.com
2. **During the meeting, go to www.zoom.us in your web browser and join a meeting:**
Meeting ID is:
3. **During the meeting, call Zoom on your telephone: 699-900-6833 or 346-248-7799 or**
301-715-8592 or 253-215-8782
Meeting ID is:
4. **City of Holladay Facebook page – Live stream**

AGENDA

- I. **Welcome** – Mayor Dahle
- II. **Public Comments**
Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council prior to 5:00 p.m. on the date of the meeting to scarlson@cityofholladay.com, with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below
- III. **Continued Public Hearing on Proposed Storm Water Utility Fee Ordinance**
- IV. **Public Hearing on Proposed Holladay Crossroads Zone**
- V. **Consideration of Ordinance 2020- 16 Amending the 2020-21 Fiscal Year Budgets**
- VI. **Consideration of Ordinance 2020- 17 Adopting a Storm Water Utility Fee**
- VII. **Consideration of Resolution 2020-33 Adopting a Storm Water Utility Policy Manual**
- VIII. **Consideration of Resolution 2020- 32 Amending Chapter 2 of the City's General Plan**
(Amendments are to address State of Utah moderate income housing requirements.)
- IX. **Consideration of Resolution 2020- 34 Granting the Advice and Consent of the City**

Council for the Appointment of LaNiece Davenport as Director of Community and Economic Development

- X. ***Consideration of Resolution 2020-35 Granting the Advice and Consent of the City Council for Appointments to the Tree Committee***
- XI. ***Consideration of Resolution 2020-36 Amending the Agreement to Develop Land (ADL) with Holladay Hills, LLC Relating to a Statutory Two Year Extension of the Subsidy Period***
- XII. ***Consideration of Resolution 2020-37 Amending the Employee Manual for the Addition of a Retirement Health Savings Plan***
- XIII. ***Consideration of Resolution 2020-38 Adopting the 2021 Meeting Schedule***
- XIV. ***Consent Agenda***
 - a. ***Approval of Mins - Sept. 17, Oct. 1 & Oct. 15, 2020***
- XV. ***City Manager Report***
- XVI. ***Council Reports & District Issues***
- XVII. ***Recess to RDA Meeting***
- XVIII. ***Reconvene City Council in a Work Meeting***
 - a. ***Discussion on Holladay Crossroads Zone***
 - b. ***Discussion on Right-of-Way Permits***
 - c. ***Calendar***
Council Meetings – Jan. 7, 14 & 21
- XIX. ***Closed Session pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition (if needed)***
- XX. ***Adjourn***

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

CERTIFICATE OF POSTING

I, 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.cityofholladay.com, 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: Tuesday, December 1, 2020 at 12:05 pm



MEMORANDUM

To: Mayor & City Council
From: Robert Hobbs
Date: September 9, 2020
Meeting Date: September 10, 2020
Re: **HCR Zone: An amendment of/to the City of Holladay's adopted municipal code: Title 13 "Land Use and Development"...**

Mayor and City Council, the most current draft version of the proposed Holladay Crossroads (HCR) Zone code amendment has been advanced to you for your review. The amendment, in form and content, is in care and keeping with suggested edits by the Planning and Zoning Commission, the public, and Staff. It has now been about 20 months since its inception. The HCR Zone is intended to overlay [via, expectedly, rezoning as may be requested over time by property owners within its confines or as the City may see fit to impose] on already commercially designated/use properties which lie on the east side of Van Winkle, north and south of 6200 South, south of the intersection of Van Winkle and Highland Drive and west of the East Jordan Canal. The district's borders form a roughly triangular shaped sector. (*See attached map*)

The code amendment draft that gives life to Holladay Crossroads is the [by]product of efforts by some of the property owners in its anticipated confines in concert with Solstice Development Company. That is, it is an out-growth of something of a "grass-roots" effort reacting to the aims and goals of an adopted Small Area Master Plan that was crafted to address the condition and future development of a key commercial sector of our community. Paul Allred and Pat Hansen were the city planners who initially assisted with the origination of the HCR Zone's standards [wrote much of the base language] and were stewards of its review processing.

At least three town hall style workshops/open houses were convened to provide potentially affected property owners within the confines of the HCR area opportunity to provide input regarding the HCR idea(s) and crafted rules. Notifications were provided and the meetings held in City Hall. Attendance was healthy, with varying issues discussed and reacted to as part of revising the contemplated district's language. In the majority, it appeared to Staff that the new zone's nature, boundary(ies) and regulations were well received – anticipated by some in fact.

Earnest interest/support for the zone's adoption and character was expressed by one party this way:

"The planning commission and its staff have worked diligently and thoughtfully to protect the neighboring residences through

buffering, distancing and height tiering all while trying to create a vibrant commercial and mixed-use code for Holladay City. From my perspective, they have been more than thorough in their alterations, adjustments, decisions and clarity about what they want to see in that particular area and have given the neighboring community ample opportunities to voice their questions, concerns and or agreements regarding this zone change and project.”

The zone is commercially slanted; but, after a fashion is a better dressed district than our [other] generic commercial zones (save for the HV). If Holladay intends to strike a reasonable balance between very particular development standards and free-for-all build-out, it seems like the HCR Zone is “in the ballpark”. Considering the locale slated to be contained within its confines [already a gateway-type commercial area for the City’s southwestern extremis], Staff believes that over time the effects of the zone would assist in augmenting the quality/appearance of development and re-development in the area -- while still providing flexible use opportunities while respecting property rights.

The parking lot planter tree scheme is not new to urban development but basically is to Holladay. It provides further augmentation of Holladay’s already professed interest in being a tree friendly city, adds shading and beautification – leaving less chance the sterile parking lots will be hallmarks of the HCR’s territory. By the way, the Tree Committee, represented by Dennis Roach, expressed enthusiasm regarding the parking lot tree planter requirement imbedded in the text amendment. They also provided a list of endorsed parking lot planter trees. That list, plus Locusts, has been inserted in Section 13.66.080.C. of the draft. Tree species that acclimate well to our city plus its weather and soil conditions while not being unduly or overly maintenance heavy were included. Buffering (via setbacks, building height and land use regulations, screening, noise and light controls, etc., etc.) against residential properties outside the scope of the HCR area has been addressed, as has design review interest(s), and, the respecting of “grandfather rights” post zone adoption.

The purpose, intent and scope of the new zone, repeated from its draft, reads as follows:

“It is intended that the Holladay Crossroads (HCR) Zone be an economically healthy, primary gateway, mixed-use district within the City. The HCR Zone is currently the second most valuable economic center in the City and sales revenues from businesses therein greatly contributes to the City’s budget. Future development in this area must not only provide economic benefits to the property and business owners but contribute to the City’s overall desirability and quality of life. Arguably positioned along the City’s most prominent gateway, the HCR redevelopment area must create a sense of “arrival” to people entering Holladay.

The HCR Zone offers a valuable opportunity for mixed-use and/or commercial development as reflected in the Holladay adopted Crossroads Small Area Master Plan (SAMP). The SAMP recommends future development that would result in a commercial district with a higher density residential component, or, mixed-use. The capacity of the roadways in

the area can support this type of future development and traffic growth can be accommodated with the roadway enhancements proposed in the SAMP. This zone anticipates the blending of older strip commercial development with new, compatible mixed-use development through flexible yet consistent, building design. HCR sanctioned land uses will be influenced by traffic volumes occurring in the area and design themes will be overseen by the City's Design Review Board (DRB).

The purpose of this chapter is to identify and enhance the HCR Zone to create a pattern for new development that is appropriately oriented and situated toward public rights of way, provides an opportunity for increased human interaction and protects and increases the economic vitality of the city. It is not the intent of the HCR Zone to impair the rights of existing businesses and property owners. Depending on individual circumstances, some uses and structures existing at the time of adoption of this chapter within the area devoted to HCR Zone may become non-conforming except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue in accordance with section 13.88 of this title.

It is intended that the HCR Zone becomes a place of diverse land uses within an aesthetically attractive, easily accessible and economically healthy environment. A range and mix of commercial, service, and residential land use is encouraged and desirable. High quality architecture and energy efficiency for all new structures with attractive architectural and site features will create dramatic, visual interest in the HCR zone. This will encourage greater bike and pedestrian access to the site and enhance the economic vitality of the entire city. It is essential that new development is compatible with abutting land uses and that potential impacts are minimized for abutting residential property owners.

The provisions (including design review) of this title shall apply to any new construction or remodeling for a residential, mixed-use or nonresidential use, building, or structure located in the HCR zone. For the purpose of this section, "remodeling" means: A. Any proposed action that will increase the footprint of the building; B. Any exterior remodel which includes more than fifty percent (50%) of a given façade....".

At this late juncture, having received a unanimous supporting vote from the Planning and Zoning Commission endorsing presentation of the contemplated zone to Council the matter of the proposed HCR Zone is placed before for you for consideration and a decision. Staff recommends approval of the same. Such a zone can, over time, provide an existing commercial node with a more cohesive, identifiable, and pleasing-to-the-eye presence for which the City could and would be proud....

Chapter 13.66

HOLLADAY CROSSROADS ZONE

13.66.010: VISION STATEMENT:

- A. It is intended that the Holladay Crossroads (HCR) Zone be an economically healthy, primary gateway, mixed-use district within the City. The HCR Zone is currently the second most valuable economic center in the City and sales revenues from businesses therein greatly contributes to the City's budget. Future development in this area must not only provide economic benefits to the property and business owners but contribute to the City's overall desirability and quality of life. Arguably positioned along the City's most prominent gateway, the HCR redevelopment area must create a sense of "arrival" to people entering Holladay.
- B. The HCR Zone offers a valuable opportunity for mixed-use and/or commercial development as reflected in the Holladay adopted Crossroads Small Area Master Plan (SAMP). The SAMP recommends future development that would result in a commercial district with a higher density residential component, or, mixed-use. The capacity of the roadways in the area can support this type of future development and traffic growth can be accommodated with the roadway enhancements proposed in the SAMP. This zone anticipates the blending of older strip commercial development with new, compatible mixed-use development through flexible yet consistent, building design. HCR sanctioned land uses will be influenced by traffic volumes occurring in the area and design themes will be overseen by the City's Design Review Board (DRB).

13.66.020: PURPOSE:

- A. The purpose of this chapter is to identify and enhance the HCR Zone to create a pattern for new development that is appropriately oriented and situated toward public rights of way, provides an opportunity for increased human interaction and protects and increases the economic vitality of the city. It is not the intent of the HCR Zone to impair the rights of existing businesses and property owners. Depending on individual circumstances, some uses and structures existing at the time of adoption of this chapter within the area devoted to HCR Zone may become non-conforming except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue in accordance with section 13.88 of this title.
- B. It is intended that the HCR Zone becomes a place of diverse land uses within an aesthetically attractive, easily accessible and economically healthy environment. A range and mix of commercial, service, and residential land use is encouraged and desirable. High quality architecture and energy efficiency for all new structures with attractive architectural and site features will create dramatic, visual interest in the HCR zone. This will encourage greater bike and pedestrian access to the site and enhance the economic vitality of the entire city. It is essential that new development is compatible with abutting land uses and that potential impacts are minimized for abutting residential property owners.

13.66.030: SCOPE:

The provisions (including design review) of this title shall apply to any new construction or remodeling for a residential, mixed-use or nonresidential use, building, or structure located in the HCR zone. For the purpose of this section, "remodeling" means:

- A. Any proposed action that will increase the footprint of the building;
- B. Any exterior remodel which includes more than fifty percent (50%) of a given facade...

13.66.040: PRIMARY USES:

- A. Permitted Uses: Primary uses of property that are, and shall be, allowed to be developed and/or operated within the HCR Zone shall be as set forth in section 13.100, "Appendix A - Allowed Uses", of this title.
- B. Conditional Uses: Primary uses of property that may be allowed to be developed and/or operated within the HCR Zone upon issuance by the City of a Conditional Use Permit are identified in section 13.100; "Appendix A – Allowed Uses" of this title. As per section 13.88 of this title, any use legally existing as a conditional use in the HCR Zone on the effective date of this chapter, is allowed to continue and is subject to the requirements of the conditional use permit issued for such use. Except as otherwise set forth in section 13.66.060 of this chapter, each conditional use shall conform to the development standards and design guidelines of this chapter and other applicable requirements of this title.
- C. Mixed Or Combined Uses: (See subsection 13.71.020B of this chapter.) Any mixture or combination of allowed primary property uses may be established within the same building or on the same lot or parcel. If any of such proposed uses require conditional use approval, that use shall be reviewed by the planning commission as required by section 13.08.040 of this title.
- D. Prohibited Uses: Property uses that are not allowed (i.e., are prohibited) within the HCR Zone are, and shall be, as listed in section 13.100; "Appendix A" of this title.
- E. Hours: None of the foregoing uses shall be open to the public between the hours of twelve o'clock [1 am limit] and bed and breakfast uses and 24 hours gym facilities. Uses that about single family residential property shall close between the hours of 10pm and 7am.

13.66.050: ACCESSORY USES:

Allowable Accessory Uses: Accessory uses of property that are, and shall be, allowed to be developed and/or operated within in the HCR Zone shall be as set forth in section 13.100 "Appendix A - Allowed Uses", of this title. Furthermore:

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

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

C. Specific accessory uses allowed in the HCR Zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title.

13.66.060: NON-CONFORMING USES AND/OR SITE SITUATIONS/CONDITIONS:

Notwithstanding any contrary provision set forth in chapter 13.88 of this title, any permitted or conditionally approved use of property or operation thereon within the HCR Zone that does not conform to the development standards and design guidelines set forth in this chapter may be continued; provided, however, that any expansion of such use and/or operation which will not increase the floor area of, or the amount of setback encroachment by, a structure wherein the use is housed. Any change in use that requires a change of occupancy type under the City's adopted building or safety code(s) shall be subject to the development standards and design guidelines set forth in this chapter.

13.66.070: PROJECT APPROVAL PROCEDURES:

All project/site plans for new development, construction and/or remodeling of existing structures within the HCR Zone shall be [first] approved by the Planning Commission as per section 13.08.080. Prior to application being made to the Planning Commission, a project shall first receive a recommendation from the DRB where at all available. Furthermore:

A. Approval of any applicable land use application, as provided for in this chapter, within the zone, may only be given by the Planning Commission.

B. Any appeals from decisions of the Planning Commission shall be made to the City Council in accordance with the provisions set forth in Section 13.08.040 of this title.

13.66.080: DEVELOPMENT STANDARDS:

The following minimum development standards shall apply in the HCR Zone:

A. Lot, Yard and Other Bulk Regulation/Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on the following chart (13.66.1) of this section shall apply in the HCR Zone....

CHART 13.66.1

Development Standard	Requirement(s)
Front Setback (Build-to line) -- For property fronting on a public right-of-way.	Minimum allowed setback/separation from a ROW line 15'; Maximum allowed setback/separation from a ROW line 25' feet
Right-of-Way Encroachments Exception:	Ornamental architectural features including, but not limited to: arcades, canopies, awnings, light fixtures, balconies, cornices, etc., sitting areas, and subsurface intrusions (e.g.,

	such as footings and foundations) may be allowed by the City to encroach into the public right-of-way, provided they do not interfere with the normal use of the right-of-way. [Note: This exception requires review and approval of the Planning Commission and may be subject to a license agreement approved by the City Council/Manager.]
Side/Rear Setbacks	Not required (0"); Exception: Property(ies) in the HCR Zone that directly abut residentially zoned property(ies) shall employ the same offset distance to property line (i.e., side yard to side yard or rear yard to rear yard) as that already governing the abutting residentially zoned property(ies).
Setback from Canals,/ Laterals	Minimum allowed shall be 20 feet from the top of bank or established canal structure/wall
Impervious Surface Coverage	No minimum or maximum percent (%) requirements -- Subject to buffering requirements in section 13.77 or as determined necessary by the Planning Commission.
Building Width	No minimum or maximum measurement is required
Building Height: 1 (For buildings proposed beyond 200 feet of an abutting residentially zoned property)	Maximum shall be [limited to] 65 feet [Note: Maximum height ¹ , includes screened mechanical equipment but excludes: 1) chimneys of 6 feet or less in height; 2) architecturally compatible elevator shafts 6 feet in height (or 14 feet in height if the elevator services a rooftop amenity), or, 3) gables 4 feet or less in height.]
Building Height. 1 (For buildings proposed within 200 feet of an abutting residentially zoned property)	Maximum shall be 32 feet -- subject also to graduated height limitation from property lines (see Figure 13.66.3)
Ground Floor Height:	Commercial/retail: Minimum shall be 13' (floor to ceiling free and clear)
Land Use Limitation: Floor Space Abutting Collector or Arterial Rights-of-Way	Ground level building(s) floor space within 60 feet from a collector or arterial right-of-way (i.e., street) line (as depicted by Figure 13.66.2 hereafter) shall be limited to occupancy by businesses identified by Appendix A of this title as [being] "Primary", and, either "Retail", or, "Professional", or, "Personal Service(s)", or, "Entertainment" type uses. Exception: Small, lobby entrances directly accessing upper story uses may be permitted by the City.

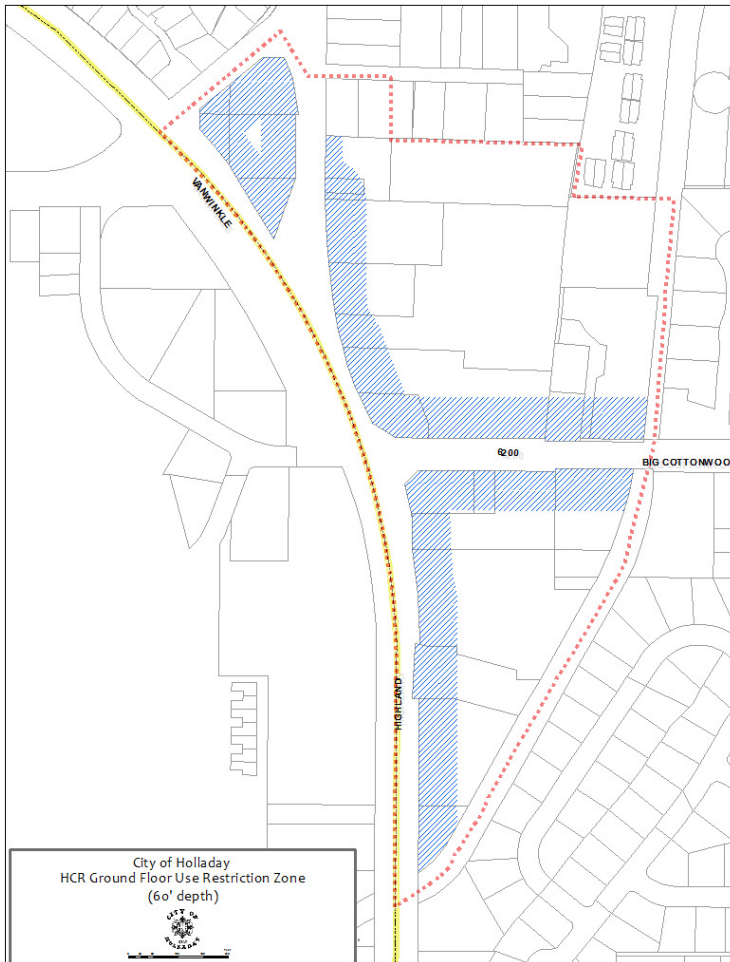
Notes:

1. To reasonably accommodate for grade and slope changes and as measured from the top

back of curb of the nearest street, maximum building height for multi-story buildings may be averaged using 10 equal measurements over the length of the roofline facing the street but at no point may exceed 4 feet above maximum.

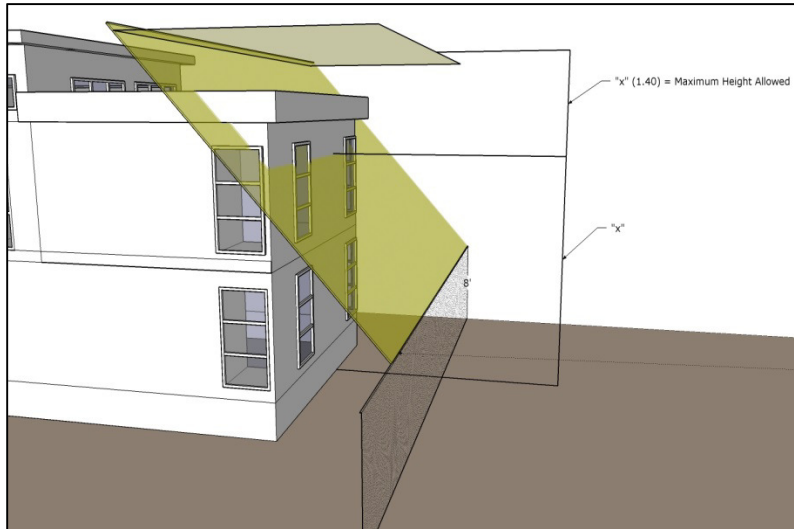
FIGURE 13.66.1. *Reserved*

FIGURE 13.66.2 HCR Ground Floor Use Map



(Map note: the red dashed line is the HCR Zone boundary at date of adoption)

FIGURE 13.66.3 GRADUATED HEIGHT ENVELOPE ILLUSTRATION

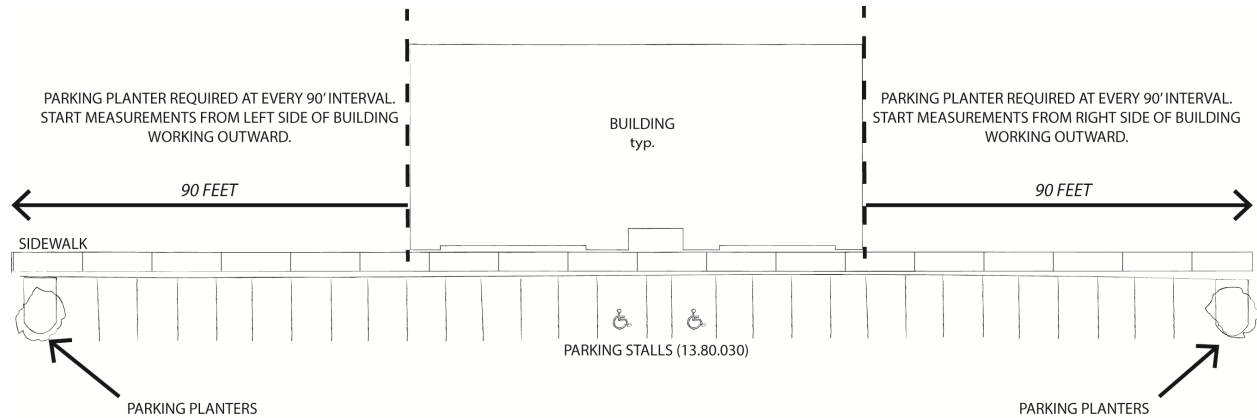


B. Parking Requirements: Parking requirements for the HCR zone shall be the same as for the City's HV Zone save that any "extra parking" provided for a use shall not exceed in quantity a 125% of the minimums number of spaces required for the Holladay Village zone (HV) -- including allowances for shared parking analysis and parking partnerships.

