

PLANNING COMMISSION

City of Holladay

September 19, 2023

City Council Chambers – 4580 S. 2300 E. Holladay



City of Holladay

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

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **09/18/2023** to the Community and Economic Development Department; cmarsh@cityofholladay.com. Emailed comments will be read by the Commission Chair.

MEETING AGENDA

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

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

PUBLIC HEARINGS

- 1. “Highland 4141 Office Condominiums” Subdivision – Concept/Preliminary/Final Plat - 4141 S Highland Drive (PO Zone)**
Preliminary level review and consideration of development details by Applicant, Stout Building Construction. Review of this 1.9-acre development is conducted according to concurrent Concept and Preliminary review procedures according to PO zone compliance and conversion to condominium development requirements of Holladay Ordinance §13.85. *File #23-1-09*
- 2. Zone Map Amendment – Rezone from P to R-1-10 - 4930 S. Westmoor Road**
Review and recommendation to City Council on a proposal by applicant Benjamin Wheat to amend the Holladay Zone Map at this location from the current P zone (Public) to the R-1-10 zone (Residential Single-family) for approximately 2.88 acres of property. Item reviewed as a legislative action, according to procedures set forth in Holladay Ordinance §13.07. *File #23-4-03*
- 3. Zone Map Amendment – Rezone from R-1-43 to R-2-8 – 4980 S and 4990 S Holladay Blvd**
Review and recommendation to City Council on a proposal by applicant Stephanie and David Bywater to amend the Holladay Zone Map at this location from the current, R-1-43 zone (Residential Single-family, 43,560 sq. foot minimum lot size) to the R-1-10 zone (Residential Single-family, 10,000 sq. foot minimum lot size) for 2 parcels sized at .55 acres (23,958 sq. ft) and .70 acres (30,492 sq. ft), which do not conform to the current zone’s lot minimums. Item reviewed as a legislative action, according to procedures set forth in Holladay Ordinance §13.07. *File #23-4-06*

4. Zone Map Amendment – Rezone from R-1-8 to R-2-10 – 4437 Butternut, 2475 E 4500 S, and 2485 E 4500 S

Review and recommendation to City Council on a proposal by applicants Daniel Kemp, Champoone Watchalotone, and Keven Holman to amendment to the Holladay Zone Map at this location from the current, R-1-8 and R-1-10 zones (Residential Single-family, 8,000 sq. ft and 10,000 sq. ft minimum lot size) to the R-2-8 zone (Residential Two-family) for three separate parcels sized at 7,840 sq. ft (.18 acres), 17,859 sq. ft (.41 acres), and 11,325 sq. ft (.26 acres). Item reviewed as a legislative action, according to procedures set forth in Holladay Ordinance §13.07. *File*
#23-4-07

ACTION ITEMS

5. Approval of Minutes – 08/15/2023

ADJOURN

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website www.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: Saturday, September 16, 2023 at 10:30 am

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

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