



## PLANNING COMMISSION NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold four (4) public hearings on **Tuesday, the 16<sup>th</sup> day of July 2024 as close to 6:00 P.M.** as possible. The purpose of the hearings is to accept comments on the following:

1. The purpose of the hearing is to consider a **rezone application** submitted by Brad Reynolds on approx. .88 acres of property located at 6571 S. Big Cottonwood Canyon Road. The request is to change the zoning designation from the Residential Multi-family (R-M) zone to the Office, Research, and Development (ORD) zone. The proposed rezone would change the allowed land uses by allowing a range and mix of land uses, including specific considerations for adjacent residential uses, increasing the allowed building height, and differing setbacks
2. The purpose of the hearing is consideration and review of a **site plan for a permitted** 9-unit townhome development within the Residential Multi-family (R-M) zone, located at 4821 S. 1740 E.
3. The purpose of the hearing is consideration of **amending Holladay Ordinance 13.100: Allowed Uses**. The proposed amendment would amend Title 13.100: Allowed Uses of the Holladay City Code, Land Use and Development Regulations by proposing to conditionally allow short-term rentals in the Professional Office (PO) zone.
4. The purpose of the hearing is consideration of a **conditional use permit** for a home occupation involving the rental of a private, residential swimming pool by the home owner.

Details of the above proposals will be available for public inspection on the City's website [www.holladayut.gov](http://www.holladayut.gov) and at the Community Development Dept. during normal business hours.

The public may remotely watch the **live video stream** of the meeting - [https://cityofholladay.com/government/agendas\\_and\\_minutes.php](https://cityofholladay.com/government/agendas_and_minutes.php) To provide a public comment or make a comment during any public hearing, you may do so in the following ways: **In-person attendance** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to [cmarsh@holladayut.gov](mailto:cmarsh@holladayut.gov) or 801-527-3890.