C. Parking Lot Planter Island Standards: All new or refurbished parking lots or portions thereof, shall comply with standards listed in Section 13.77.060 and the following additional, specific requirements:

a. Interior Parking Lot Planters: Interior parking lot planters are, and shall be, required within in parking rows/banks. They are allowed to count towards satisfying requirements of Table 13.77.061 and Section 13.77.060.B(1) (landscape percentage provisions).

(1) Landscape Planter Spacing: Interior parking lot planter interrupts shall be located at intervals not to exceed ninety feet (90') within each parking bank -- except for any parking bank/row located immediately fronting/against any principal commercial or multiple-family residential building on a property and between the limits/span of its exterior side walls, for which such placement in front of the building is optional. In other words, if a parking bank abuts the front entry area of non-single family residential building and extends past the outside walls of that building, then planters shall be required where any continuous ninety foot (90') parking space intervals are found past the end/side walls. Refer to the following illustration:

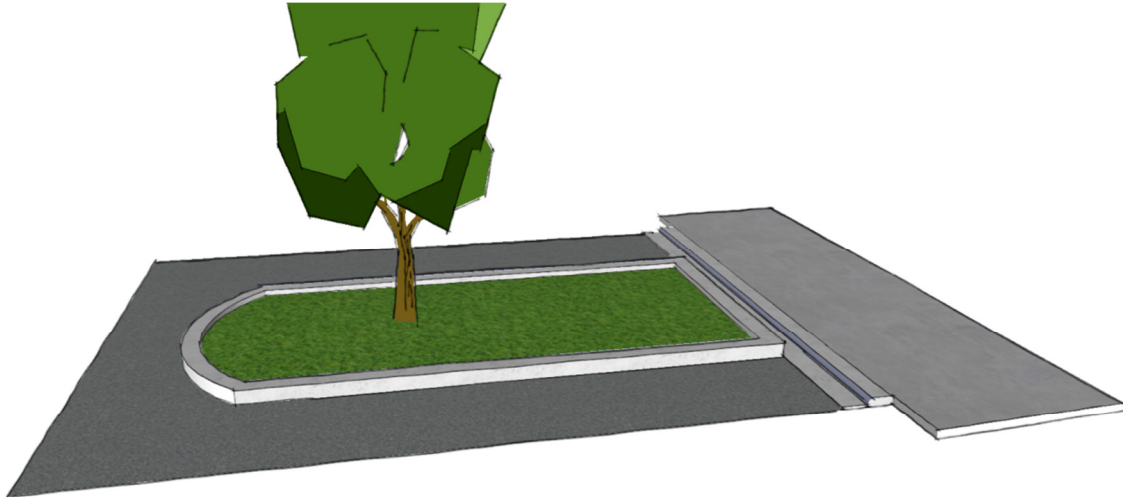


(2) Parking Bank Interrupt Style Landscape Planters' Content(s): Each single interior interrupt style planter shall contain one 1.5-inch caliper deciduous Class I shade tree (e.g., Redbud, Yellow Wood, Turkish Filbert, Hornbeam, Zelkova, Maple, Locusts, Medium Elm, Kentucky Coffee), provided such tree(s) will grow on/from a single trunk and be at least fifteen feet (15') tall at maturity of this section). Interior parking lot planters shall also contain some combination of decorative rock and/or shrubbery and/or lawn and/or bark.

(3) Landscape Planters' Dimensions: Interior planters shall be of equivalent size, dimensions and angle of the parking stalls that surround them in the same parking bank. For example, if located in a single row of ninety degree (90°) oriented parking spaces that are nine feet (9') wide by eighteen feet (18') deep/long, a landscape planter would also need to be nine feet (9') wide and eighteen (18') deep.

Where two (2) parking rows adjoin each other "head to head", back to back planters may be situated, or they may be separated. If placed back to back in, for example, a pair of ninety degree (90°) oriented parking rows, then the resulting planters would likely appear to be a single nine foot (9') wide by thirty-six foot (36') deep/long planter.

(4) Drainage Channel: A one foot (1') shall be provided at the back end of, or within, a parking planter's abutment against a curb or other barrier in order to facilitate site drainage (e.g., stormwater flow across a parking lot into a drain). Refer to the following illustration:



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186
187 (5) Landscaping Irrigation, Generally: All landscaping emplaced in
188 conjunction with new development shall be irrigated with an efficiently
189 designed sprinkler system. Said system will be designed to minimize
190 watershed onto adjoining public right(s) of way. Properties being renovated
191 and/or upgraded to meet site development codes may utilize either
192 underground or some kind of aboveground system (e.g., watering with hose).

193 2. Re-construction of a Parking Lot: When a parking lot is expanded, or torn up and then
194 reconstructed (as opposed to being just resealed or slurried and/or striped) only the
195 renovated portion shall be improved to comply with current development code(s),
196 including [any] engineering, water, wastewater or fire division/department improvement
197 regulations including, but not limited to, curbing, gutter, sidewalk, storm drainage facilities,
198 landscaping, light fixtures, etc.

199 D. General Property Landscaping (Non-Parking Lot): Landscaping shall only be required in
200 buffer areas where a property abuts a residential zone or property, and, in parking lots as
201 specified above. Notwithstanding, in cases where a use is conditionally approved by the
202 Planning Commission, the Commission may require emplacement of additional property
203 landscaping. All landscaping installed in the HCR Zone shall comply with relevant
204 planting and maintenance regulations that govern landscaping and buffering in section
205 13.77 of this title as well as Tree Canopy Sustainability Ordinance standards.

206 E. Outside Display: Unless expressly allowed in a preexisting conditional use permit, all
207 goods, including food, beverage, and vending machines, shall be within a completely
208 enclosed structure. New construction of enclosures for the storage of goods should have
209 windows and/or other fenestration which should be greater than sixty percent (60%) of
210 the total wall area. This section does not preclude temporary sales in conjunction with a
211 special event license, sidewalk sale, or seasonal plant sale.

212 1. Areas designated as required vehicular parking may not be used as outdoor
213 display areas.

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- 214 2. If merchandise is displayed on any sidewalk, a minimum of seventy-two inches
215 (72") of the sidewalk shall remain open and unobstructed to facilitate safe pedestrian
216 circulation.
- 217 3. Plans for new developments shall clearly designate any areas for outdoor display
218 of merchandise. Outdoor display of merchandise shall only occur in areas designated
219 for such display on the approved plan.
- 220 F. Signs: The sign regulations for the C-2 zone shall apply to properties within the HCR
221 Zone with the exception that "crown" signs may be used for buildings, either single or
222 multi-tenant, that are three or more stories in height.
- 223 G. Outdoor Uses: The following outdoor uses are encouraged and may be approved by the
224 community development director by special permit as either an ongoing or one time,
225 periodic event:
- 226 1. Outdoor dining. Outdoor dining is subject to the following criteria:
- 227 a. The proposed seating area is located on private property or public property
228 (with City permission) and does not diminish parking or landscaping.
- 229 b. The proposed seating area does not impede pedestrian circulation.
- 230 c. The proposed seating area does not impede emergency access or
231 circulation.
- 232 d. No music or noise in excess of that allowed by applicable noise ordinance.
- 233 2. Outdoor events and music excluding government sponsored events.
- 234 a. Outdoor events and music require a business license and the applicant
235 shall submit a site plan and written description of the event, addressing the
236 following:
- 237 (1) Compliance with applicable noise ordinances.
- 238 (2) Impacts on adjacent residential uses.
- 239 (3) Proposed plans for music, lighting, structures, electrical signs, etc.
- 240 (4) Parking demands and impacts on neighboring properties.
- 241 (5) Duration and hours of operation.
- 242 (6) Impacts on emergency access and circulation.
- 243 b. The applicant shall submit the required application, pay all applicable fees, and
244 provide all required material and plans.

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- 246 H. Access, Service And Delivery:
- 247 1. All access to commercial businesses and facilities shall be located within areas
- 248 zoned for commercial use.
- 249 2. Service yards, loading docks, truck parking areas and other similar areas shall be
- 250 screened from view by a combination of walls, fences, and dense planting. Screening
- 251 shall block the view of such areas from public areas of the site, adjacent properties,
- 252 and public rights of way.
- 253 3. Drive-through windows with corresponding driveways, curb cuts, etc., are allowed,
- 254 subject to City site plan review and compliance with section 13.80.140 of this title.
- 255 I. Lighting:
- 256 1. Should be dark-sky friendly.
- 257
- 258 2. Pedestrian oriented light fixtures should be incorporated into the site design to
- 259 illuminate patios, walkways, corners and to give visual variety from one building
- 260 to the next and should blend with the architectural style.
- 261
- 262 2. All lighting shall be low voltage, soft LED only yielding low to medium kelvins.
- 263
- 264 3. All building entrances should be appropriately lit to provide inviting access and
- 265 safety.
- 266
- 267 4. Parking area light fixtures should be limited in height and designed to confine
- 268 emitted light to the parking area.
- 269
- 270 5. Light fixtures (including pole mounted and building wall packs) shall be down
- 271 directed, boxed/shielded using photo cell operation.
- 272
- 273 6. Neon lighting may be used as an accent lighting element, provided that the tubes
- 274 are concealed and are an integral part of the building design. Neon tubes used to
- 275 outline the building are prohibited.
- 276 J. Utility Lines: All new utility lines (e.g., electric, telephone, CATV, or similar) emplaced in
- 277 the HCR Zone shall (where feasible in conjunction with new construction [projects] that
- 278 require (a) building permit(s) and site re-design) be placed underground. All junction and
- 279 access boxes shall be located to the side or the rear of the building unless public safety
- 280 concerns dictate otherwise. All utility pads shall be shown on the project plan. Any utility
- 281 connections, meter boxes, etc., shall be integrated with the architectural elements of the
- 282 project plan.
- 283
- 284 K. Buffer Fencing: In conjunction with any new construction on a property within the HCR
- 285 Zone, a six-foot (6') high screening wall or fence shall be constructed along any property
- 286 line which is the boundary between the HCR zoned property being developed and an
- 287 abutting residentially zoned property not in the HCR Zone. Such fence or wall should
- 288 include design and other decorative elements consistent with the design of the new
- 289 building. This requirement may be waived, decreased, increased or modified by the
- 290 Planning Commission if it can be demonstrated that existing walls or fences provide the
- 291 desired buffering and aesthetic effect or can be altered to do so. (Additional fence

standards associated with individual project or property development in the HCR Zone are listed in section 13.66.90(F) hereafter.)

- L. Façade: A primary or accessory structure shall not have a single, unbroken façade longer than fifty feet (50') in span.
- M. Trash: No trash receptacle or storage area shall be located closer than fifty feet (50') to a residential dwelling unit/structure located on an abutting property not in the HCR Zone unless located within a fully enclosed building.
- N. Outdoor Dining: Any outdoor dining space shall be designed, constructed and landscaped in a manner which visually obscures the dining area from any adjacent residential property and protects the same from noise and light emanating from the dining space.
- O. Nuisances and Hazards: Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards and other activities that negatively impact the safe and enjoyable use of property in the vicinity. Trash pickup for commercial uses is, and shall be, prohibited prior to 7am.

13.66.090: DESIGN STANDARDS:

- A. Purpose: This section establishes certain specific design [review] standards intended to improve the quality and compatibility of development in the HCR Zone. Design standards that employ the word "should" are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline. Standards using the words "shall" are mandatory. Standards using the words "encouraged" or "discouraged" are desirable but not mandatory.

- B. Site Access[ability]: All new development shall include:

1. Sidewalks, alleys, plazas, landscaping and appropriately scaled buildings that encourage and complement pedestrian activities.
2. Commercial buildings shall include clearly defined primary entrances and large windows that display goods and services to create a visual unity both on the street and internally.
3. Sidewalk Clearance: At least seventy-two (72") of the sidewalk width should be preserved for pedestrian movement in front of every building fronting on a public right of way.
4. Pedestrian ADA Access: All plazas, arcades and open-air seating shall provide handicapped access.
5. "Bicycle Parking: New development shall provide bicycle racks in designated areas on-site as determined reasonable by the City. The racks shall be permanently secured to a non-permeable surface, placed within thirty feet (30') of the main entrance of the building(s) which they serve, shall provide at least four

feet (4') of clear space around their perimeter, and otherwise, and, shall not obstruct pedestrian movement(s)".

C. Parking Area Design (non-landscaping): Parking shall complement the pedestrian activities and visual character of the district. Negative impacts of parking lots and structures should be mitigated through sensitive design, location and configuration. The following should be integrated into the design on any new parking lot or structure:

1. Parking lots shall not be located on a corner facing an intersection.
2. The number of parking lot entrances, driveways and curb cuts shall be allowed in accordance with provisions in Title 14 of the Holladay City Code. The City desires that the number of parking lot entrances, driveways and curb cuts be minimized where able in favor of combined driveways and coordinated parking areas among property owners and reserves the right to require, where reasonable, minimization during site plan review and approval by TRC recommendation and planning commission approval. Cross access between properties via service drive connectivity shall be required as recommended by Staff or the TRC and required by the Commission.
3. Individual parking entrances and curb cuts on Van Winkle, Highland Drive and 6200 South shall be consolidated to complement a coordinated parking strategy and promote walkability and to comply with the vision of the Holladay Crossroads Small Area Master Plan. New curb cuts are discouraged.
4. ADA compliant walk ways shall be constructed within a parking lot to connect the sidewalk and building entrances.
5. Parking structures visible from the public rights-of-way shall be: 1) architecturally compatible in design and integrated with main buildings which they serve; and, 2) The perimeter of each floor of a parking structure facing a public street shall be screened to shield automobiles and any mechanical appurtenances from public view; and 3) An architectural treatment, landscaping and/or space for pedestrian oriented businesses along the street side edges of the parking structure should be provided.

D. Streetscape: The streetscape shall include public amenities such as plazas, fountains, kiosks, public art, landscaping, signage, and other street fixtures such as streetlights, decorative barriers/fencing, pedestrian benches and trash receptacles.

E. Building Design: All new buildings in the HCR Zone shall feature building facades that are made of high quality finishes and materials. Buildings facing public streets, especially on the ground floor level shall not "turn their back" to the street, but instead provide ample window openings, entrances and design features to create interest and calm traffic.

1. Compatibility of New Buildings: All new buildings should be designed with a unique character compatible with the objectives of the Holladay Crossroads zone and SAMP.
2. Building Mass: To avoid any large, continuous building mass of uniform height, no portion of any multi-story building shall continue for more than one hundred

feet (100') horizontally along any street frontage without a vertical break in the roofline. The required break in the building height shall continue for a minimum of thirty feet (30') along the horizontal plane.

a. Break in Roofline: A "break in the roofline" is defined as:

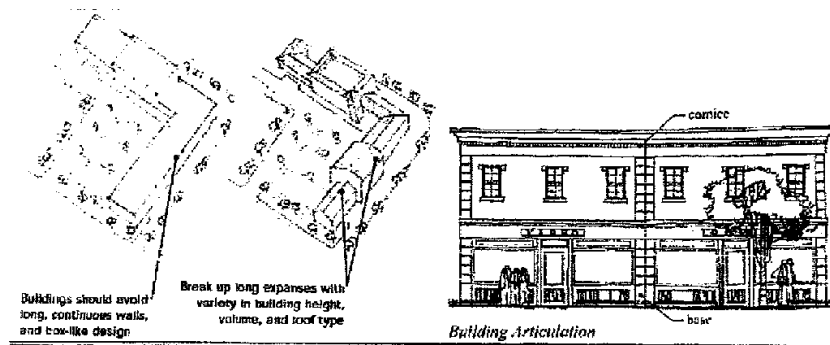
(1) A ten foot (10') minimum step-back of the vertical plane of the building on the third story, second and third stories, or all stories; or

(2) A reduction in stories of the entire building.



Typical Roofline Breaks

b. Structural Articulation: The vertical planes of a building shall be varied so that no continuous elevation is longer than seventy five feet (75') horizontally without a structural articulation (which may include facade modulation, structural expressions, varied setbacks or heights, textural modulations and/or projections such as balconies, cornices, covered entrances, arcades or colonnades or other architectural element dividing the facade visually to provide relief to perceived building mass from the street elevation).



3. Streetscape Perspective: All building fronts shall provide features that are designed to be consistent with pedestrian activity and that provide a variety of architectural interest and detail that can be viewed from both vehicular and

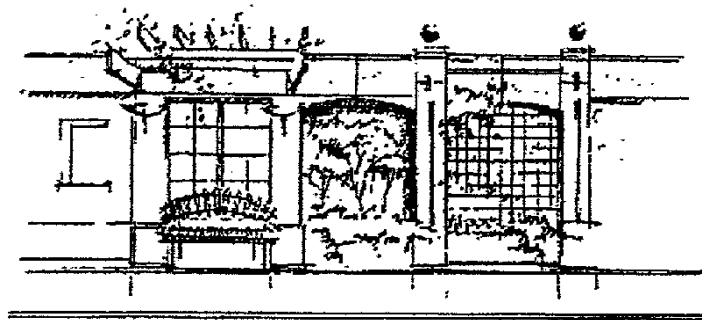
408
409

pedestrian perspective.



410

- 411 4. Facade Embellishment: All building elevations readily visible from public view
412 shall provide consistency in architectural design elements/embellishments. In
413 addition, a contiguous building wall (longer than 50 feet) shall have a building
414 element to visually divide the facade (which may include windows, a recessed
415 entrance or other appropriate variations).
416



417
418

- 419 5. Shading for Pedestrians: At least twenty percent (20%) of walls facing sidewalks
420 or other pedestrian accessible space shall be architecturally treated with a
421 shade/weather protecting element such as an awning, arcade, trellis, or other
422 overhanging architectural feature(s) consistent with the overall building(s)
423 architecture.
424
425 4. Primary Entrances: Primary entrances to commercial buildings shall be recessed,
426 providing a shaded area that helps to define doorways and provide shelter for
427 pedestrians. Repetition of recessed entries shall also be used to provide a
428 rhythm of shadows along the street to help establish a sense of scale. Entrance
429 doors shall be topped with transom windows to extend the vertical emphasis of
430 these openings.
431
432 7. Maintaining an Expression Line: Upper stories of buildings shall maintain an
433 expression line along the facade such as a setback, change of material, or a
434 projection to reduce perceived building mass.
435
436 8. Consistency of Architectural Style: All buildings shall have an articulated base
437 course and cornice ornamented with details consistent with the chosen
438 architectural style. The middle section of the building shall be divided either
439 horizontally or vertically in a manner consistent with the selected style. Buildings

may have upper story features which improve the relationship between the upper story and the street. Such features include, but are not limited to, balconies, roof decks, bay windows or upper story commercial activities.

9. Mixing of Styles: A compatible mix of architectural styles for the Holladay Crossroads Zone is acceptable provided that some basic design features which complement each other are present throughout the site.

a. In order to encourage design consistency, all major new construction shall include at least three (3) of the following elements on the street facing facades:

(1) Window and door treatment which embellishes the facade

(2) Decorative light fixtures

(3) Unique facade treatment, such as decorative materials and design elements

(4) Decorative paving

(5) Trellises, railings, gates, grillwork, or unique landscaping

b. The DRB and TRC may recommend other elements in place of the above for approval by the Planning Commission.

10. Oriented to the Corner: Buildings on corner lots shall be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.

11. Emphasis of HCR Identity: Any main building located at the intersection of Highland Drive and 6200 South shall have a prominent scale and iconic design to emphasize the importance of this vital gateway of Holladay as indicated in the SAMP.

12. Window and Door Designs: Windows and doors shall be used to define the character of buildings by giving scale to the building and providing visual interest to the composition of individual facades. Distinct window and door designs shall be used to help define building styles. Articulated, transparent facades shall be created along vehicular and pedestrian rights of way, including display windows as a link between both vehicles and pedestrians and activities in the building.

a. In keeping with the intent of these design guidelines, the following shall apply to any street level building facade:

(1) Major new construction shall have at least fifty percent (50%) of the length of the ground floor facade between the height of two feet zero inches (2'0") and eight feet zero inches (8'0") devoted to windows and doors affording views into retail, office, or lobby space.

(2) Highly tinted or mirrored glass windows, shades, blinds or screens that prevent pedestrian view into buildings shall not be permitted.

485 b. Windows on the second or third level shall be proportioned in favor of
486 verticality, and, the design of surrounding window casing, the depth and
487 profile of window sash element, and the material of which they are
488 constructed shall be distinctly associated with the specific building style.