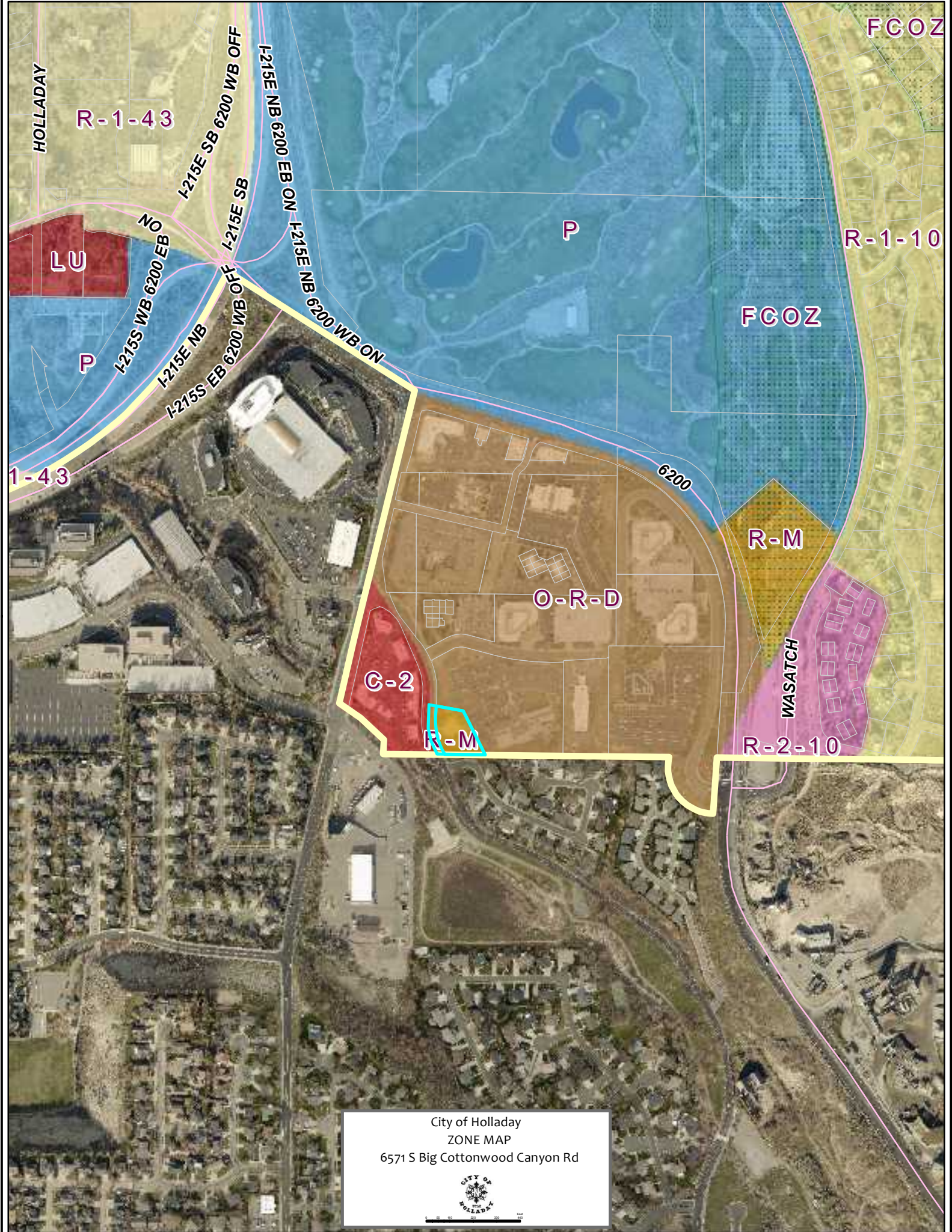
### ***CERTIFICATE OF POSTING***

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

***DATE POSTED: Saturday, July 6, 2024 at 3:30 pm***

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





HOLLADAY

R-1-43

LU

1-43

NO

I-215E SB 6200 WB OFF

I-215E SB

I-215E NB 6200 EB ON

I-215E NB 6200 WB ON

I-215S WB 6200 EB

I-215E NB

I-215S EB 6200 WB OFF

I-215E NB

I-215S EB 6200 WB ON

P

FGOZ

R-1-10

FGOZ

6200

R-M

O-R-D


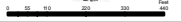
C-2

R-M

WASATCH

R-2-10

City of Holladay  
 ZONE MAP  
 6571 S Big Cottonwood Canyon Rd



**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

ELEV = 4338.19'

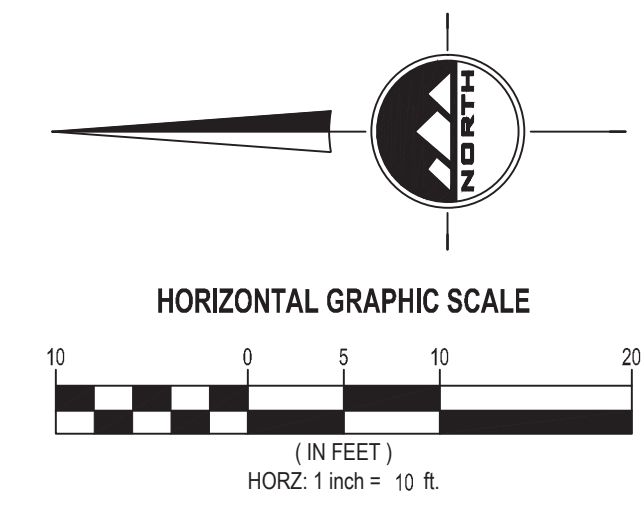
**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 5/C-600.
- 2 RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 4 STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
- 5 24" COLLECTION CURB AND GUTTER PER DETAIL 6/C-600.
- 6 3' WATERWAY SIMILAR TO APWA STANDARD PLAN NO. 211.
- 7 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.



**1740 EAST TOWNHOMES**

**4821 SOUTH 1740 EAST  
HOLLADAY, UTAH**

**ENSIGN**  
THE STANDARD IN ENGINEERING

**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
BRAD REYNOLDS CONSTRUCTION  
PO BOX 17958  
SALT LAKE CITY, UT 84117

CONTACT:  
BRAD REYNOLDS  
PHONE: 801-281-2200

**SITE PLAN**

PROJECT NUMBER: 13259  
PRINT DATE: 2024-06-26  
PROJECT MANAGER: R. ELDER  
DESIGNED BY: M. BUDGE

**C-200**

**Code Amendment to 13.100: Allowed Uses (STR as a Conditional use).**  
**July 16, 2024**

**13.100.010: TABLE OF ALLOWED USES:**

Use	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-1	R-1-2 1, R-1-4 3, R-1-8 7	R-2- 8, R-2-10	R-M	PO	HCR	O-R-D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
Short Term Rental	-	-	-	C <sup>6</sup>	C <sup>6</sup>	C		C	-	-	-	-	-	-		

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



MOOR MONT

SPRING

COTTONWOOD CLUB



City of Holladay  
1820 Spring Lane  
Site Aerial



0 400 800 Feet