489 c. Awnings and ground level canopies should contribute to the architectural
490 theme of the structure to which they are [to be] affixed and shall be integrated
491 within a building's design. Awnings shall be constructed of traditional
492 materials and located over windows and doors.

493 d. On multi-storefront buildings, separate awnings shall be located within
494 each storefront opening so that the building frame and details are revealed.

495 e. Retractable and fixed awnings are allowed (and encouraged).

496 f. Under awning lights that are designed to specifically illuminate the sidewalk
497 and storefront are permitted.

498

499 13. Reinforcement of Design: Building design should reinforce the building's location
500 abutting the street edge and public space.

501

502 14. Use of Customized Components: Prototype design for franchises, formula or
503 national chains shall use customized components consistent with the design
504 requirements for the HCR Zone that reinforce visual consistency with other
505 buildings in the Holladay Crossroads area.

506

507 a. Building Materials: Exterior finish materials selected should be part of a
508 strong architectural theme and shall not appear as a material foreign to the
509 character of the building nor to the Holladay Crossroads Zone.

510

511 b. Building exteriors shall be constructed from high quality and durable
512 materials. It is important that the materials and colors will weather well and
513 need minimal maintenance. Acceptable exterior finish materials include the
514 following:

515

516 (1) Painted, stained or weathered wood siding such as, 4-S shingles,
517 board and batten and clapboard

518 (2) Artificial wood siding such as painted Cementous fiberboard

519 (3) Brick or natural stone

520 (4) EIFS (synthetic stucco) (not more than 50 percent of all exterior
521 finished surfaces)

522 5) Stucco, but as a minority material

523 (6) Synthetic stone

524 (7) Architectural finish or decorative faced concrete masonry units
525 (CMUs). No portion of a building constructed of standard CMUs shall
526 be visible from an existing public right of way. Exposed concrete walls
527 should be architecturally treated. The enhancement must include joint
528 treatments, textured concrete such as exposed aggregate, sandblast
529 and/or colored concrete, or other decorative finishes.

530 Beveled metal siding, mirrored glass, vinyl siding and backlit awnings shall not be
531 used.

532 15. Roofs: The character of a roof is a major feature for a structure. The roof pitch, its
533 materials, size and orientation are all distinct features that should contribute to the
534 character of the building. Shadows created by traditional overhangs should
535 contribute to the perception of a building's scale. Roof designs should relate to the
536 building facade articulations. Accordingly:

537

538 a. A variety of roof types and configurations shall be used to add interest
539 and reduce perceived building bulk.

540

541 b. Use of sidewalk porticos and roof overhangs is allowed and encouraged.

542

543 c. Roof materials shall be in keeping with the character of the architectural
544 style of the building. Recommended roof materials include slate shingles,
545 asphalt and fiberglass shingles, metal standing seam or tiles.

546

547 d. Crickets or other snow guard devices should be placed in such a way
548 that they do not alter the form of the roof as seen from the street.

549

550 e. Decorative roof accessories such as cresting, ridge caps, and finials may
551 be used.

552

553 f. Roof-top amenities are allowed provided they do not create enclosed
554 (i.e., walled in) space. Examples of allowable elements include, but are
555 not limited to: landscape features, patio covers or other overhead shade
556 structures, plazas, fire pits, pools, game facilities, lounge seating/spaces,
557 etc.

558

559 16. Building Color(s):

560

561 a. A harmonious range of colors shall be used within the HCR Zone.

562

563 b. Neon or very bright colors (which have the effect of unreasonably setting
564 the building apart from other adjacent buildings on the street) shall not be
used or allowed within the zone.

565

566 c. Bright colors should be used only for trim and accents.

567

568 d. The TRC may recommend approval of bright colors if the use is
consistent with the building design and other design requirements.

569

570 17. Service Areas: See standards in Section 13.71

571

572 18. Mechanical Equipment: Ground and roof-top mechanical equipment such as
heating and air conditioning units, TV antennas and satellite dishes shall be
hidden or screened so as to minimize visual impacts. All noise emitting
equipment shall be placed so as to minimize noise impacts on nearby properties.

573

574 1. Lattice, open brick enclosures, or vegetation may be used to conceal
mechanical equipment. Screening material should be properly maintained. If
575 vegetation is used for screening, the mature size of the vegetation should be
576 considered so that equipment air flow will not be compromised.

577 2. All mechanical equipment shall be shown on the preliminary site plans
578 prepared for architectural review. The planning commission may recommend the
579 location, screening, and painting of such equipment as part of the project plan
580 review process.

581 3. Screening materials shall be designed to be compatible or complementary with
582 the building.

583 F. Fencing:

584 1. Only decorative solid walls (e.g., masonry, pre-poured concrete panel inserts,
585 etc.) or black, wrought-iron [including simulated wrought iron] fencing shall be
586 used upon any commercially used property(ies) within the HCR Zone.

587 2. Only decorative solid walls (e.g., masonry, pre-poured concrete panel inserts,
588 etc.) or black, wrought-iron [including simulated wrought iron] fencing shall be
589 used on/along the external boundary/property lines of land within the HCR Zone.

Chapter 13.100 APPENDIX A - ALLOWED USES

C = Conditional use		P = Permitted use					
- = Not allowed		SDMP = Site development master plan					
Use	HCR	ORD	C-1	C-2	HV	PO	R/M-U
Accessory Uses*							
Alcoholic beverage retail sales ¹⁴							See SDMP
Bar establishment	P22	C	-	C	-		
Bar establishment, equity	P22	C	-	C	-		
Bar establishment, fraternal	P22	C	-	C	-		
Brewery	P22	C	-	C	-		
Off premises	P	-	P	P	P		
On premises banquet and catering	P	C	-	C	P		
On premises beer retailer	P	P	-	P	P		
Restaurant - beer only	P	P	P	P	P		
Restaurant - full service	P	P	P	P	P		
Restaurant - limited service	P	P	P	P	P		
Single event permit	P	P	P	P	P	P	
Drive-through	C	P	C	P	-		
Family food production		-	-	-	-		
Flea market/farmers' market	P	-	P	P	P		
Guesthouse and/or caretaker quarters		-	-	-	-		
Home daycare/preschool		-	-	-	-	C3	
Home daycare/preschool, small		-	-	-	-	P4	
Home occupation	C	-	-	-	-		
Household pets	P	-	-	-	-		
Livestock, large		-	-	-	-		
Livestock, small		-	-	-	-		
Merchandise vending machine, outside	P	-	P	P	P		
Mobile food trailer	P18	P	P	P	P		
Mobile food truck	P18	P	P	P	P	C18	
Outside dining	C	C	C	C	C		
Outside display	P	-	P	P	P		
Outside storage		-	C	C	-		
Permanent cosmetics	P	P14	P14	P14	P14	C14	
Resource recycling collection		P8	P8	P8	-		
Seasonal sales	P13	P13	P13	P13	P13		
Short term rental		-	-	-	-		
Sportsman's kennel, cattery, animal hobby permit		-	-	-	-		
Stable, private		-	-	-	-		
Temporary buildings incidental to construction, & living quarters for security	P13	P13	P13	P13	P13	C13	
Temporary sales/use	P13	-	P13	P13	-		

Use	HCR	OR D	C- 1	C- 2	HV	PO	R/M- U
Primary Uses							
Agriculture:							See SDMP
Agriculture		-	P	P	-		
Entertainment and recreation:							See SDMP
Arcade		-	-	P	-		
Auditorium, exhibit hall, convention center		P	C	P	-		
Motion picture theater, live theater	P	-	P	P	-		
Private nonprofit recreational grounds and facilities		-	C	C	-	C	
Professional, fraternal and social association	P	-	P	P	-	P	
Recreation, commercial, indoor	P	-	P	P	-		
Recreation, commercial, outdoor	--	-	C	C	-		
Recreation, fitness center	P	-	P	P	P	C14	
Industrial and manufacturing:							See SDMP
Building materials sales and services	P	-	P	P	-		
Disinfecting and exterminating		-	-	C	-		
Educational and scientific research, medical/dental lab	P	P	P	P	-	P	
Landscaping installation and maintenance		-	P	P	-		
Light Manufacturing and Assembly	C	C	C	C	-		
Planned unit development:							See SDMP
Mixed-use planned unit development	P	-	C	C	C	C	
Nonresidential planned unit development	P	C	C	C	-	C	
Residential planned unit development		-	-	-	-		
Public:							See SDMP
Cemetery		-	-	-	-		
Charter school	P	-	-	-	-	P	
Educational facility, public		-	-	-	-		
Public use		-	-	-	-		
Quasi-public use		-	-	-	-		
Residential:							See SDMP
Bed and breakfast		-	P	P	P		
Dwelling:							
Live/work	P	-	-	-	-		
Multiple-family	P	-	p14	p14	P		
Single-family		-	-	-	-		
Two-family		-	-	-	-		
Group homes:							
Assisted living facilities, type I:							
Large	-	-	-	C	-		
Small		-	P	P	-		
Limited		-	P	P	-		
Assisted living facilities, type II:							
Large	-	-	-	C	-		
Small		-	P	P	-		
Limited		-	P	P	-		
Nursing home		-	-	-	-		

	Residential facilities for persons with a disability		-	-	-	P		
	Residential facility for elderly persons		-	-	-	-		
	Temporary lodging, hotel, motel, etc.	-	P	C	P	P		
Retail:								See SDMP
	Drugstore (pharmacy)	P	P	P	P	p16		
	Gas station	C	C	C	C	-		
	Groceries/food	P	C	P	P	-		
	Mobile food court		C	C	C	C		
	Motor vehicle sales, rental (new only)	-	-	-	C	-		
	Motorcycle sales, rental	-	-	-	P	-		
	Neighborhood market, large	P	-	P	P	P		
	Neighborhood market, small	P	-	P	P	P		
	Nursery, garden center		-	P	P	-		
	Recreational vehicles sales, rental		-	-	C	-		
	Restaurant	P	P	P	P	p16		
	Retail, general	P	C	P	P	p16		
	Sexually oriented business		C	-	-	-		
Services:								See SDMP
	Banking and credit	P	P	P	P	-	P	
	Commercial daycare, preschool	P12	p12	p12	p12	p12	C	
	Commercial kennel	-	-	C	C	-		
	Commercial stable (on lots of 1 acre or more)		-	-	-	-		
	Dry Cleaning ₁₅	C19	-	P	P	-		
	Educational facility, private	P	C	C	C	-	P	
	Equipment rental and leasing		-	P	P	-		
	Funeral home, crematory	-	-	P	P	-		
	Hospital	C	C	-	C	-		
	Laundry, self- service		-	P	P	p16		
	Medical, dental, and related health	P	-	P	P	P	P	
	Motor vehicle repair		-	C	P	-		
	Nonresidential treatment facility		-	-	-	-	C	
	Personal service	P	P	P	P	p16	C	
	Pet grooming/pet daycare	P	-	P	P	p16	C	
	Professional offices and business services	-	P	P	P	P	P	
	Reception center	C	-	P	P	-		
	Small engine repair, appliance, electrical, and machine repair		-	C	P	-		
	Veterinary services	P	-	P	P	-		
Transportation, communications, and utility facilities:								See SDMP
	Local, suburban and interurban transportation	P	P	P	P	-		
	Public parking	P	P	P	P	P	P	
	Radio and television broadcasting studio	C	C	C	C	-		
	Utility company, public	P	P	P	P	-	P	
	Utility facility company	P	P	P	P	-	P	
	Wireless telecommunications	SEE TELECOMUNICATION SECTION 13.83						

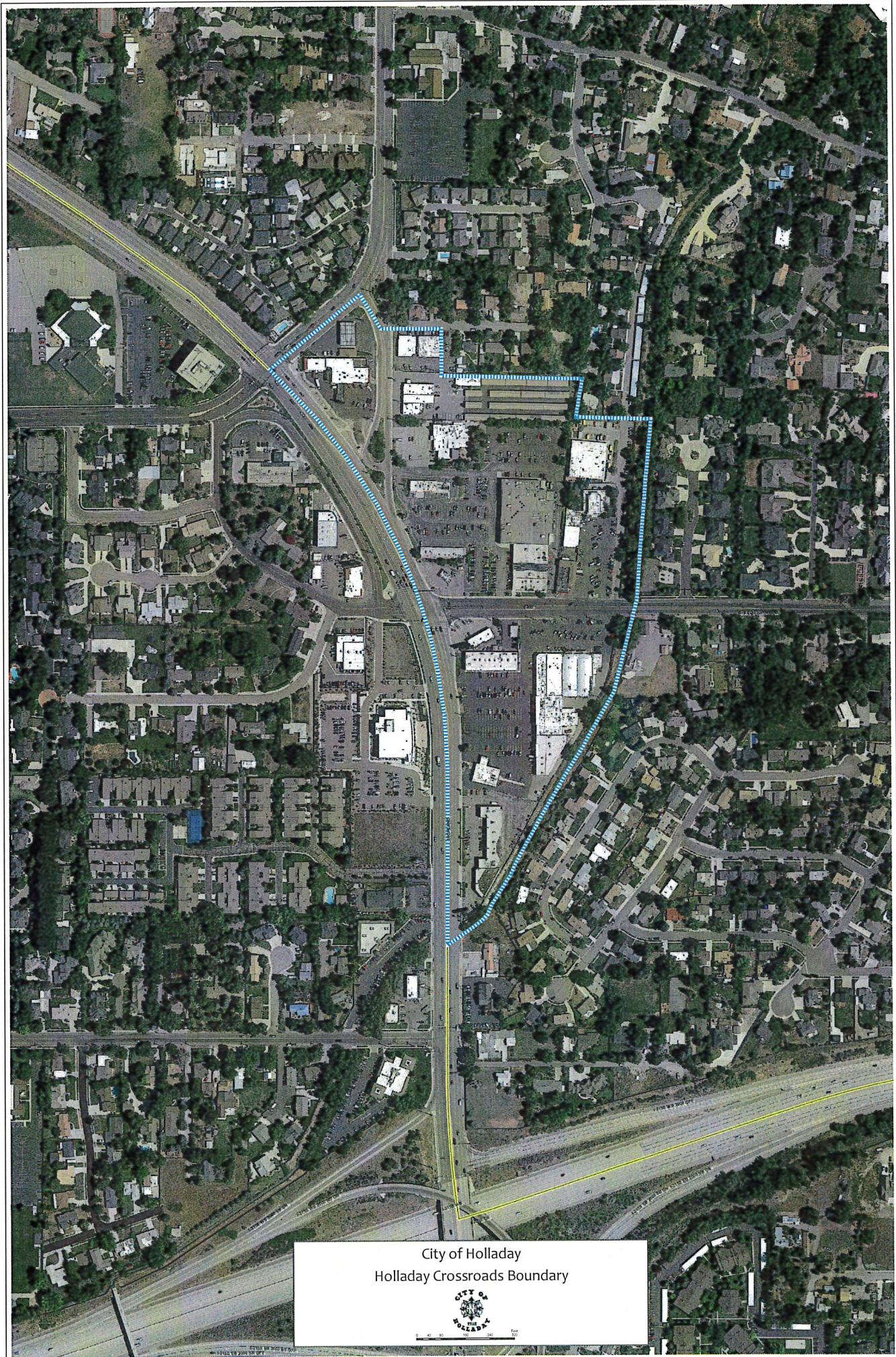
Notes:

* Includes accessory buildings and uses customarily incidental to a permitted or conditional use.

1. See section 13.76.240, "Animal And Fowl Restrictions", of this title.
2. See section 13.76.715, "Bed And Breakfast", of this title.
3. See section 13.76.720, "Home Daycare/Preschool", of this title.
4. See section 13.76.725, "Home Daycare/Preschool, Small", of this title.
5. See section 13.76.730, "Home Occupation", of this title.
6. See section 13.76.735, "Short Term Rental", of this title.
7. Reserved.
8. See section 13.76.750, "Resource Recycling Collection Facility", of this title.
9. See section 13.14.110, "Accessory Buildings", of this title.
10. Provided the area is not in a watershed area.
11. Subject to title 8, "Animals", of this code.
12. See section 13.76.260, "Commercial Daycare/Commercial Preschool Facilities", of this title.
13. See sections 13.76.250, "Temporary Sales/Seasonal Sales Permit", and 13.76.501, "Temporary Uses", of this title.
14. When accessory to a permitted or conditional use.
15. Subject to well source protection ordinance.
16. May not exceed 10,000 square feet of gross floor area.
17. By contract with public entity only.
(Ord. 2014-15, 8-21-2014; amd. Ord. 2015-17, 12-10-2015; Ord. 2016-03, 3-17-2016; Ord. 2018-06, 5-17-2018)
18. Subject to Section 13.76.770 "Mobile Food Businesses"
19. Drop off and pick up only
20. Indoor display, sales and service only
21. Restricted district only.
22. Subject to the following controls:
 - a. A minimum separation of 150' shall be maintained between the use and any residentially zoned or used property lying outside the boundary of the HCR Zone; and,
 - b. No outside music, entertainment or special events are, or shall be, permitted unless authorized by the City via issuance of a Special Events Permit or similar consent.

591

592



City of Holladay
Holladay Crossroads Boundary



0 100 200 Feet

CITY OF HOLLADAY

ORDINANCE NO. 2020-16

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF HOLLADAY FOR
THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021**

WHEREAS, the City Council of the City of Holladay has adopted, by ordinance, the budget for the City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of the state statute; and

WHEREAS, the City Manager has prepared and filed with the City Recorder a proposed amendment to the adopted budget for consideration by the City Council; and

WHEREAS, the proposed amendments have been duly noticed and a public hearing held on December 3, 2020; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished; and

WHEREAS, the City Council determines that amending the fiscal year 2020-2021 budget is in the best interest of the health, safety, and welfare of the citizens of the City of Holladay UT.

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

Section 1. Budget Amendment Adoption. The budget amendments attached hereto as Exhibit A and made a part of this Ordinance are hereby adopted and incorporated in the budget of the City of Holladay, Utah for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in accordance with the requirements of state law.

Section 2. Certification. The City Recorder is hereby directed to have this Ordinance certified by the City Manager as the City Budget Officer.

Section 3. Effective Date. This ordinance shall take effect immediately upon posting.

PASSED AND APPROVED this ___ day of December, 2020.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Matt Durham

Yea ____ Nay ____

CITY OF HOLLADAY
Budget Amendment #1 2020-21

		FY 202-21 Budget	Additional Funds	Amended Budget
General Fund				
	<u>Revenue</u>			
10-33-6500	Cares Act Revenue	856,837	913,879	1,770,716
10-38-7000	Additional Use of Fund Balance, Pending FEMA Declaration	668,188	110,000	778,188
	Total Revenue Changes	1,525,025	1,023,879	2,548,904
	<u>Expenses</u>			
10-410-671	COVID-19	856,837	913,879	1,770,716
10-640-600	Unanticipated Windstorm Expenses	-	60,000	60,000
	Spring Tree Giveaway (Tree Committee)	-	50,000	50,000
	Total Expense Changes	856,837	1,023,879	1,880,716
Capital Projects Fund				
	<u>Revenue</u>			
22-38-7500	Use of Fund Balance	580,774	450,000	1,030,774
	Total	0	450,000	450,000
	<u>Expense</u>			
New Cost Center	Various Bridge Repair and Design for Repair	-	150,000	150,000
New Cost Center	Skatepark	-	300,000	300,000
	Total	0	450,000	450,000

CITY OF HOLLADAY

ORDINANCE No. 2020- 17

AN ORDINANCE ENACTING TITLE 17, CHAPTER 30, OF THE CITY OF HOLLADAY CODE OF ORDINANCES WITH RESPECT TO THE CREATION AND OPERATION OF A STORM WATER UTILITY FEE

WHEREAS, the City of Holladay City Council (the “*Council*”) met in a regular session on October 15, 2020, to consider, among other things, enacting Title 17, Chapter 30, of the City of Holladay Code of Ordinances with respect to the creation and operation of a storm water utility and imposition of an accompanying fee; and

WHEREAS, the City of Holladay (“*City*”) owns and operates a storm water system, which was developed over multiple years by Salt Lake County as the City’s predecessor in interest and currently consists of a network of natural conveyances and manmade structures and conduits that collect and route storm water runoff; and

WHEREAS, the Council finds that inadequate management of the quantity and quality of storm water runoff causes flooding and property damage, carries concentration of heavy metals, oils, and toxic materials into receiving and ground waters, and degrades the integrity of city streets and transportation systems; and

WHEREAS, the Council finds that such are hazards and pose a significant risk to public health, safety, and welfare; and

WHEREAS, the Council finds that such risks are best managed by a storm water system that is effectively repaired, replaced, improved, maintained, operated, regulated, and controlled; and

WHEREAS, the Environmental Protection Agency (“*EPA*”) has established rules setting forth the National Pollutant Discharge Elimination System permit application process and has adopted rules and regulations for storm water discharge; and

WHEREAS, the State of Utah, through its Department of Environmental Quality (“*DEQ*”), has established a Utah Pollutant Discharge Elimination System permit system and has adopted rules and regulations for storm water discharge; and

WHEREAS, the rules and regulations promulgated by the EPA and the DEQ provide that where more than one public entity owns or operates a municipal separate storm water system within a geographical area, such municipalities may join together and be co-applicants for a permit; and

WHEREAS, the City joined with Salt Lake County and other municipalities in the Salt Lake Valley as co-applicants pursuant to the and the Utah Pollutant Discharge Elimination System; and

WHEREAS, on February 26, 2020, the City was issued authorization to discharge

municipal storm water under the Utah Pollutant Discharge Elimination System (“*Permit*”); and

WHEREAS, pursuant to the Permit, the City is required, among other things, to have legal authority to (i) control the contribution of pollutants to the storm water system associated with residential, commercial, institutional, and industrial activities; (ii) prohibit illicit discharge to the storm water system; (iii) control discharges to the storm drain system of spills, dumping, or disposal of materials other than storm water; and (iv) means to enforce compliance with the conditions and ordinances; and

WHEREAS, the Council finds that implementing a storm water utility fee is fiscally necessary to achieve compliance with the requirements of the Permit; and

WHEREAS, the Council finds that implementing a storm water utility fee will enable ongoing maintenance, operations, regulation, enforcement, and improvement of the storm water system; and

WHEREAS, based on the review of information and data presented to the City and the Council by financial advisory consultant Lewis Young Robertson & Burningham, Inc. (“*LYRB*”), the Council finds that the owners of impervious surfaces contribute to, make use of, or benefit from the City’s storm water system and should proportionately contribute to the funding of the City’s program to maintain, operate, regulate, enforce, and improve the City storm water program; and

WHEREAS, LYRB has conducted a study, evaluated methods to fund the City storm water system and has recommended a storm water utility fee; and

WHEREAS, the Holladay@20 Preparing for Tomorrow Citizen Advisory Group has worked with LYRB over the course of their committee charge and process that subsequently resulted in the Group recommendation report that included the establishment of storm drain utility fee as presented to the Council on May 14, 2020; and

WHEREAS, the Council hereby finds that the establishment of a storm water utility is the most fair, equitable, and nondiscriminatory method to fund the City’s storm water program, including requirements of the Permit, and that the establishment of a storm water utility fee is in the best interest of the health, safety, and welfare of the citizens.

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

Section 1. Adoption and Codification. Title 17 Chapter 30 of City of Holladay Code of Ordinances is hereby adopted and codified to read, in its entirety, as follows:

17.30.010 Purpose.

The purpose of this chapter is to protect the health, safety, and welfare of the city and its inhabitants by efficiently operating the storm water system, managing and controlling storm water runoff, protecting property, preventing polluted waters from entering the water supply and other receiving

waters, and establishing a viable and equitable method of financing the storm water system's long-term improvement, operation, and maintenance.

17.30.030 Definitions.

For purposes of this chapter, the following definitions shall apply. Words used in the singular shall include the plural, and the plural shall include the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined in this section shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"City" means City of Holladay, a Utah municipality.

"Class" means (1) Residential Area A with a mean impervious area of 5,200 square feet, (2) Residential Area B with a mean impervious area of 2.5 times the mean impervious area in Residential Area A, or 13,000 square feet, and (3) Non-Residential to capture all other property types. See exhibit A.

"County" means Salt Lake County.

"Council" means the City of Holladay City Council.

"Customer" or "Person" means any individual; public or private corporation and its officers; partnership; association; firm; trustee; executor of an estate; the State or its departments, institutions, bureaus, agencies; county; city; political subdivision; or any other governmental or legal entity recognized by law.

"City Engineer" means the Holladay City Engineer or Engineer's designee.

"Equivalent Residential Unit (ERU)" means a unit equal to the square footage of impervious surface area. This is based on an average single-family residential parcel, which has an impervious surface area of 5,200 square feet.

"Holladay Storm Water Fee Policy Manual" or "Policy Manual" means policies and procedures for the administration of the user fees maintained by the City and is hereby adopted in their entirety by this reference.

"Impervious Surface" means a parcel's hard surface area that causes water to run off its surface in quantities or speeds greater than under natural conditions and discharge directly into the City's storm sewer system. Some examples of impervious surfaces are rooftops, concrete or asphalt paving, walkways, patios, driveways, parking lots or storage areas, and gravel that has been subject to surface traffic, including compacted gravel surfaces.

"Mitigation" means on-site facilities or practices which reduce storm water quantity or improve storm water quality.

“Parcel” means the smallest, separately segregated unit of land having an owner. A parcel has boundaries and surface area and is documented with a property number by the county.

“Developed Parcel” means any parcel whose surface has been altered by grading, filling, or construction of any improvement.

“National Pollutant Discharge Elimination System (NPDES) Storm Water Regulations” means the provisions of the Federal Clean Water Act establishing specific permit requirements for the control of storm Water discharge.

“Single-Family Residential Parcel” means any parcel of land containing a single-family dwelling unit.

“Standard Plans for Public Works Manual” means the Holladay Standard Plans Design Manual maintained by the City and is hereby adopted in their entirety by this reference.

“Storm Water” means water produced by storms, surface drainage, snow and ice melt, and other water handled by the storm water drainage system.

“Storm Water Facilities” means any facility, improvement, development, or property made for controlling stormwater quantity and quality.

“Storm Water System” means all man-made storm water facilities and conveyances, and natural storm water systems owned or maintained by the City that store, control, treat, and/or convey storm water.

“Stormwater Utility” or “Utility” means the utility created by this Ordinance, which operates, maintains, regulates, and improves storm water facilities and programs within Holladay.

“User Fee” means the fee charged to use the Storm Drainage System and is imposed by this chapter.

“Undeveloped Parcel” means any parcel that has not been altered by grading, filling, or construction.

17.30.050 Storm sewer utility.

A. Creation. There is hereby created and established a storm water utility operated by the city that includes a user fee rate structure.

B. Enterprise Fund. There is hereby established a storm water utility enterprise fund to handle all income, expenses, and other financial transactions related to the storm water utility. All fees collected with respect to the storm water utility shall be deposited in the storm water utility enterprise fund. Money in the storm water utility enterprise fund shall not be commingled with other city funds and may only be transferred to other city funds as allowed by the Uniform Fiscal Procedures Act for Utah Cities.

C. Facilities and Assets. The city shall determine which storm water facility assets will be transferred to the storm water utility. Until such transfer, the utility shall operate, maintain, and improve all existing storm drain facilities.

D. Administration. The storm water utility shall be administered by the City Manager and the City Engineer.

17.30.070 Storm water utility user fee.

A. Imposed. All owners of impervious surfaces within the city which contribute runoff water to the storm water system or any others who otherwise use or benefit from the storm water system or the storm water utility will be responsible for paying the storm water utility user fee as set forth in this chapter.

B. Amount of User Fee. The user fee shall be based on: (1) for properties classified as Non-Residential Area, the number of equivalent residential units (ERU's) on the customer's property as calculated, based on the impervious surface on the property; and (2) for Class A and Class B Residential Area, an ERU shall be the average amount of impervious surfaces in a single-family residential parcel, based on a statistical analysis of homes within the city. One ERU equals 5,200 square feet of impervious surface area.

C. Calculation.

Each Class A Residential Area shall pay a base rate equal to 1 ERU, each Class B Residential Area shall pay a rate equal to the 2.5 of the base ERU rate, and each Non-Residential Area shall pay a multiple of the ERU base rate according to the measured impervious area on the property calculated by dividing the total square feet of impervious area of the property by 5,200 square feet.

D. User Fee per ERU. The user fee charge imposed hereby shall be as set forth in the consolidated fee schedule.

E. Credits. The City Engineer or his designee may grant a fee credit as set forth below. The credit shall be available for customers that (i) own and maintain a detention facility in accordance with City standards and as set forth in the Policy Manual, (ii) own and maintain a retention facility in accordance with City standards and as set forth in the Policy Manual, (iii) conduct training of personnel as set forth in the Policy Manual, or (iv) demonstrate a financial hardship or who have a family member in active military service as set forth in the Policy Manual.

F. Policies. The city hereby adopts the Holladay Storm Water Fee Policy Manual to assist in applying, administering, and interpreting the user fee, the user fee credit, and other provisions related to the storm water utility.

G. Appeals. Any person or entity who is aggrieved by a provision of this chapter, request for a credit, or the application and calculation of the user fee assessed to their property may appeal to the City as set forth in the Policy Manual.

H. Billing and Collection. The City will contract with Rocky Mountain Power to include the user fee on the monthly electric utility bill for all residences and commercial properties that are billed for electric service. The City shall bill the user fee to all other residential units or commercial property that are not billed by Rocky Mountain Power for electric service.

17.30.110 Severability. If any portion of this chapter is determined to be, or is rendered, illegal, invalid, or superseded by other lawful authority, including any state or federal, legislative, regulatory, or administrative authority having jurisdiction thereof, or determined to be unconstitutional, illegal, or invalid by any court of competent jurisdiction, such section shall be deemed a separate, distinct, and independent provision, and such determination shall have no effect on the validity of any other section.

Section 2. Severability. The Severability clause of the codified ordinance, Section 17.30.110, shall apply to this codifying ordinance and each of the separate codified sections of the adopted Ordinance.

Section 3. Effective Date. This Ordinance shall take effect upon the publication or posting or thirty (30) days after passage.

PASSED AND APPROVED this ____ day of December, 2020.

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

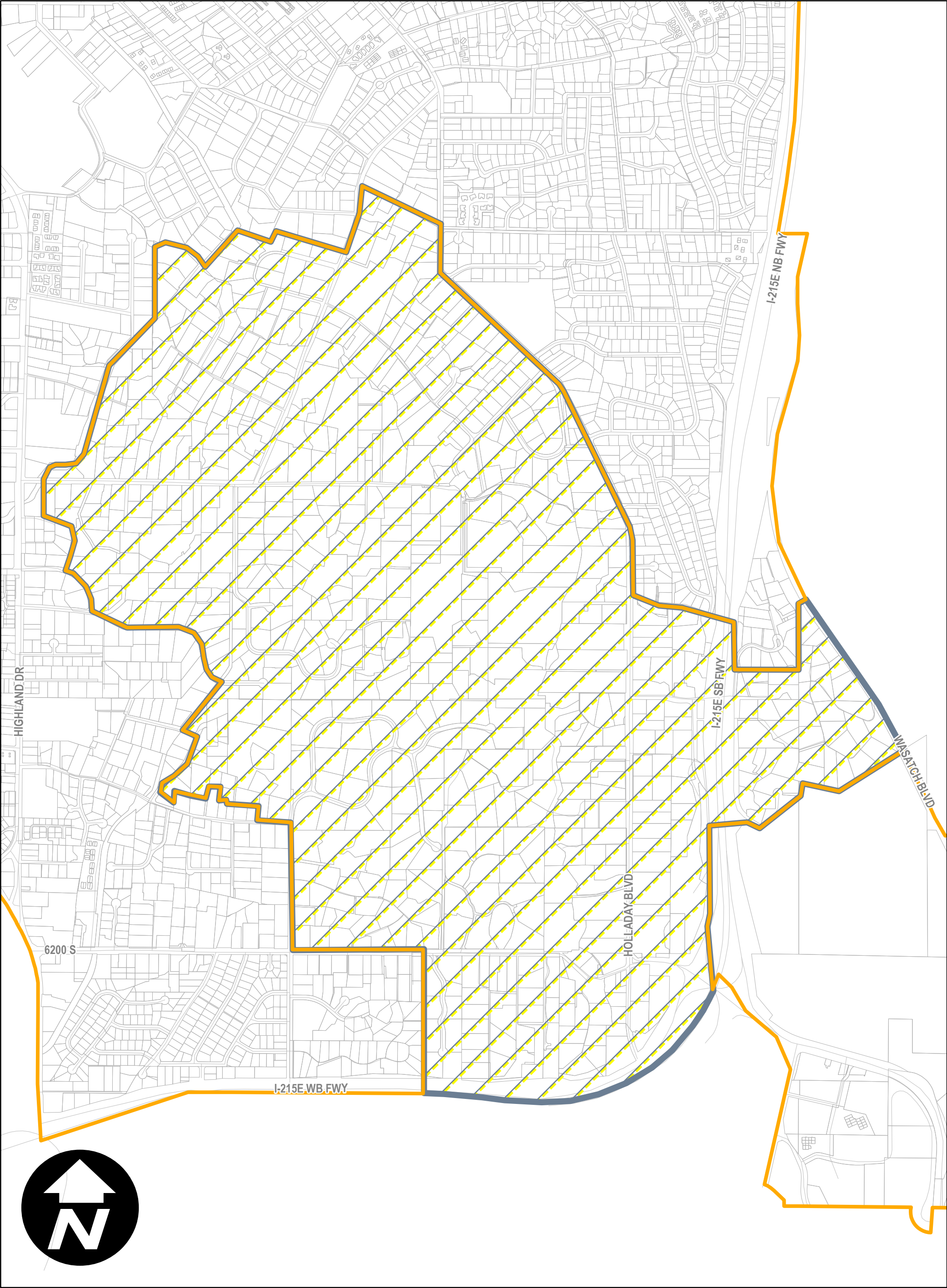
Matt Durham	Yea ____	Nay ____
Sabrina R. Petersen	Yea ____	Nay ____
Drew Quinn	Yea ____	Nay ____
Paul Fotheringham	Yea ____	Nay ____
Dan Gibbons	Yea ____	Nay ____
Robert Dahle	Yea ____	Nay ____

ATTEST:

Stephanie N. Carlson, MMC
City Recorder

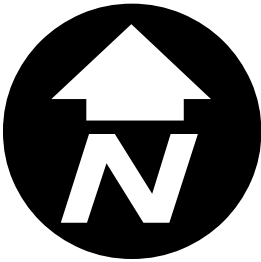
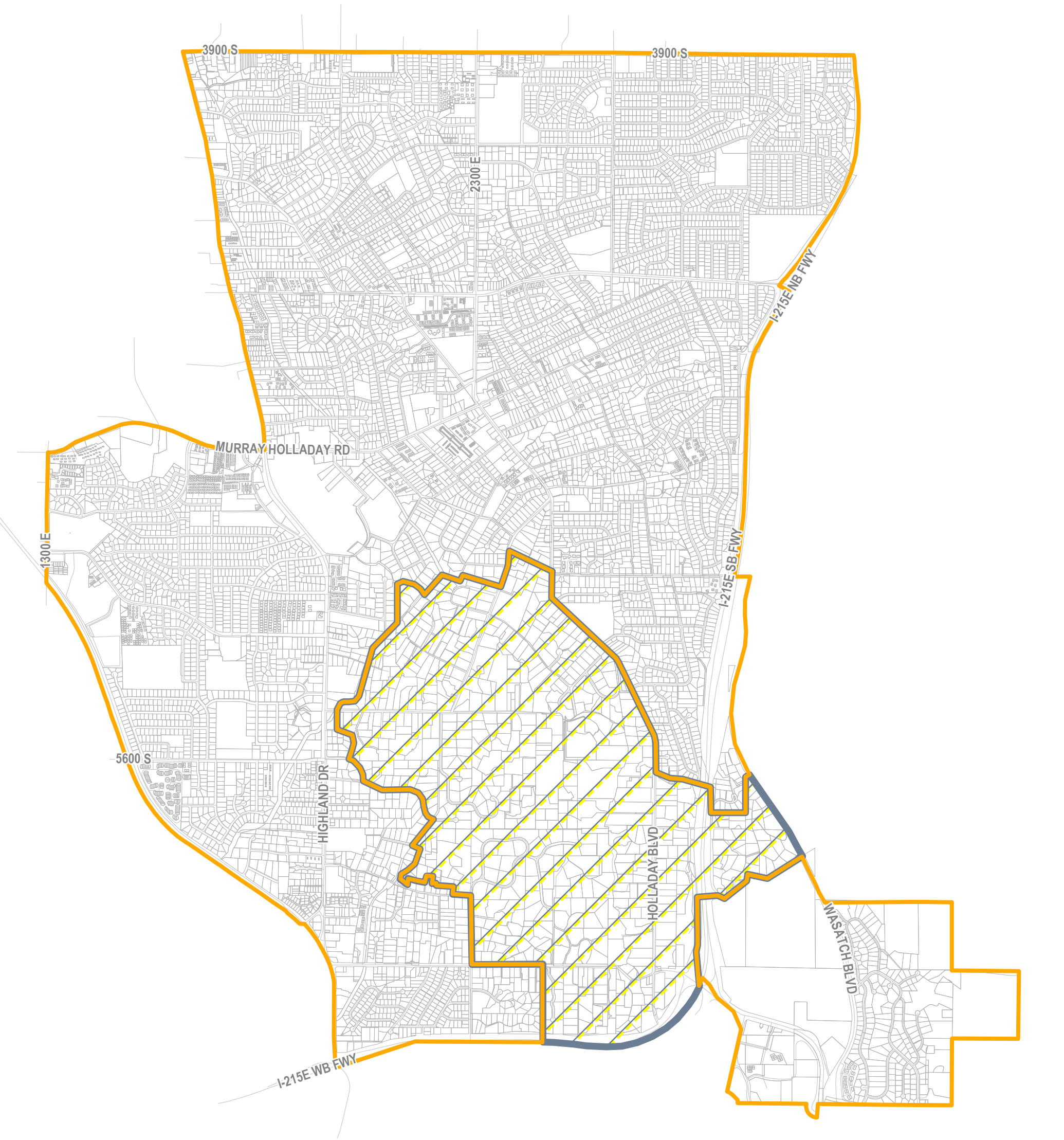
DEPOSITED in the office of the City Recorder this ____ day of December, 2020.

RECORDED this ____ day of December, 2020.



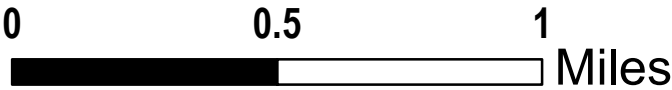
HOLLADAY RESIDENTIAL SERVICE AREAS

-  Residential Catgegory A Revised Boundary
-  Residential Category B Revised Boundary



HOLLADAY RESIDENTIAL SERVICE AREAS

-  Residential Catgegory A Revised Boundary
-  Residential Category B Revised Boundary



MEMORANDUM

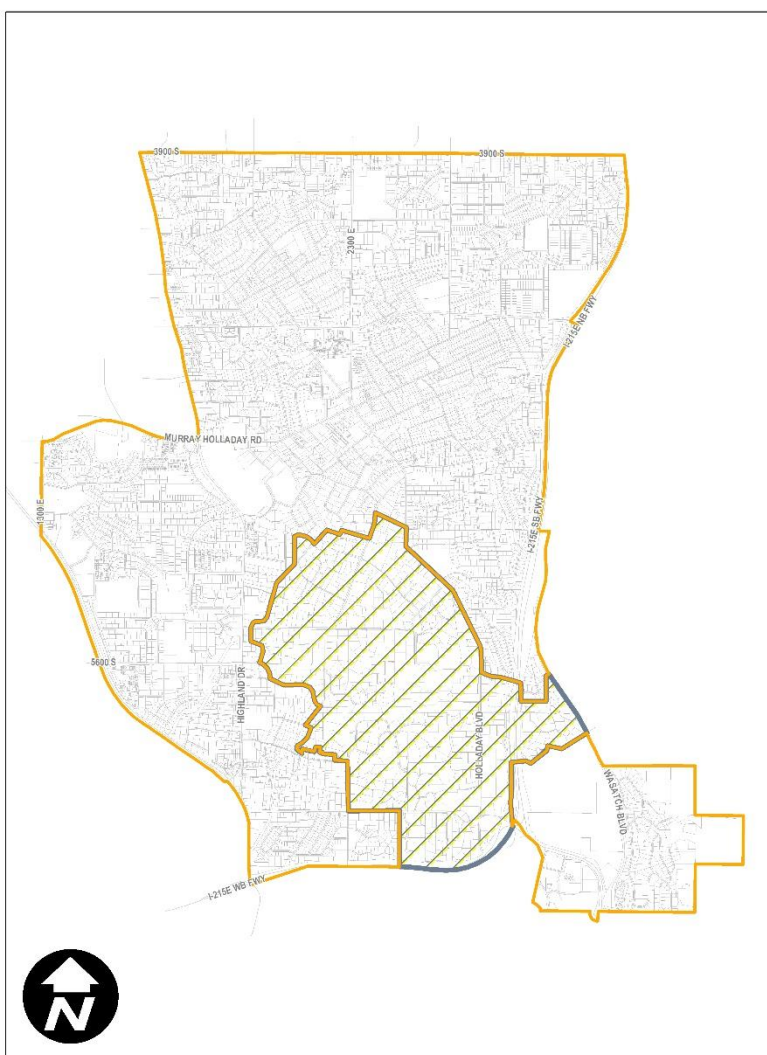
TO: HOLLADAY CITY
 FROM: LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
 DATE: 11/25/2020
 RE: STORM WATER UTILITY RATE ANALYSIS

This memo outlines adjustments to the Storm Utility Rate Design study based on input from the City Council related to residential service area boundaries. The following summarizes the outcomes of these boundary changes.

Boundary Changes

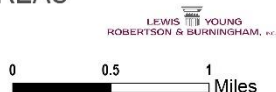
The following figures illustrate the new residential service area boundaries based on Council input.

FIGURE 1: REVISED RESIDENTIAL SERVICE AREA BOUNDARIES



HOLLADAY RESIDENTIAL SERVICE AREAS

- Residential Category A Revised Boundary
- Residential Category B Revised Boundary





Revised Proforma

The revision to the residential service area boundaries may result in a slight decrease in overall revenues, declining from Net Revenues of \$276,430 in 2026 to \$145,830, or decrease of \$130,600. This represents a cumulative impact through 2026.

TABLE 1: REVISED PROFORMA

Fiscal Year	2022	2023	2024	2025	2026
ERU Estimates	16,706	16,756	16,806	16,856	16,907
ERU Change	50	50	50	50	51
Fee per ERU per Month	\$6.50	\$7.12	\$7.79	\$8.53	\$9.34
Operating Revenue					
Storm Utility Fee	1,303,100	1,431,100	1,571,800	1,726,200	1,895,900
Miscellaneous	-	-	-	-	-
Total Operating Revenue	\$1,303,100	\$1,431,100	\$1,571,800	\$1,726,200	\$1,895,900
Expense					
Total Operating Expense	(483,270)	(497,800)	(512,700)	(528,100)	(543,900)
Total Non-Operating Revenues	50,000	50,000	50,000	50,000	50,000
Net Revenues Available for Debt	\$891,230	\$1,006,900	\$1,135,000	\$1,276,600	\$1,433,200
Debt Service					
Proposed Series 2023	-	(582,700)	(582,700)	(582,700)	(582,700)
Proposed Series 2026	-	-	-	-	(119,600)
Debt Service Expense	-	(582,700)	(582,700)	(582,700)	(702,300)
Bond Proceeds	-	5,000,000	3,246,100	1,298,900	1,000,000
Net Revenue	\$869,830	\$5,400,600	\$3,772,500	\$1,964,300	\$1,699,700
Capital Improvement Needs (CIP)					
Total CIP Expense	(763,900)	(1,753,900)	(1,947,200)	(1,536,100)	(3,015,000)
Contribution to Fund Balance Surplus/(Deficit)	\$105,930	\$3,646,700	\$1,825,300	\$428,200	(\$1,315,300)
Prior Year	-	105,930	506,530	1,032,930	1,461,130
Ending Fund Balance	105,930	3,752,630	2,331,830	1,461,130	145,830
Restricted Funds	-	3,246,100	1,298,900	-	-
Unrestricted Fund Balance	\$105,930	\$506,530	\$1,032,930	\$1,461,130	\$145,830
Estimated Fund Balance (Days of Cash)	80	371	735	1,010	98
Target Amount (Days of Cash)	150	150	150	150	150
Debt Coverage Ratio	-	1.69	1.90	2.14	2.00
Target	1.50	1.50	1.50	1.50	1.50

Baseline Analysis

Unrestricted Fund Balance	\$127,330	\$551,530	\$1,103,830	\$1,560,530	\$276,430
Estimated Fund Balance (Days of Cash)	96	404	786	1,079	186

Outcome

The revision to the residential service area boundaries may result in a slight decrease in overall revenues, declining from Net Revenues of \$276,430 in 2026 to \$145,830, or decrease of \$130,600. As result, the Days of Cash may fall below the target amount in 2026. This represents a cumulative impact through 2026.

To mitigate this lost revenue, the City may allow for a higher increase to rates in future years or increase the amount of bond funds utilized to fund capital needs.

CITY OF HOLLADAY

RESOLUTION NO. 2020-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING AND
ADOPTING A STORMWATER UTILITY POLICY MANUAL**

WHEREAS, the City Council of the City of Holladay has, over the course of several weeks, reviewed and considered the adoption of a Stormwater Utility Fee Ordinance; and

WHEREAS, a significant part of the Stormwater Utility Fee Ordinance is the adoption of policies and procedures governing the implementation and collection of the Stormwater Utility Fee along with other technical points and provisions of a policy; and

WHEREAS, the City Council of the City of Holladay has reviewed a proposed Stormwater Utility Fee Policy Manual and now desires to adopt the same;

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

Section 1. Approval and Adoption. The City of Holladay Stormwater Utility Policy Manual, attached hereto as Exhibit A, and incorporated herein by reference is hereby approved and adopted by the City Council of the City of Holladay.

Section 2. Implementation. City Administration and City Staff of the City of Holladay are hereby directed to implement the Stormwater Utility Fee in accordance with the policy manual adopted herein.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

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

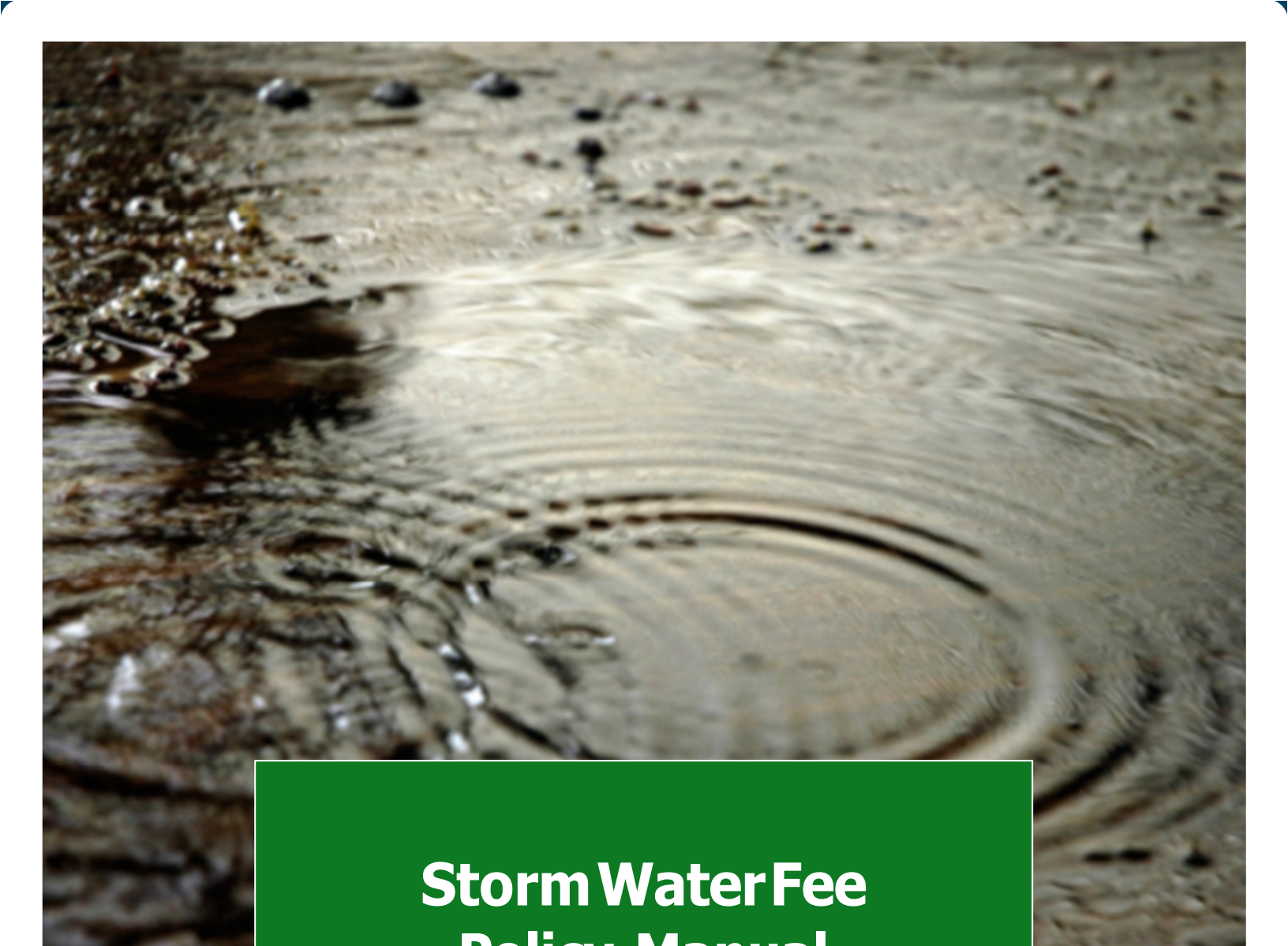
PASSED AND APPROVED this ___ day of December, 2020.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:
Matt Durham Yea ____ Nay ____



Storm Water Fee Policy Manual

December 2020



HOLLADAY STORM WATER FEE POLICY MANUAL

DECEMBER 2020



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1. INTRODUCTION

Holladay, formerly an agricultural area, was incorporated in 1999. Much of Holladay's storm water infrastructure utilizes historic canals and ditches. Storm water infrastructure and management practices predate Holladay's incorporation and, as a result, Holladay's storm water system was not master planned. The system is currently incomplete. Older parts of the system need replacement or repair, and some storm drain need to be upsized. Historically, in many communities, this has resulted in properties being susceptible to flooding and waterways vulnerable to pollution from storm water runoff.

Currently, the budget for storm water is shared with other city needs in the General Fund and competes with other critical services like fire and police, roads, and parks. Holladay has identified at least \$75 million worth of needed infrastructure funding, with storm water accounting for \$18 million. With rising costs for infrastructure improvements across the board, the flat rates collected through the General Fund are no longer a sufficient source of revenue for storm water. To address this deficit, Holladay proposed a separate Storm Water Enterprise Fund, which would collect and allocate funding specifically for storm water system maintenance and projects. This fund would be supported by a combination of bonding and the creation of a storm water fee assessed for all system users in the City boundary. Storm water fees have been successfully implemented by nearly all municipalities on the Wasatch Front.

The Storm Water Enterprise Fund will enable Holladay to conduct day-to-day maintenance and management activities like street sweeping and catch basin cleaning as well as repair, replacement, or installation of storm drains. This will reduce pollution in local waterways, protect public and private properties from damage, and help the City maintain compliance with Municipal Separate Storm Sewer System (MS4) requirements from the State and Federal government.

The purpose of this policy manual is to define how the storm water utility fees are set and administered. In the event of any conflict between this policy manual and the adoption ordinances, the ordinances shall govern.

2. HOW DOES THE FEE BENEFIT THE COMMUNITY?

A storm water utility fee is similar to a water or sewer utility fee. It is paid by customers to cover the cost of operating, maintaining, and improving a storm water system and running a storm water program. It is structured so customers pay an amount relative to their approximate demand or impact upon system capacity (i.e. use the system more, pay more; use the system less, pay less). The services paid for by the fee include:

- Ongoing inspection, maintenance, and cleaning of the storm water system infrastructure;
- Storm water construction projects (rehabilitation, replacement, and new construction);
- Municipal housekeeping including street sweeping of public roadways and catch basin cleaning;
- Construction of new curb and gutter;
- Inspection of private storm water management facilities for compliance with Storm Water Maintenance Agreements;
- Inspections of construction sites to confirm that actions are being taken to reduce the potential for storm water pollution and that the storm water system infrastructure is

protected; and

- Regulatory Compliance for Holladay's MS4 Permit that is associated with the Federal Clean Water Act.

These services are important because they help enhance water quality and help protect people and property from flooding during large storm events. Proper storm water infrastructure is also key in extending the service life of roadways. In addition, many activities are required by law enacted through the Clean Water Act, which requires Holladay to implement measures that reduce the potential of polluting storm water runoff to the maximum extent practical and to utilize low impact development practices to reduce the amount of storm water runoff associated with new development.

Prior to the adoption of the storm water fee, Holladay was unable to fund a storm water program at an adequate level to keep up with all needs and regulatory requirements. Instead, Holladay consistently needed to use unrestricted funds to respond to emergencies associated with the failure of storm water infrastructure. This was an unsustainable funding model because it did not support the full needs of the storm water program, took funds that were budgeted for other needs, and exhausted resources on emergency repair projects. It is better to make needed storm water system improvements proactively rather than in response to an emergency.

By funding required storm water management activities through this utility fee, storm water management needs will no longer compete with other City services that are funded by the General Fund. The fee is a defensible, fair, and sustainable method to fund the storm water management program and is used by nearly all communities along the Wasatch Front. One other advantage of the fee is that it is charged to all system users, whereas funding storm water needs via taxes would not collect from tax exempt users, even when such users create relatively large demands on the storm water system.

3. STORM WATER UTILITY ORGANIZATION AND AUTHORITY

The storm water utility is owned and operated by the City under the ultimate authority of the City Council. Operations of the storm water utility and expenditures of the storm water fee are overseen by the City Engineer under the supervision of the City Manager and based on City Council approved budgets.

For storm water related questions, please contact:

- City Engineer at 801-272-9450 or engineer@cityofholladay.com

Information related to the storm water fee, the credit application, and the hardship application can be found at the following link or at City Hall:

- <http://cityofholladay.com/>

4. DEFINITIONS

Key terms referenced in this Policy Manual are defined as follows:

- **Customer** – Person or entity subject to a storm water fee.
- **Customer Class** – A class of customers that shares common characteristics of impervious area and are billed in the same way. The storm water fee includes several customer classes.
- **Detention Facility** – A system that provides temporary storage of storm water runoff with a designed release rate of the stored runoff over time to reduce the peak storm water discharge

rate from a site and mitigate the property's impacts on Holladay's storm water system.

- **Equivalent Residential Unit (ERU)** – A unit equal to the square footage of impervious surface area. One ERU is equal to the average amount of impervious area found on the average single-family residential parcel of 5,200 square feet.
- **Fee** – The fee is the amount charged to each individual customer in accordance with the number of ERUs associated with each customer. This is different from the rate. The rate is the amount of billing per ERU. The fee is affected by customer class and for Class 3 customers, it is determined by the amount of impervious surface area on the property.
- **Impervious Service Area (ISA)** – Land area covered by low- or non-porous surfaces through which storm water cannot directly and readily soak into the ground. These surfaces cause a reduced quality of runoff water and/or cause water to run off in greater quantities or at greater rates than would run off a natural, undeveloped surface. Examples include roof tops, driveways, parking lots, storage areas, areas consisting of compacted soils, and patios.
- **Infiltration** – Passage or movement of water into the soil.
- **Long Term Storm Water Maintenance Agreement (SWMA)** – An agreement executed by a customer and the City which defines the responsibilities of the customer with respect to owning, operating, and maintaining private storm water infrastructure as well as reporting to Holladay regarding those activities.
- **Municipal Separate Storm Sewer System (MS4) Compliance** – MS4 stands for Municipal Separate Storm Sewer System. This refers to storm drainage systems that have discharges that are not treated by a sewage treatment plant. Nearly all storm water systems in the western US (including Holladay's) fall into this category. The EPA sets standards for storm water runoff to reduce the discharge of pollutants from MS4s into surface waters such as rivers and streams. Utah dispenses these regulations under primacy through the Department of Environmental Quality (DEQ), which administers Utah's MS4 Permits (including the permit governing the Holladay storm water system). To maintain MS4 permit compliance, Holladay must create and follow a plan to adhere to storm water quality standards. Compliance includes public education and involvement, illicit discharge detection and elimination, construction site run-off control, long-term storm water management, and other pollution monitoring and prevention activities. The MS4 permit expires and is renewed every several years. Upon renewal the requirements of compliance are often adjusted.
- **Parcel** – The smallest separately segregated unit of land having an owner. A parcel has boundaries and surface area and has been assigned a property identification number by the Salt Lake County Assessor's Office.
- **Rate** – The charge applied to each ERU, which is the base billing unit for the fee. The schedule showing the rate for the current year is published in Holladay's Consolidated Fee Schedule.
- **Retention System** – A system that stores storm water runoff and prevents the release of a certain volume of runoff to a surface water body. The water thus stored either infiltrates and becomes groundwater or evaporates, or both.
- **Runoff** – The part of storm water (precipitation) that runs off the land into public streets and storm systems, streams, or other surface water bodies.
- **Storm Water** – Water that is generally produced by rain and snowmelt events and, in the context of the Storm Water Utility, is handled by the storm water system.
- **Storm Water Program** – The collection of all City operations that are needed to successfully

provide, maintain, and operate, and comply with regulations for the storm water system.

- **Storm Water System** – All man-made storm sewer facilities and conveyances, and natural storm water systems owned or maintained by the City that store, control, treat, and/or convey storm water.
- **Storm Water Utility** – Utility created by the City of Holladay Storm Water Ordinance which operates, maintains, regulates, and improves storm sewer facilities and programs within Holladay.

5. ENFORCEMENT

It should be noted that the storm water utility inspectors are charged with enforcing regulations related to preserving storm water quality and preserving storm water infrastructure from damage. The storm water fee covers the day-to-day costs of this enforcement. However, the fines associated with violations issued by Holladay staff and some of the inspection costs for construction period monitoring are addressed separately from the storm water fee.

For information regarding fines for City storm water code violations, see current adopted Holladay code.

6. FEE STRUCTURE

The Storm Water Utility Fee is structured around the following three customer classes:

- Class 1: Residential customers located in Area A parcels;
- Class 2: Residential customers located in Area B parcels; and
- Class 3: Non-Residential area accounting for all remaining property types including but not limited to commercial, institutional, civic, mixed use.

The fee structures for each of these customer types are based on a common base billing unit called an Equivalent Residential Unit (ERU), which is described below in Section 6.1. Use of the ERU allows each bill to be based on the amount of storm water runoff generated.

For those in Classes 1 and 2, a fee waiver in case of hardship or active duty military (deployed) is available (See Section 10).

Undeveloped parcels are not subject to a storm water fee.

6.1 Equivalent Residential Units

Because runoff to the storm water system comes principally from impervious areas, impervious surface area (ISA) is considered an adequate analogous measurement to the volume of runoff a particular property contributes to the storm water system. Therefore, impervious area is the basis of the Storm Water Fee. However, billing a Storm Water Fee per square foot of impervious area is impractical. Therefore, to create a convenient unit around which the Storm Water Fee can be billed, an Equivalent Residential Unit (ERU) has been set at the amount of contribution to the storm water system (i.e. the amount of impervious area) of a typical single-family residence. The fee for each customer, therefore, is based on the number “ERUs-worth” of ISA. This is the typical approach used for billing for storm water services in the industry.

After reviewing 570 single family residences from all over Holladay, a detailed analysis performed by Holladay staff determined that the average, standard sized, single-family residency has an average Impervious Surface Area (ISA) of approximately 5,200 square feet (SF). Each ERU, therefore, will be equivalent to an ISA of 5,200 square feet.

Each customer is assigned the number of ERUs that approximately represents the impact their property has on the storm water system. Each ERU is charged at the same rate each month. The total monthly fee for each customer is based on this rate and the number of ERUs associated with the site.

6.1.1 Customer Class 1: Residential Area A (Typical Residential Property)

Customer Class 1 consists of residential structures in Residential Area A as illustrated in Figure 1. Of the parcels surveyed by Holladay, there were 347 parcels in Area A. These parcels have a mean impervious area of 5,186 square feet, which was rounded up to 5,200 feet to represent 1.0 ERUs. All Class 1 customers will be assessed 1.0 ERU.

6.1.2 Customer Class 2: Residential Area B (Estates)

Customer Class 2 includes all residential parcels located in Residential Area B as shown in Figure 1. These are larger parcels with an area of approximately 2.5 acres which are commonly described as estates. Based on analyses performed on 223 such parcels, parcels for Class 2 have a mean impervious area of 13,116 square feet. All Class 2 customers will be assessed 2.5 ERUs, which is the approximate ratio of mean impervious area to the designated area for one ERU.

6.1.3 Customer Class 3: Non-Residential

This class of customer includes all other types of parcels such as commercial and industrial businesses, mixed use, government buildings, churches, schools, factories, parks, etc. These parcels vary significantly in size and in the amount of associated ISA. Because of the variation of ISA within this customer class, the user fee for each Class 3 customer will be based on an individual analysis of ISA from which the number of ERUs to be billed will be determined.

ERUs will be calculated for each individual property and are based on ISA. Holladay staff will calculate ISA and the resulting ERUs for existing developments. ERUs for new development will be computed as described in Section 7. The formula for determining the number of ERUs for each property is as follows:

Class 3 Formula:

$$\frac{\text{Class 3 Parcel ISA}}{5,200 \frac{\text{SF}}{\text{ERU}}} = \text{ERUs Assessed for Class 3 Customer}$$

Class 3 Example Calculation:

Class 3 Parcel ISA: 104,000 SF

$$\frac{104,000 \text{ SF}}{5,200 \frac{\text{SF}}{\text{ERU}}} = 20.0 \text{ ERUs}$$

The formula results will be rounded up to the nearest half of an ERU to facilitate consistent administration and shall not be less than 1.0 ERU.

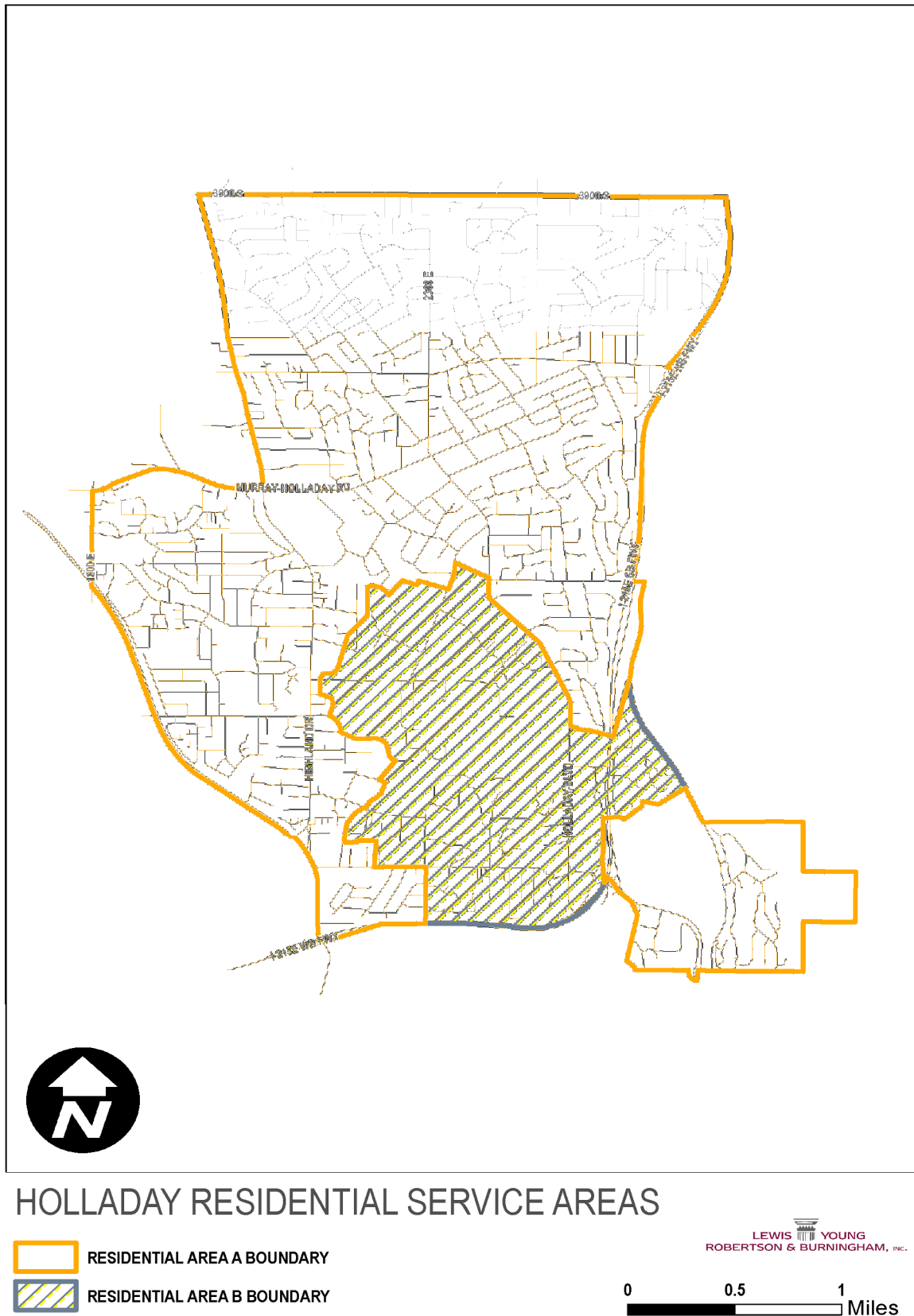


Figure 1. Fee Class Boundaries

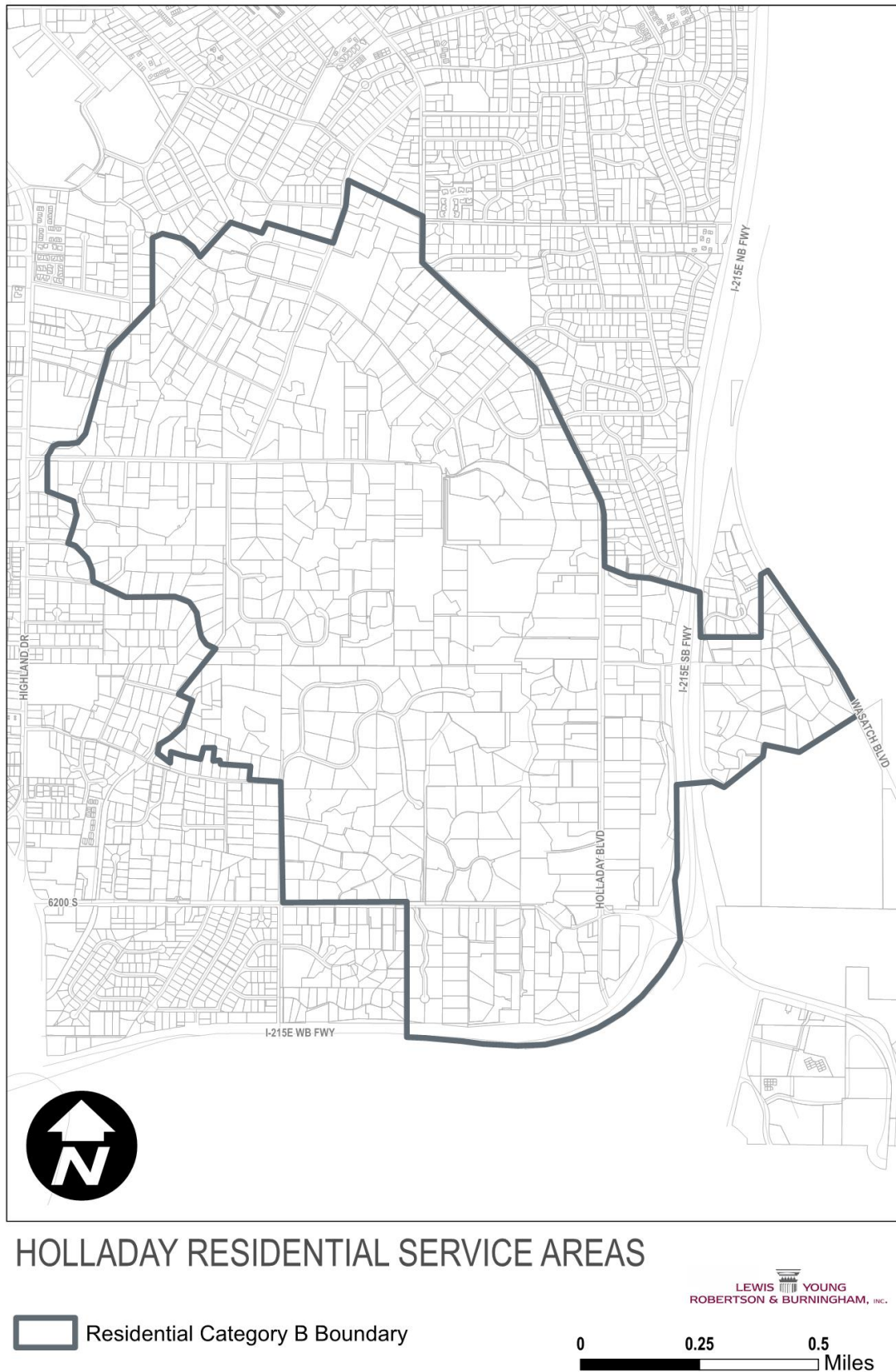


Figure 2. A/B Boundary Close Up

6.2 Storm Water Fee Hardship or Active Duty Military Waiver: Classes 1 and 2

In some cases, Class 1 and 2 customers may qualify for a waiver to address financial hardship. Deployed active duty military personnel may also qualify for a waiver. Hardship or active duty military (deployed) application procedures, eligibility requirements, and other policies related to the waiver are described in detail in Section 10 of this manual.

6.3 Fee Calculation

Fees for each customer will be determined as follows:

Fee Calculation Formula:

$$\text{Number of ERUs} * \left(\frac{\$}{\text{ERU}} \right) = \text{Fee}$$

Fee Calculation Example:

Class: 3 – Non-Residential

Number of ERUs Assessed: 2.0 ERUs

Example Rate: \$10/ERU

$$2.0 \text{ ERUs} * \left(\frac{\$10}{\text{ERU}} \right) = \$20 \text{ Fee}$$

The ERU rate used in this example does not represent Holladay's actual adopted rate. The rate for an ERU is subject to change according to the needs of the City and will be updated according to the most recent City Council approved rate schedule.

7. FEE DETERMINATION PROCEDURES FOR NEW CONSTRUCTION

Holladay staff will assign new construction a customer type and number of ERUs prior to approval of final engineering site plans for that development.

For Class 3 customers, Impervious Surface Area (ISA) calculations must be performed by the design engineer and submitted as part of the storm drain calculations for development plan review submittal. A map or plan showing proposed groundcover types and their respective areas must also be provided. After construction is complete, the "as-built" impervious area may be subject to verification/correction by Holladay staff.

8. FEE DETERMINATION PROCEDURES FOR EXISTING PROPERTIES

Existing properties will be assigned a customer type by Holladay staff with the associated number of ERUs per the definitions of each customer class and based on available Holladay information (including impervious area mapping).

Holladay will not apply any rate credits to any accounts. See Section 10.1, *Hardship or Active Duty Military Waiver Program General Policies*, for additional details regarding hardship waivers for Class 1 and 2 customers.

9. ADJUSTMENT/APPEALS PROCESS

9.1 Adjustments Due to Property Changes

Any Class 3 customer who has adjusted the amount of impervious area on their property may contact the City Engineer (see Section 3) to request an adjustment to their Storm Water Fee. The customer must provide the same information required of new construction (see Section 7) to determine the number of ERUs now associated with the property.

Any customer who believes an error has been made in determining the number of ERUs associated with the property may file a written appeal with the City Recorder as outlined in Section 9.4 below.

9.2 Class 3 Sites with On-Site Retention Systems

Class 3 sites with on-site retention systems equal to or greater than the 24-hr, 85th percentile storm event will be given a 50% reduction to the Fee. Any change to the amount to be billed will be made in the following billing cycle.

9.3 Class Change Requests for Class 2

Customers with property located within the Class 2 boundary who believe their property should be designated as a Class 1 property may make a Class Change Request. At least one of the following two criteria listed below must be met for the request to be considered:

1. The lot acreage must be equal to 0.49 acres or less (including roadway if part of the lot).
2. The impervious surface area must be equal to or less than 9,100 square feet, including roof, concrete, asphalt, brick, and tiled surfaces.

To apply, submit a completed Class Change Request form (available on the City's website) to the Community Planning Department at City Hall or email it to the City Engineer (see Section 3 for email address). The Class Change Request will be reviewed and a determination made within 20 days of the receipt of the application. An appeal to the to the determination may be made as per Section 9.4.

Properties that are approved for a class change are not eligible for on-site retention system reductions described in Section 9.2.

Any change to the amount to be billed will be made in the following billing cycle.

9.4 Appeals of Storm Water Fee Determinations

Any customer who believes an error has been made in calculating the Storm Water Fee for a specific site should contact the City Engineer (see Section 3) for an explanation of the fee. If that explanation is unsatisfactory, the customer may file a written appeal to the fee determination with the City Recorder. The written appeal shall state all facts supporting the appeal and shall be made within 30 days of the receipt of the bill or event giving rise to the appeal.

Appeals received will be evaluated by the City Engineer based on the information provided by the customer filing the appeal. The City Engineer might request additional information from the customer. The decision of the City Engineer will be sent in writing to the customer within 30 days of the receipt of the appeal.

A party who has been adversely affected by the City Engineer's decision may request an administrative hearing. The request for an administrative hearing shall be made in writing and delivered to the City Recorder's office. The written request for hearing must be received by the City Recorder's office within 20 calendar days of the date the City Engineer's decision. Failure to

request an administrative hearing within 20 calendar days from the date of the City Engineer's decision shall constitute a waiver of the right to an administrative hearing.

Hearings shall be conducted with appropriate formality and decorum so that due process rights are protected. Utah rules of evidence and rules of civil procedure are used as guidelines but need not be strictly followed or applied. Rules of evidence regarding authorization, foundation, hearsay, or relevance need not be strictly applied.

The appellant has the burden of proving that the City Engineer erred and the burden of proceeding. The standard of proof to be used by the hearing officer in deciding the issues at an administrative hearing is whether the preponderance of the evidence shows that the City Engineer erred. The administrative hearing shall be open to the public and shall be recorded. The appellant has a right to be represented by an attorney.

9.5 Appeals of Waiver Decisions

Any customer who believes an error has been made in the determination of hardship or active duty military (deployed) waiver eligibility should contact the City Engineer (see Section 3) for an explanation of the decision. It is the responsibility of the customer that is requesting a waiver to provide all information needed by City staff to review the request and compute the credit (i.e. documentation of current enrollment in an approved public assistance program, etc.). If the determination of credit is still unsatisfactory, the customer may file a formal written appeal with the City Recorder. The written appeal shall state all facts supporting the appeal and shall be made within 30 days of the original waiver decision.

The process from this point for appealing waiver approval decisions is the same as described above in Section 9.4 for appealing storm water fee determinations.

9.6 Refunds and Prorated Bills

Refunds for changes in property classifications or fee reductions are not retroactive and will not be prorated for a portion of a month. Changes will be made in the following billing cycle after a change is approved.

10. HARDSHIP OR ACTIVE DUTY MILITARY (DEPLOYED) WAIVER

As described in Section 6.1, class 1 and 2 customers may be eligible and can apply for a hardship or active duty military waiver.

The value of the waiver and minimum performance requirements, application procedures, etc. are described in the following sections.

10.1 Hardship or Active Duty Military Waiver Program General Policies

The following general policies are applicable to the waiver:

- One of the following two qualifying attributes must be met.
 - o A residential customer must (i) be active duty military (deployed), or
 - o A residential customer must (ii) qualify for the Salt Lake County (SLCO) Hardship Tax Relief Program.
- It is the responsibility of the customer (or their designee) to apply for the waiver and provide the necessary supporting information/documentation along with the application.
- Only one waiver is allowed per household.

- Applicants are eligible for credit from the billing cycle in which the applicant became eligible by enrolling in one of the qualifying credit programs up to 12 months prior to the waiver application date. This means that applicants may apply credits to past billings if not yet paid. Refunds of previously paid fees are not allowed.
- Waiver approvals will remain in effect as long as:
 - o Waiver approval will last for 12 months but is renewable (in 12-month periods) by providing documentation showing that the applicant is still eligible for the waiver.

10.2 Waiver Value

The hardship or active duty military (deployed) waiver value is 100% of the residential customer's storm water fee.

10.3 Application Procedures

To apply for a waiver, the customer must complete a waiver application form and supply any supporting documentation. City staff will only review complete applications. Incomplete application packages will not be considered and will be returned to the customer for correction or revision.

The ways to submit an application for the waiver program are as follows:

- Online at the city website (see Section 3).
 - o Supporting documentation will be uploaded to the application
- In person at City Hall (see Section 3)
 - o City staff will assist the applicant in completing the electronic application using computers available at City Hall.
 - o City staff can assist in scanning in and uploading supporting documentation.

Upon submittal of the application, Holladay will review the documentation provided, respond with questions as needed, and inspect relevant facilities as needed. Applications will typically be processed within 30 days of receipt.

The City Engineer will inform the applicant of the credit eligibility decision in writing by email unless specified otherwise by the applicant on the credit application (email or physical mail).

The City's decision regarding credit value and credit approval is final unless overturned by appeal in accordance with the appeal process described in Section 9.

10.4 Supporting Documentation

With the application, the applicant must provide documentation showing that the customer or household member is currently enrolled in a qualifying public assistance program. This documentation must be dated, have the applicants name, and include a contact phone number at which the status of enrollment may be verified.

10.5 Application Fee

There is no application fee associated with the hardship or active duty military (deployed) waiver.

11. BILLING AND PAYMENT

Billing services are provided by Rocky Mountain Power as an additional line item on the customer's power bill. Billing procedures are as outlined in the Rocky Mountain Power Bill.

For questions and help with how to make a payment, contact Rocky Mountain Power at the number provided on the bill. For all other questions regarding your storm water fee, please contact the City Engineer (see Section 3).

In the event of non-payment, the City will use available means to collect the fee, including any available legal means, up to and including the pursuit of judgments to be certified against delinquent properties.

12. UPDATING THE FEE

At fee startup, the storm water program revenues and expenditures should be continuously monitored to ensure revenues from the fee and expenses line up. It is recommended that the fee be evaluated annually to keep it in line with changing storm water program costs. It is anticipated that any fee change will take effect every year starting in the August billing cycle or as otherwise determined.

STORMWATER UTILITY FEE CLASS CHANGE REQUEST

Stormwater Utility Fee customers requesting their property to be reclassified from Class 2 to Class 1 may apply for a Class Change Request using this form. Applicants must complete both sections below and submit a paper copy of the completed form to the Community Planning Department at City Hall or email an electronic copy to the City Engineer at engineer@cityofholladay.com.

SECTION A

1. Is the lot acreage 0.49 acres or less (including roadway if part of the lot)?
2. Is the impervious surface area equal to or less than 9,100 square feet, including roof, concrete, brick, asphalt, and tiled surfaces?

If answers to one or both questions are YES, submit an exhibit with this form showing the locations of impervious surfaces on the property, the total impervious area, and the acreage of the lot.

If answers to BOTH questions are NO, the request will not be approved.

Impervious surface exhibits may be prepared using measuring tools on Google Earth, Salt Lake County's Assessor's map, measurements taken manually on the property, or another suitable measurement method accepted by the City Engineer.

SECTION B

Property Address: _____

Owner: _____

Contact Name (if different than Owner): _____

Phone: _____

Email Address: _____

By signing the application below, the property owner hereby authorizes the City Engineer or delegated staff to enter the property during regular business hours at the address provided above, upon reasonable advance notice, to verify measurements of impermeable surfaces as submitted in the exhibit.

Property Owner's Signature

Date

CITY OF HOLLADAY

RESOLUTION No. 2020-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY ADOPTING AMENDMENTS
TO THE CITY OF HOLLADAY GENERAL PLAN RELATING TO MODERATE INCOME HOUSING
OPPORTUNITIES.**

WHEREAS, the Utah State Legislature during the 2019 General Session adopted Senate Bill 34 requiring cities to adopt provisions relating to the availability and creation of Moderate Income Housing Opportunities in their general plans; and

WHEREAS, the City Council of the City of Holladay, in compliance with the requirements of Senate Bill 34, desires now to amend the General Plan of the City;

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

Section 1. Amendment. Chapter 2 of the General Plan of the City of Holladay is hereby amended to read as more specifically set forth in Exhibit A, attached hereto and incorporated herein by reference.

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

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ___ day of December, 2020.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Matt Durham	Yea ____	Nay ____
Sabrina R. Petersen	Yea ____	Nay ____
Drew Quinn	Yea ____	Nay ____
Paul Fotheringham	Yea ____	Nay ____
Dan Gibbons	Yea ____	Nay ____
Robert Dahle	Yea ____	Nay ____

ATTEST:

~~~DRAFT AMENDMENT~~ PC Recommended Amendment ~

## CHAPTER 2: LAND USE, URBAN DESIGN and NEIGHBORHOOD PRESERVATION

### INTRODUCTION

This element of the General Plan provides policy direction and guidance for land use decisions, urban design, and neighborhood preservation. It also includes a Future Land Use Map and addresses the image, character, and livability of the City.

The goals of this element are designed to:

1. Maintain the established pattern of development in the City;
2. Ensure that new developments are high quality and compatible with the surrounding neighborhoods;
3. Retain the natural character of the City and its neighborhoods; and
4. Ensure that the zoning ordinance meets the goals expressed in this General Plan.

A list of implementation strategies supporting these goals is included at the end of this chapter.

### LAND USE AND PHYSICAL FORM OF HOLLADAY

The City of Holladay has transitioned from a lightly populated agricultural settlement to a nearly built-out bedroom community. The physical structure of the City is unique. Older neighborhoods reflect their coveted location along the edges of the Big Cottonwood Creek. Newer neighborhoods exhibit more typical suburban patterns. Other features that define the character of the City include the following:

- The lack of a discernible street grid typical of other valley centers;
- Creeks and canals that wind through the maze of lowland cottonwood forests;
- Sinuous public and private lanes that connect residential areas and commercial developments in a gentle, lived-in fashion;
- Long connecting roadways that provide access to heavily-wooded private lanes that lead to large-lot single-family estates;
- Large and deep residential lots which provide significant private open space;
- A semi-rural character with continuing agricultural uses including orchards, vegetable gardens, horses and other livestock;
- Finely-detailed walls and fences, mature vegetation, and high-quality landscaping that provide privacy and transition between neighborhoods;
- A variety of housing styles and types;
- Distinct neighborhoods; and
- Diverse commercial and mixed use districts including the historic commercial center of the city known as the Holladay Village, Holladay Crossroads area and the Holladay Hills redevelopment area formerly know as the Cottonwood Mall. Cottonwood Holladay Hills (redevelopment site, among others.

- Together, these features help establish the unique "sense of place" that makes Holladay one of the most desirable communities in the region.

## EXISTING LAND USE

The existing land uses illustrated in Map 2.1 are dominated by low-density, single-family residential uses, which comprise slightly more than half of the total area (56.9-percent). When duplexes, planned unit developments (PUDs), and multi-family residential uses are added to the total, residential uses comprise just over 63% of the total land area uses in of the City, verifying-validating the City's primary function-designation as a "bedroom community."

Commercial uses currently comprise only three percent of existing land area, and are generally situated around key intersections along Highland Drive, Murray-Holladay Road, and 6200 South. Key commercial sites include the rapidly-transforming Holladay Village area; the CottonwoodHolladay Hills redevelopment site with its supporting commercial areas at Highland Drive and Murray Holladay Road, and the Holladay Crossroads, the commercial area at Highland Drive and 6200 South. The Black Diamond Campus on 3900 South is an example of several smaller, more isolated commercial sites found in the northeast quadrant of the City. There are also a number of even smaller commercial office/mixed-use sites that comprise just over one percent of the total land area, the largest being the Millrock/Old Mill Village Commercial Area, which is a Class-A office complex located just east of Interstate 215 near 3000 East.

Other existing land uses include public buildings and facilities, schools, and churches, which together encompass approximately five percent of the total. Open space, such as parks and public land in the foothills cover nearly five percent, as well.

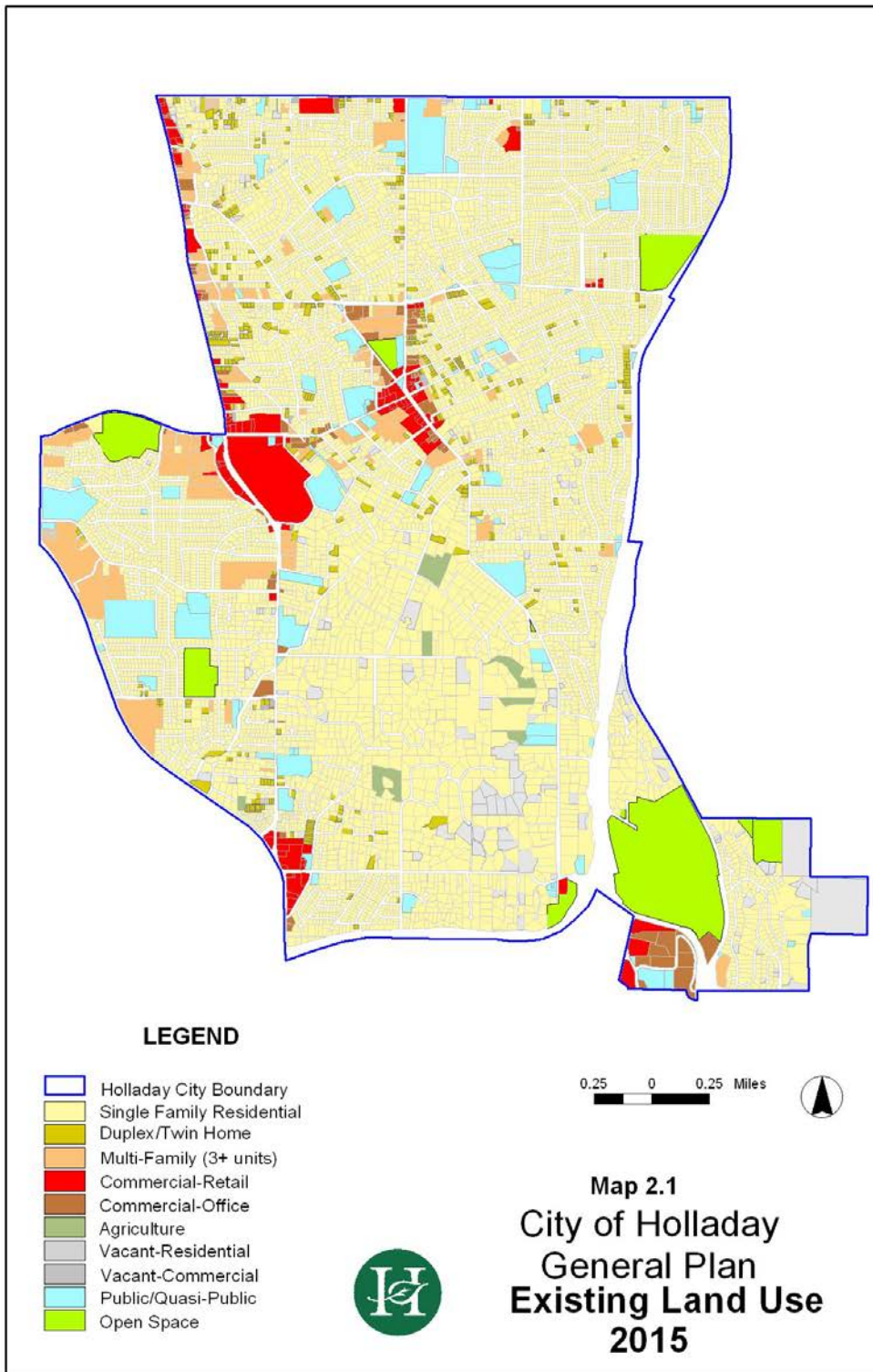
**Vacant** residential and commercial property, including the steep slopes of the Wasatch Mountains on the southeast edge of the community, covers just over three percent of the City.

|               | <b><u>Land Use*as a portion of total land area of the city*</u></b>                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>56.9%</b>  | Single Family Development                                                                                               |
| <b>2.1%</b>   | Duplex/Twin                                                                                                             |
| <b>4.5%</b>   | Multi-Family (3+dwelling units)                                                                                         |
| <b>3.0%</b>   | Commercial ( <i>including the <u>CottonwoodHolladay Hills</u>-redevelopment site; currently vacant</i> )                |
| <b>1.4%</b>   | Office                                                                                                                  |
| <b>0.6%</b>   | Agriculture                                                                                                             |
| <b>3.2%</b>   | Vacant-Residential                                                                                                      |
| <b>0.1%</b>   | Vacant-Commercial ( <i>not including the <u>CottonwoodHolladay Hills</u>-<u>Holladay Hills</u> redevelopment site</i> ) |
| <b>5.4%</b>   | Public/Quasi-Public, including utilities                                                                                |
| <b>4.6%</b>   | Open Space (Public & Private)                                                                                           |
| <b>~20.0%</b> | <u>Roads</u>                                                                                                            |

1 \* The city covers approximately 8.39 square miles. The total acreage of the City is approximately 5,400 acres, including roads.  
2 ~~The-However,~~ acreage of roads (just over 900 acres) was excluded from the GIS data layer that was used to calculate existing  
3 land uses in the table above. Roads comprise approximately ~~18-percent~~20% of the total land area within the City.  
4  
5



## 1 Map 2.1, Existing Land Use



## EXISTING URBAN DESIGN

Urban design describes the physical structure of the City's history; ~~—from the function and architecture of buildings and structures; types of roadways, trails and parks; to the other planned and unplanned open spaces;~~ community “branding”, and the preservation of the local history and ecology. ~~that separate and surround them.~~

Holladay is defined by its natural cottonwood forests, riparian vegetation, as well as the nearby Mount Olympus, linear roads and meandering lanes that crisscross the City, and the street edges lined by trees, walls, and fences that buffer ~~semi-rural~~residential areas, manicured yards, and gardens. Sensitive design is the rule rather than the exception in Holladay, with carefully conceived monuments marking key entrances to the City and a unified signage system announcing one's arrival at ~~the~~ Holladay Village. The various trails, pathways, and road edges provide public places to walk and cycle, connect neighborhoods, and lead to nearby commercial areas and destinations.

## NEIGHBORHOOD PRESERVATION

Existing historic neighborhoods were identified by members of the public as requiring better protection and preservation. This desire for protection extends beyond the buildings, to small town qualities such as: mature trees canopies, large lots, historic land uses, fences, residential development along private lanes, waterways, bridges and masonry walls, ~~and the semi-rural, small town qualities these elements exude.~~ This is particularly important in older residential areas where there is pressure to densify. Current policies regulate the teardown of older units as well as allow homeowners to remodel or add responsible additions to their homes.

## HISTORIC AREAS AND BUILDINGS

The preservation of historic places and structures ranked high in the public involvement process, and it is an essential component of maintaining the qualities that make the City such a desirable place to live. To help ensure that Holladay's historic resources are preserved, including land uses, sites, and buildings, the Historic Preservation Committee (City Code 2.24.060) was established to make recommendations to the City Council in the creation of historic districts and adoption of standards and guidelines for historic properties.

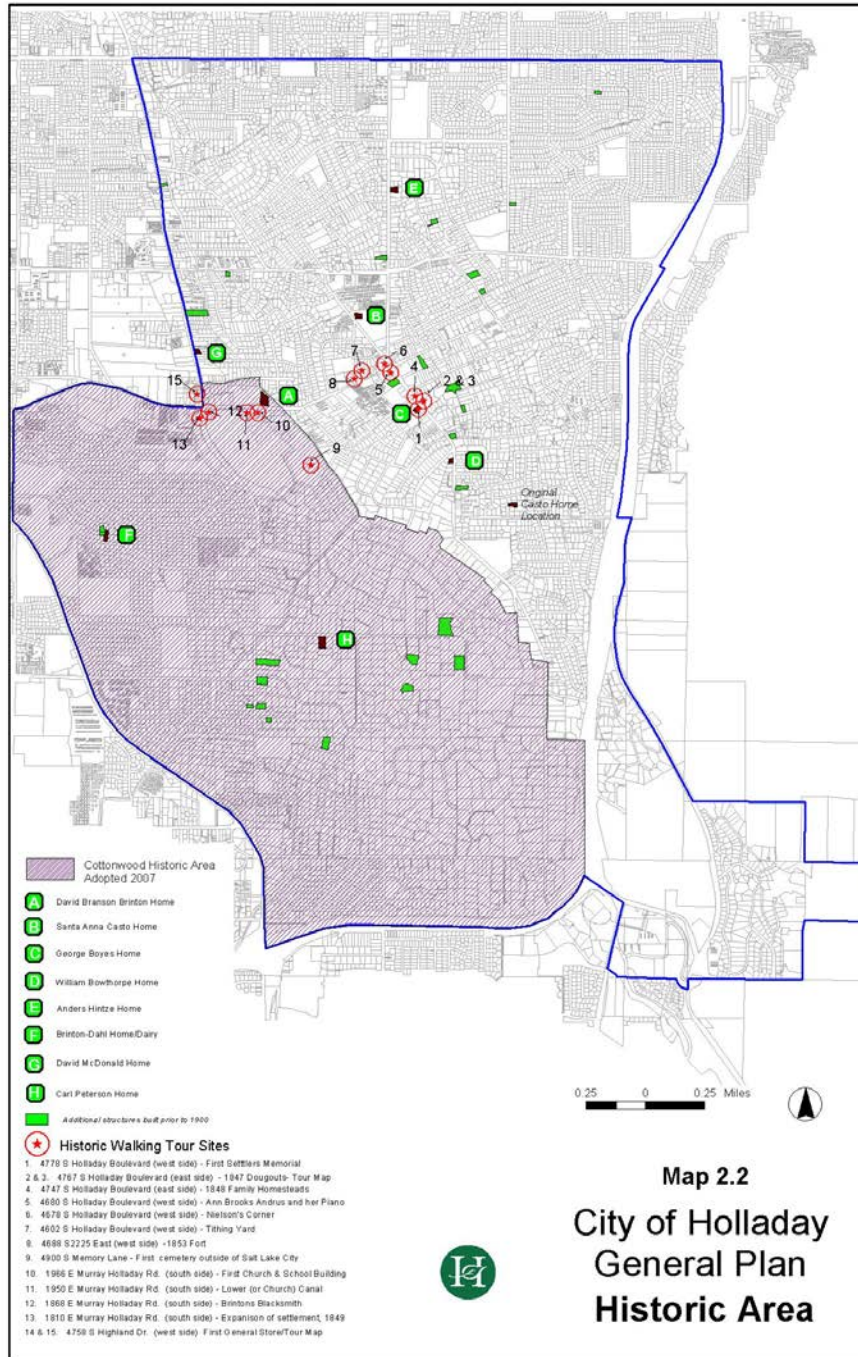
In 2006, the **Cottonwood Historic Area** was established to identify and memorialize a specific portion of the Cottonwood area known as the Brinton Ward. The portion of this historic area within Holladay is shown on Map 2.2. The following structures and sites have been identified as being of historic importance within the City, regardless of whether or not they are in the Cottonwood Historic Area:

David Branson Brinton home, 1981 East Murray-Holladay Road, Holladay

- A. Santa Anna Casto home, 2731 Casto Lane, Salt Lake City, (moved to City Hall Park, 2009)
- B. George Boyes home, 4910 Holladay Boulevard, Holladay
- C. William J. Bowthorpe home, 4766 Holladay Boulevard, Holladay
- D. Anders Hintze home, 4249 South 2300 East
- E. Brinton-Dahl home/dairy-1501 E Spring Lane
- F. David McDonald home-4659 S Highland Drive
- G. Carl Peterson home-2152 E Walker Lane

An historic walking tour was developed to encourage public knowledge and awareness of the City's historic resources. The tour ~~locates~~ identifies historic locations, structures, markers and trees. Those locations are found on Map 2.2.

Map 2.2, Cottonwood Historic Area



## KEY LAND USE AND URBAN DESIGN ISSUES

After analyzing existing conditions, reviewing existing plans, and considering public input, it is clear that the key planning issues facing the community are related to stability and change. There is general satisfaction with the existing patterns, uses, and densities that currently exist, and the general direction of growth. However, a certain amount of angst exists concerning new development, densification, and the impact this might have on individual properties, neighborhoods, traffic, and the character of the City. Since incorporation, Holladay has accomplished some major development, green space and connectivity objectives with the development of the award winning and highly visited Holladay Village, gateway monuments, City Hall civic center and park, Knudsen Park, bike paths and facilities, numerous adopted masterplans and studies, and now the anticipated development of Holladay Hills into a large, mixed-use district.

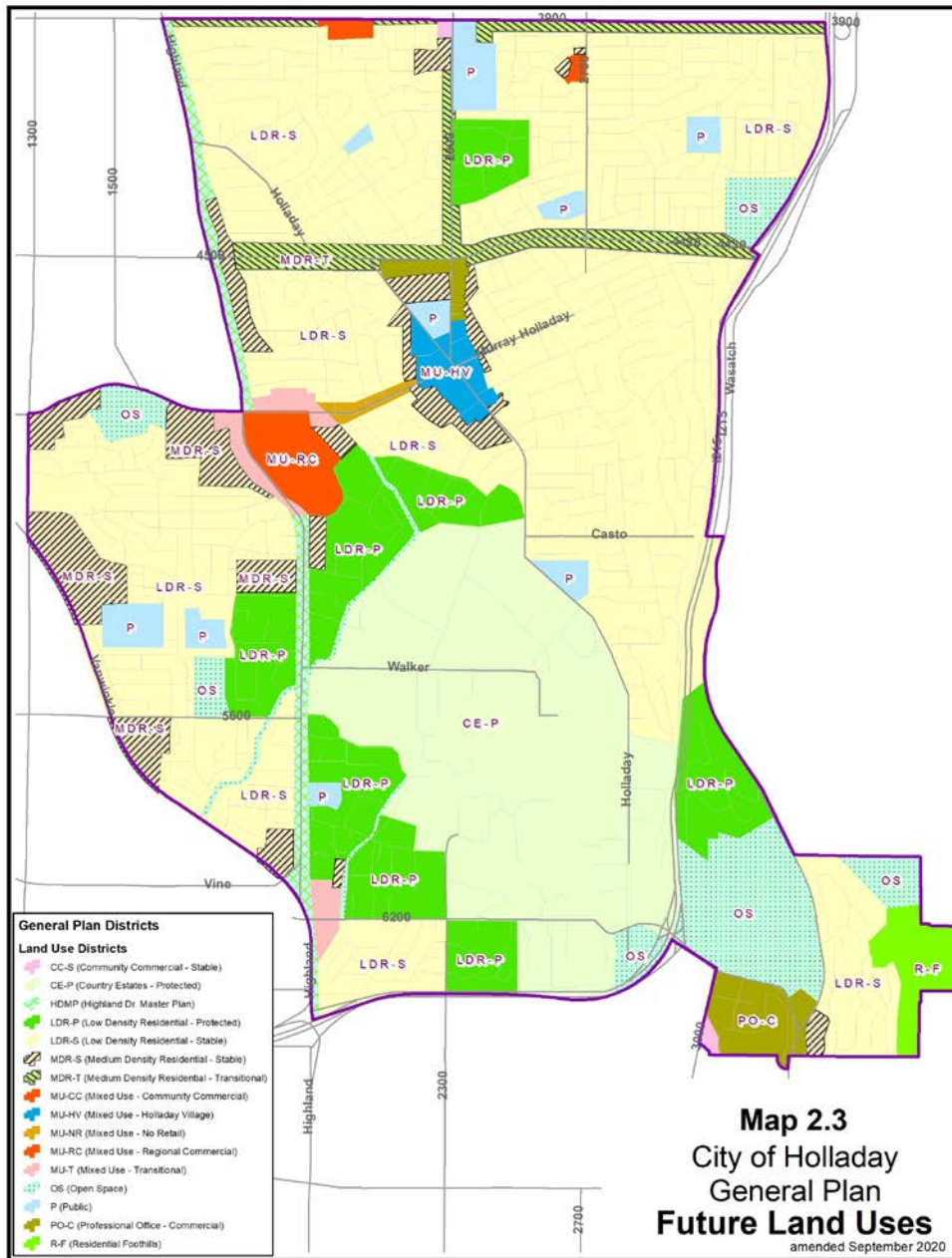
Holladay is already different than it was in 1999. Due to expansion of the City boundaries, population has significantly changed over time as many new residents have been added to the community. New construction has occurred in virtually every neighborhood and commercial area of the City, representing a major investment by property owners and businesses. Moving forward, city leaders and residents should consider the importance of today's land use decisions on current and future residents who will inherit Holladay.

It is the intent of this plan to continue that general vision, which has guided development in past decades. ~~In consideration of projections that S~~significant growth pressure in Holladay, the Salt Lake Valley and the larger region already exists and will continue as both existing and future generations seek places to work, live, shop and recreate. is likely to occur, ~~T~~the General Pplan strives to accommodate new growth ~~without jeopardizing~~while protecting the development patterns that have made Holladay a unique and desirable place to live and work. This plan recognizes the need for a greater variety of shopping options within existing commercial areas and an improved tax base for the community, similar to the Holladay Village model. Higher-density residential uses ~~have could be been~~ introduced as part of mixed-use developments along busy streets, existing activity nodes and adjacent to established commercial areas., ~~in a manner that~~This is compatible with the existing residential neighborhoods and providing a greater range of housing options, ~~while and~~ creating a more diverse community place over time. ~~Although there are no simple answers, P~~preserving what is best about Holladay and avoiding the negative impacts of unplanned future growth are the key areas of focus issues to be resolved as the City moves forward.

## FUTURE LAND USE AND URBAN DESIGN CONCEPT

The City's future development patterns must include the preservation of low-density residential neighborhoods, protection and maintenance of historic land uses, structures and places, ~~maintenance of the special community character,~~ and the accommodation of growth and economic development at focused locations. This goal is supported by the land use districts as shown on Map 2.3 - Future Land Use.

## 1 Map 2.3, Future Land Use



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3  
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To meet the overall goals of this chapter, future land use decisions should be built upon three core principles of growth and development:

- Principle 1 - Supporting Stable Neighborhoods
- Principle 2 - Transforming Key Commercial Districts into Better Functioning Destinations
- Principle 3 - Redeveloping Smaller Commercial Sites to Meet Future Needs

## **PRINCIPLE 1 – SUPPORTING STABLE NEIGHBORHOODS**

Controlling change in established residential neighborhoods is particularly important. This priority is successfully supported by the existing ordinance, which includes a range of residential zones to help ensure that residential growth matches the vision and expectations of the community. Future residential growth should be accommodated by the utilization of current zoning and densities and not on rezoning.

The following General Plan Districts are intended as a guide to any future zoning changes. Zone change requests should be carefully considered to accommodate expected future growth, to ensure neighborhood compatibility, and to prevent the destabilization of the existing neighborhoods and loss of the existing established community character, density or intensity.

- **Country Estates-Protected (CE-P)** Suggested zones: R-1-87, R-1-43  
*This district is intended to preserve the existing large lot development patterns, the mature tree canopy, and the ambience created by estate type development often on private lanes. New development ~~can~~ should be appropriately accommodated through utilizing unclaimed density by subdivision and not by rezones.*
- **Low Density Residential-Protected (~~CE-P~~ LDR-P)** Suggested zones: R-1-21  
*This district is intended to preserve existing half-acre lot development patterns, the mature tree canopy, and the ambience created by single- family development. New development should ~~be~~ be appropriately accommodated through utilizing unclaimed density by subdivision and not by rezones.*
- **Low Density Residential-Stable (LDR-S)** Suggested Zones: R-1-8, R-1-10-, R-1-15,  
*This district is intended to support a mix of single- family residential development that has been established by historic development patterns. New development should be accommodated through utilizing unclaimed density. Rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.*
- **Medium Density Residential-Two Units (MDR-T)** Suggested Zones: R-1-4, R-2-8, R-2-10  
*This district is intended to accommodate small-lot single family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.*
- **Medium Density Residential-Stable (MDR-S)** Suggested Zones: RM  
*This district is intended to accommodate traditional multi-family developments where increased density has been previously established or where single-family development is no longer viable. New development should be accommodated through utilizing unclaimed density where*



possible. Proposed rezones within the suggested zone list may be appropriate where existing land use patterns support the increased density and do not conflict with other provisions of the Plan.

- **Residential-Foothills (R-F)**

Suggested Zones: FR-1, FR-5 and FR-20

This district is intended to accommodate residential developments within the Foothills and Canyons Overlay Zone on properties that require special review for potential slope stabilization, residential structure placement and natural hazards mitigation.

~~The current City Code allows lots~~ are allowed to be subdivided when there is vacant or available land unclaimed density within the zone, or where rezoning is allowed by the City Council. In recent years, pressure to subdivide properties in residential ~~neighborhoods, particularly those with large lots near Big Cottonwood Creek, has~~ neighborhoods has escalated. Since the impact of such changes could have significant repercussions on the existing character and function of the City, it is envisioned that as residential development occurs, particularly in the large-lot zones (the one and two acre minimum zones), established land use patterns should not materially change, and that existing density should remain similar to those that currently exist.

The most significant residential land use change is likely to take place in areas earmarked for mixed-use and multi-family development. Such development is supported at the ~~Cottonwood~~ Holladay Hills redevelopment site, in portions of the Holladay Village, and at the Holladay Crossroads area. Growth in this manner is expected to be most significant at ~~the Cottonwood~~ Holladay Hills redevelopment site, which is currently vacant and redevelopment is anticipated, and at the Holladay Crossroads area.

Higher-density housing is also supported at other under-utilized areas of the City, which can provide greater housing opportunities for a wide range of income and age groups, ~~and perhaps allow people to~~ reside in Holladay during all stages of their lives. Limited redevelopment of existing low density housing into a variety of housing options ~~two family, attached unit alternatives might also be designated to~~ occur along 3900 South, ~~and~~ 4500 South, ~~and portions of Highland Drive and Murray Holladay Road. due in large part to the increasing traffic and transit envisioned along these roadways. Although the amount and scale of such changes is likely to be relatively minor, care must be taken to ensure that~~ modifications do not conflict with existing residential uses.

## **PRINCIPAL PRINCIPLE 2 –TRANSFORMING COMMERCIAL/MIXED-USE DISTRICTS INTO PLACES and DESTINATIONS**

Future commercial development should be limited to existing commercial sites, office sites, and areas slated for mixed-use redevelopment such as the Holladay Village, ~~the Cottonwood~~ Holladay Hills redevelopment site, and the Holladay Crossroads, the area surrounding the intersection of 6200 South and Highland Drive. Any increase in the intensity of established commercial uses should be carefully planned to ensure compatibility with the surrounding residential patterns. One of the primary purposes of this plan is to ensure that these areas develop in a manner that matches both the future vision and the established patterns. The following General Plan Districts are intended to support this principal:



- **Mixed Use-Regional Commercial (MU-RC)**

Suggested zones: R/M-

U

*This district is intended to support the purpose and intent of the ~~Cottonwood~~Holladay Hills redevelopment site- Site Development Master Plan (SDMP).*

- **Mixed Use-Holladay Village (MU-HV)**

Suggested zone: HV

*This district is intended to support the purpose and intent of the Holladay Village Master Plan.*

- **Mixed Use-Transitional (MU-T) / Mixed Use-Community Commercial (MU-CC)**

Suggested zones: HCR

See Chp. 9 Small Area Master Plans TBD

*This district is intended to support the development of a "Small Area Master Plan" for areas such as the Holladay Crossroads commercial area, Black Diamond site on 3900 South and Oakmont Plaza on 2700 East. Future plans for the development of these areas could include a mix of residential and commercial uses, in a ratio that does not erode the established commercial development already in place.*

- **Mixed Use-No Retail (MU-NR)**

Suggested zones: ~~TBD~~RM, PO

*This district includes the area known as the "Holladay Half-mile", that area along Murray Holladay Road between the ~~Cottonwood~~Holladay Hills redevelopment area and the Holladay Village. Future development of this area should be guided by a "Small Area Master Plan", yet to be developed. Zoning in this district should allow for the integration of residential and non-residential uses mixed across the district but should not encourage further development of retail uses along this corridor.*

- **Professional Office-Commercial (PO-C)**

Suggested zones: PO, ORD, ~~RO~~<sub>2</sub>

RM

*This district is intended to support the continued development of the city's economic sector and occurs in those areas of the city where professional offices and their associated supporting commercial uses are already established. Rezones in this district should only be considered if the proposed development enhances the existing development patterns and where any negative impacts on nearby residential uses are nominal or can be mitigated.*

## HOLLADAY VILLAGE

This area is located in the traditional downtown core of the City, which is centered at the intersection of Holladay Boulevard and Murray Holladay Road. As detailed in the **Holladay Village Master Plan**, the Holladay Village area is envisioned to be a local commercial center with integrated multi-family residential development to add life to the core "downtown" area. The **Holladay Village (HV)** zone was created to specifically help guide development in this area, establishing the vision for downtown Holladay. The zone includes specific standards to establish a unified and inviting overall appearance, which has worked well for the redevelopment of Block One. This zone should be maintained, with small modifications made to further implement the purpose and intent of the Holladay Village Master Plan.

## **COTTONWOOD HOLLADAY HILLS REDEVELOPMENT SITE AND THE "HOLLADAY HALF-MILE"**

The former Cottonwood Mall site, now known as Holladay Hills, has historically been Holladay's only regional commercial area and an important asset for the community's tax base. Located one half-mile west ~~of of the~~ Holladay Village, the mall was razed several years ago in anticipation of redeveloping the site into a new regional mixed-use destination. ~~Development has yet to occur, although it is anticipated that interest will be rekindled soon.~~

The City of Holladay has approved a Site Development Master Plan (SDMP) for the Cottonwood Holladay Hills redevelopment site, which also includes a traffic impact study. ~~However, changes to the adopted plan are anticipated and an amended site plan will be developed. Although t~~The site is zoned **Regional/Mixed-Use (R/M-U)**, a zone specifically crafted for this area, any future development of the site should be designed to become a major mixed-use destination including retail, entertainment, office, residential, and other various supportive uses. The currently adopted zoning ordinance supports this general vision for the site, and describes the type of information required for the submission and/or update of a Site Development Master Plan (SDMP) for the area.

The City envisions that, once developed, the new district will be linked with Holladay Village along the short strip of Murray-Holladay Road that separates the two destinations, both visually and perceptually. Known as the "Holladay Half-mile", the roadway and adjacent properties are envisioned to be transformed into a pedestrian-oriented corridor with a mix of pedestrian-friendly, multi-family residential, and office uses. The transformation of the street may include design features, such as themed street lighting, outdoor furnishings, and coordinated landscape areas. Additionally, consistent gateway features and wayfinding elements that build upon the established stone monuments and historic walls found in other parts of the City will give this corridor a unique ambiance.

## **HOLLADAY CROSSROADS: INTERSECTION OF BIG COTTONWOOD ROAD/6200 SOUTH, HIGHLAND DRIVE, AND VAN WINKLE EXPRESSWAY**

This district has the potential to become a premier commercial/mixed-use destination. It is the only commercial area in Holladay that has direct access to a freeway interchange. At present the area is relatively dysfunctional and dominated by aging, suburban-style strip malls and one-off "commercial pad" buildings. The area lacks continuity and the numerous parking lots are poorly coordinated, causing confusion and making it difficult to navigate from building to building. The area is poorly signed and lacks basic pedestrian amenities.

Due to its proximity to I-215, the Holladay Crossroads area has been identified as a priority improvement area for the City, with the goal of transforming it into a thriving, regional commercial, pedestrian and bike-friendly, mixed-use place. Significant changes to Highland Drive, Van Winkle Expressway and 6200 South intersection may be required. At the time of this writing, the City is investigating alternative intersection designs and has obtained approval for a triple left turn southbound from Highland Drive to Van Winkle Expressway. ~~In the near future, a~~ A "Small Area Master Plan" (SAMP) for the area ~~will~~has been adopted as an amendment to this General Plan.

## **MILLROCK/OLD MILL VILLAGE COMMERCIAL AREA**

The Millrock/Old Mill Village Commercial Area is the dominant office use location in Holladay, and one of the most desirable, highest-rent office spaces in the state of Utah. The site is zoned **Office, Research**

**and Development (ORD) and C-2.** The area supports a mix of commercial uses that includes office, hospitality, restaurant, banking and some retail uses, small scale medical, and an education/worship use. New office space and/or commercial spaces should continue to build upon this successful tradition, with high-quality buildings designed and located in a manner that captures the ambiance of the existing development, strengthens the local job market, and contributes to the City's overall economy.

### **PRINCIPLE 3 – REDEVELOPING SMALLER SITES TO MEET FUTURE NEEDS**

In addition to the transformative ideas for the larger commercial areas discussed above, there are several smaller commercial sites that are ripe for redevelopment. Examples include the Black Diamond campus on 3900 South and Oakmont Plaza on 2700 East. These sites are located in non-traditional locations for commercial operations. More evaluation is needed to determine the best use for these sites, considering residential and mixed-use redevelopment options. To assist with this process new and revised development controls are recommended to help convert these sites into improved assets for the community.

The following General Plan districts are intended to support this principal:

- **Mixed Use-Community Commercial (MU-CC)** Suggested zones: C-1, , RM, NC, RO  
*This district is intended to support the introduction of mixed residential and non-residential uses within the established commercial areas along Highland Drive, at the Black Diamond site on 3900 South, and at ~~Oakmont~~Oakmont Plaza on 2700 East.*
- **Community Commercial-Stable (CC-S)** Suggested zones: C-1, C-2  
*This district is intended to support those stable, established commercial areas where redevelopment may occur but where the introduction of residential uses is not necessarily advantageous.*

### **HIGHLAND DRIVE - LINKING DISPARATE LAND USES ALONG A BUSY STREET**

A small area master plan has been adopted for Highland Drive (HDMP). The plan divides Highland Drive into three sub-corridors, each of which is slated to be developed in deference to the character of surrounding neighborhoods. The HDMP recognizes the northern portions of the corridor, Segment "A", as having the greatest opportunity for commercial development including professional offices and limited retail and residential development. Segment "B" limits future residential growth to no more than five dwellings per acre (low density) and also calls for limited or no new commercial development. Segment "C" is the area of Highland Drive from Van Winkle Expressway southward to the city boundary at I-215 is comprised of the Holladay Crossroads area and other additional smaller commercial uses. ~~with professional offices and limited retail uses recommended on a case-by-case basis.~~ The HDMP should continue to direct future growth and redevelopment of the Highland Drive corridor.

### **GNUDSEN'S CORNER**

The Knudsen Park Master Plan for Holladay City's property in the 6200 South/Holladay Boulevard area was adopted in 2011, establishing a phased conversion of the area into a beautiful, historic nature park which was completed in May of 2019. ~~It is anticipated that the~~The park ~~will~~includes natural areas, as

well as more traditionally developed public park areas and facilities. The existing commercial uses in the area are established and should remain a part of the area's overall structure. ~~An update of the existing Knudsen Park Master Plan is anticipated in the near future, and should be based on a respect for the natural and historic nature of the site and future needs of the community.~~

## **ACQUISITION AND REDEVELOPMENT OF AGING AND REDUNDANT PUBLIC USES**

Public and institutional uses include schools, churches and public offices, all essential features of a well-rounded community. The zoning ordinance includes a **Public Zone (P)**, which encompasses all public and quasi-public buildings and sites in the City. If these uses are discontinued in the future, the zoning classification requires future developers to seek new zoning, thereby allowing the City to review any proposed changes and to determine if the proposed change will be a good fit for the surrounding neighborhood. If a public school closes, State law gives the City the option to purchase the property for use as public park space.

The following General Plan districts are intended to support this purpose:

- **Public (P)** Suggested zones: P  
*This district is intended to support the continuation of those public and recreational uses established within the district. Any zone changes within these districts should be carefully considered in light of the overall health, welfare, and safety of the community.*
- **Open Space (OS)** Suggested zones: P  
*This district is intended to support the overall recreational goals set out in Chapter 6, Parks, Trails, and Open Space, of this General Plan.*

## **PARKS AND RECREATIONAL FACILITIES**

With little available land left for new parks and recreational facility development, future improvements should focus on retaining those facilities currently in place and increasing the experiential qualities of ~~those places each~~. A more detailed look at the goals for these uses can be found in Chapter 6 of this plan.

## **IMPLEMENTATION MEASURES**

As previously stated, the goals of this element are designed to:

- Maintain the overall established pattern of development in the City and remove barriers to the inclusion of affordable housing opportunities;
- Ensure that new developments are high quality in location, design, finish, energy efficiency and provide amenities for current and future residents of Holladay and are compatible with the surrounding neighborhoods;
- Retain and protect the natural environmental character of the City and its neighborhoods; and
- Ensure that the zoning ordinance meets the goals expressed in this General Plan.

In order to achieve these long-term goals, the following implementation measures have been identified:

1. New development within the single-family neighborhoods should be accomplished through utilization of unclaimed density. Rezone requests should be considered only where increases in density would not negatively impact the established development patterns in the surrounding neighborhood.
2. New non-residential development should be contained within ~~established~~established or designated mixed-use ~~commercial~~and commercial developments and not expanded into surrounding residential neighborhoods.
3. Identify methods and options for preserving historic buildings, and sites. Some options to be considered include inclusion on the Utah State and National Historic Registers or the creation of a Historic Conservation Area.
4. Establish peer-oriented beautification and cleanup efforts throughout the City. Support these with official City recognition programs.
5. Establish, enhance, and maintain appropriate land use, architectural and/or landscape buffers to protect neighborhoods from encroachment where uses transition or have incompatible characteristics.
6. Encourage new developments and redevelopment projects to provide significant neighborhood/community amenities where appropriate, 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.
7. Allow and encourage mixed-use development at the ~~Cottonwood~~Holladay Hills redevelopment site, Holladay Village, Holladay Crossroads ~~redevelopment~~ area, in addition to other key areas of the City that are transitioning from solely commercial to mixed-use.
8. Encourage ~~better-appropriate~~ architecture to maintain aesthetic character of the City and to increase energy conservation and air quality. Expand the role of the Design Review Board to ensure that future design and development of multi-family and commercial ~~and other non single-family~~ developments meet the goals of this General Plan.
9. Consider the application of an overlay zone along Big Cottonwood Creek to preserve the environmental integrity and character of the area. Improvements should include educational efforts that encourage affected residents to voluntarily apply the tools and concepts contained in the *Salt Lake County Big Cottonwood Creek Guide*.
10. Review and strengthen where necessary the current regulations concerning the environmental integrity and character of those areas along Spring Creek, and the Salt Lake/Jordan canal systems, Upper Canal and other like waterways through the City.
11. ~~Continue to r~~Require the planting and ongoing maintenance of street trees, landscaped parking areas, road verges and parking strips. ~~and to require maintenance of those landscaped areas.~~

12. Create new mixed-use zones that allow higher-density residential uses in established commercial and office zones particularly where access to parks, open space and public uses is desirable.
13. Develop new standards for walls, fences, landscaping, trees bushes and other perimeter features, along the City's major arterials and collectors ensuring that the desire to dampen noise and enhance privacy on the private property side of these features is balanced with the need to maintain views and vistas and fit in with the historically open, green, and verdant street edges.
14. Promote and strengthen the Tree Canopy Sustainability Ordinance throughout the City through education and publicity efforts by the Holladay Tree Committee and the City of Holladay.  
~~Investigate the efficacy of existing ordinances and tools for minimizing the unnecessary removal of mature trees and vegetation as a result of new development and strengthen those ordinances where necessary.~~

**CITY OF HOLLADAY**

**RESOLUTION No. 2020-**

**A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF MEMBERS TO THE TREE COMMITTEE AS ESTABLISHED IN SECTION 2.08.010G OF THE HOLLADAY CITY CODE.**

**WHEREAS**, the City Manager has the responsibility and authority pursuant to Section 2.08.010B, City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions; and

**WHEREAS**, the City Manager has appointed seven (7) members to serve as members of the Holladay Arts Council for staggered terms not to exceed three (3) years; and

**WHEREAS**, the City Council has the responsibility pursuant to Section 2.08.010 to give advice and consent on all appointments to City boards and commissions; and

**WHEREAS**, the City Council has met in a regular session to consider these appointments.

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

**Section 1.** Appointment. The City Council hereby gives advice and its consent to the appointment of the following to the Tree Committee for a term as specified. Said term shall be as follows:

| <u>Name</u>                          | <u>Date Term Begins</u> | <u>Date Term Ends</u> |
|--------------------------------------|-------------------------|-----------------------|
| Kim Kimball ( <i>reappt</i> )        | 12-03-20                | 12-31-22              |
| Dee Dee Richardson ( <i>reappt</i> ) | 12-03-20                | 12-31-22              |

**PASSED AND APPROVED** this 3<sup>rd</sup> day of December, 2020.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

|                     |          |          |
|---------------------|----------|----------|
| Matt Durham         | Yea ____ | Nay ____ |
| Sabrina R. Petersen | Yea ____ | Nay ____ |
| Drew Quinn          | Yea ____ | Nay ____ |
| Paul Fotheringham   | Yea ____ | Nay ____ |
| Dan Gibbons         | Yea ____ | Nay ____ |
| Robert Dahle        | Yea ____ | Nay ____ |

**CITY OF HOLLADAY**

**RESOLUTION No. 2020-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY  
EXTENDING THE SUBSIDY PERIOD RELATING TO THE COTTONWOOD  
MALL URBAN RENEWAL PROJECT AREA PLAN**

**WHEREAS**, the City of Holladay, in conjunction with the Redevelopment Agency of the City of Holladay, on February 7, 2008, adopted the Cottonwood Mall Urban Renewal Project Area Plan and a Budget coordinated to the Project Area Plan; and

**WHEREAS**, pursuant to the Project Area Plan and Budget, a subsequent Agreement for the Development of Land entered between the City, the Redevelopment Agency and Holladay Hills, LLC, provided for and established a subsidy period which would end not later than December 31, 2036; and

**WHEREAS**, in response to the COVID-19 Pandemic and associated economic conditions, the Utah State Legislature, in August of 2020, adopted Senate Bill 6001, which new law permits an Agency to extend the subsidy period of a Project Area affected by the Pandemic by not more than 2 years; and

**WHEREAS**, the Developer of the Holladay Hills Project, by letter dated October 20, 2020, has requested that the City extend the subsidy period consistent with Senate Bill 6001; and

**WHEREAS**, the City Council has reviewed and considered the request from the Holladay Hills Developer and has determined that good cause exists for the extension of the subsidy period and that the extension of the subsidy period will benefit the public welfare; and

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

**Section 1.** Amendment. The Agreement for Development of Land between the Agency, the City of Holladay, and Holladay Hills, LLC, is hereby amended as set forth in that certain Third Amendment, attached hereto as Exhibit A and incorporated herein by reference. The City Council of the City of Holladay hereby approves the Third Amendment as set forth in Exhibit A and authorizes the Mayor of the City to execute the same for and in behalf of the City.

**Section 2.** Severability. If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3.** Effective Date. This Resolution shall take effect immediately upon posting, as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

**PASSED AND APPROVED** this \_\_\_\_\_ day of December, 2020.

**CITY OF HOLLADAY**

**RESOLUTION No. 2020-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY AMENDING THE  
EMPLOYEE MANUAL OF THE CITY TO ESTABLISH A RETIREMENT HEALTH SAVINGS PLAN**

**WHEREAS**, the City Manager of the City of Holladay, in conjunction with the City staff, has proposed that the City amend the Employee Manual to establish a Retirement Health Savings Plan for the benefit of employees of the City; and

**WHEREAS**, the City Council has reviewed the proposed program and the corresponding amendment to the Employee Manual and has determined that adoption of the benefit by the City will benefit the public generally and is in the public interest and desires to adopt the same;

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

**Section 1.**     Amendment. The Employee Manual of the City is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.

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

**Section 3.**     Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

**PASSED AND APPROVED** this \_\_ day of December, 2020.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

[SEAL]

**VOTING:**

|                     |          |          |
|---------------------|----------|----------|
| Matt Durham         | Yea ____ | Nay ____ |
| Sabrina R. Petersen | Yea ____ | Nay ____ |
| Drew Quinn          | Yea ____ | Nay ____ |
| Paul Fotheringham   | Yea ____ | Nay ____ |
| Dan Gibbons         | Yea ____ | Nay ____ |
| Robert Dahle        | Yea ____ | Nay ____ |

**ATTEST:**

## EXHIBIT A

3-03 (10) Retirement Health Savings Plan (RHS) – All employees are eligible to participate in the Retirement Health Savings Plan (RHS). Upon implementation, employees with an accrued balance of sick leave of 180 hours or more may be paid 50% of any hours over and above 180 hours at their hourly rate of pay. The accrued balance will then reflect 180 hours.

a. Contribution Source and Amounts:

- Mandatory Employee Leave Contributions: Accrued Sick Leave per City Policy.

b. Only participants with accrued sick leave in excess of 180 hours at the end of December each year are eligible for contribution to the RHS. Contribution is equal to sick leave earned during the calendar year less sick leave used during the calendar year multiplied by 50% times current hourly rate of pay.

c. Ten (10) percent of total accrued sick leave hours at applicable hourly rate of pay upon separation of service.

**CITY OF HOLLADAY**

**RESOLUTION NO. 2021-**

**A RESOLUTION ADOPTING THE 2021 ANNUAL MEETING  
SCHEDULE FOR THE MUNICIPAL COUNCIL OF THE CITY OF  
HOLLADAY.**

**WHEREAS**, Section 52-4-6 Utah Code requires any public body which holds regular meetings which are scheduled over a course of a year, to give public notice of its annual meeting schedule; and

**WHEREAS**, the Municipal Council has established its 2021 meeting schedule, attached as Exhibit "A"; and

**WHEREAS**, formal approval of such meeting schedule is required by Municipal Council rules;

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

- (1) That the 2021 Annual Regular Meeting Schedule attached as Exhibit "A" is adopted.
- (2) That said schedule be published as required by law.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of December, 2021.

**HOLLADAY CITY COUNCIL**

By: \_\_\_\_\_  
Robert Dahle, Mayor

**[SEAL]**

**VOTING:**

|                     |     |              |     |       |
|---------------------|-----|--------------|-----|-------|
| Matt Durham         | Yea | _____        | Nay | _____ |
| Sabrina R. Petersen | Yea | _____        | Nay | _____ |
| Drew Quinn          | Yea | _____        | Nay | _____ |
| Paul Fotheringham   | Yea | _____        | Nay | _____ |
| Dan Gibbons         | Yea | _____        | Nay | _____ |
| Robert Dahle        | Yea | <u>  X  </u> | Nay | _____ |

**ATTEST:**

\_\_\_\_\_  
Stephanie N. Carlson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 3<sup>rd</sup> day of December, 2021

**RECORDED** this 3<sup>rd</sup> day of December, 2021

**PUBLIC NOTICE  
2021 REGULAR MEETING SCHEDULE  
FOR THE CITY OF HOLLADAY**

Pursuant to section 52-4-202(2) of the Utah Code, the City of Holladay hereby gives notice that the Holladay City Council will hold its regular City Council Meetings for the 2021 calendar year on the first and third Thursdays of each month. The regular meetings begin at 6:00 p.m. and are held in the Holladay City Council Chambers located at 4580 S 2300 E, Holladay, UT. A briefing session is held at 5:30 p.m. before each Council meeting in the Mt. Olympus Room at the same address listed above. The Council also meets on the second Thursday of every month for a work meeting beginning at 5:30 pm.

All City Council meetings and work sessions are open to the public unless closed pursuant to Sections 52-4-2044 and 52-4-205 of the Utah Code relative to the applicable provisions of the Utah Open Meetings Act. Special or emergency meetings in addition to those specified may be held as circumstances require. A minimum of 24 hours' notice will be given for such meetings.

In accordance with the Americans with Disabilities Act, the City of Holladay will accommodate reasonable requests to assist the disabled to participate in the meetings. Request for assistance can be made by calling the City Offices at 272-9450 from 8:00 a.m. to 5:00 p.m. Monday through Friday at least 48 hours in advance of the meeting to be attended.

Scheduled regular City Council meeting dates for the 2021 calendar year are as follows:

|                   |                    |
|-------------------|--------------------|
| January 7, 2021   | July 8, 2021*      |
| January 21, 2021  | July 15, 2021      |
| February 4, 2021  | August 5, 2021     |
| February 18, 2021 | August 19, 2021    |
| March 4, 2021     | September 2, 2021  |
| March 18, 2021    | September 16, 2021 |
| April 1, 2021     | October 7, 2021    |
| April 15, 2021    | October 21, 2021   |
| May 6, 2021       | November 9, 2021   |
| May 20, 2021      | November 18, 2021  |
| June 3, 2021      | December 2, 2021   |
| June 17, 2021     | December 9, 2021*  |

\* 2<sup>nd</sup> Thursday

Dated this 3<sup>rd</sup> day of December, 2020.

**BY ORDER OF THE HOLLADAY CITY COUNCIL**  
Stephanie N. Carlson, MMC  
Holladay City Recorder