



CITY OF HOLLADAY
Request for Appeal Officer Action

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September 25, 2023

Request: COOLEY RETAINING WALL VARIANCE  
Address: 2344 E. Olympus Dr., Holladay, UT 84124  
Applicant: Rebecca Cooley  
File No: 23-5-03  
Staff: Justice Tuffour, City Planner & GIS Technician  
Appeal Officer: Mr. Frank Nakamura

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|                       |                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------|
| ACREAGE:              | 0.86 acres (37,570.8 square feet)                                                                             |
| GENERAL PLAN:         | Medium Density Residential - Transitional (MDR-T)                                                             |
| ZONE:                 | R-1-21                                                                                                        |
| CURRENT USE:          | Single Family Residential (SF-Residential)                                                                    |
| GOVERNING ORDINANCES: | Title §13.76.700: Fill Work and Land Excavations: <i>Special Requirements</i><br>Title §13.09.020: "Variance" |

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## REQUEST

The applicant is requesting for an exception to the City of Holladay Code Title §13.76.700 pertaining to the minimum distance between a property line and the location of any retaining wall system holding artificially backfilled grades. The appellant's request is to install a retaining wall system on or two feet from the property line, resulting in a 6-8 feet setback variance within the prohibited location (*See figure 13.76.1*).

## PROPOSAL / BACKGROUND:

The appellant, Rebecca Cooley, has filed an appeal to the Hearing Officer to request a variance to the above portions of Chapter 13 of the City of Holladay Zoning Ordinance as they relate to the minimum setback distance required for any retaining wall system holding artificially backfilled grades. The applicant is requesting to construct an eight-foot CMU block retaining wall on or two feet from the property line (*Please find attached additional information regarding applicant's narrative, site plan, and proposed retaining wall*).

According to the applicant's submission, enforcing the city ordinance regulating the setback distance for any retaining wall system holding artificially backfilled grades (*i.e., 8 feet minimum*) would render about 2,052 square feet of their newly acquired property "unusable". In their bid to ensure the usability of the proposed space, the appellant, Rebecca Cooley has filed for a variance request to allow the installation of a retaining wall system holding artificially backfilled grades closer to the South-West side of their property line (*i.e., 6-8 feet variance*) than what is allowed in Title §13.76.700 (F)9.c.

## HOLLADAY CITY CODE:

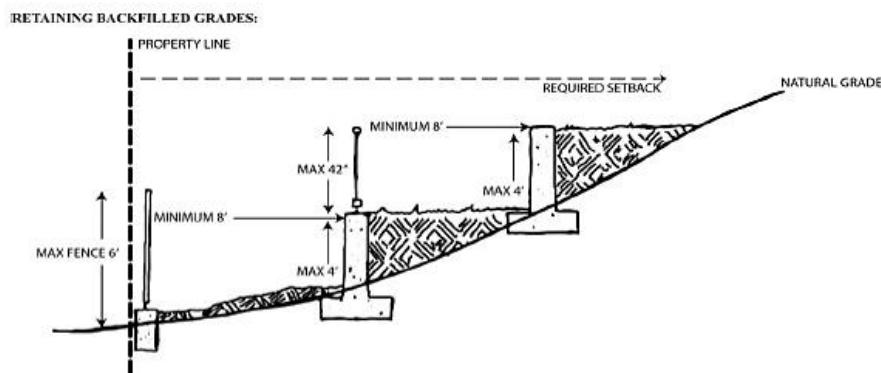
Per City Ordinance §13.76.700: Fill Work and Land Excavations: *Special Requirements*, Section F: Standards And Specific Requirements For Grading And Retaining Wall Systems:

1. All grading, fill work and excavation shall comply with the requirements set forth in this chapter in addition to other requirements of this Code.

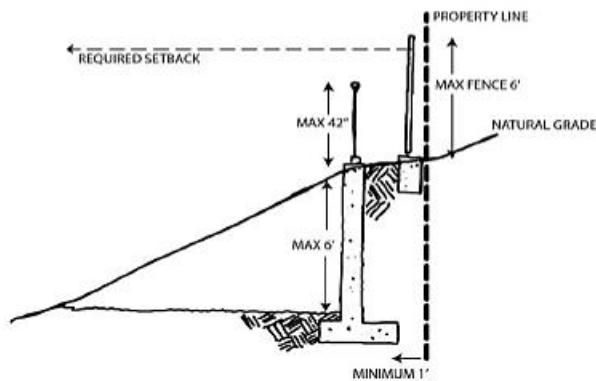
2. All grading and excavation in or adjacent to residential neighborhoods shall comply with the City's noise ordinance.
3. All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site shall be dampened or suitably treated, managed, or contained to prevent the deposit of dust on neighboring properties; all materials transported to or from the site shall be so contained during transportation as to prevent spillage on streets or other property outside of the site.
4. Maximum unretained or exposed slope of a permanent cut and fill area shall be thirty percent (30%). The City Engineer may require the percent of slope of a cut or fill to be reduced if it is found that the cut or fill is subject to unusual or excessive erosion, or if other conditions make such requirements necessary for stability.
5. All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock, or other inert materials free from organic material and free of metal, and except that topsoil spread on cut and fill surfaces may incorporate humus for desirable moisture retention and plant growth properties.
6. Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an excavation or any portion of a fill. All drainage ways and structures shall carry surface waters without producing erosion to the nearest practical street, storm drain or natural watercourse acceptable to the City Engineer as a safe place to deposit and receive such waters. The City Engineer may require such drainage structures to be constructed or installed as necessary to prevent erosion damage or to prevent saturation of the fill or material behind cut slopes.
7. Exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded to a maximum slope of thirty percent (30%). All exposed slopes of any cut or fill shall be protected from erosion or sloughing by approved plantings or graded terracing, crib walls or walls and planting, terracing, or combination thereof.
8. Artificial Grade Alterations:
  - a. Grading intended to raise and level the developable area of a site to support driveways, patios or other structures shall be limited to a maximum of two feet (2') above the averaged grade elevations of the abutting properties.
  - b. Maximum depth of backfilled grades within four feet (4') of a property line shall be two feet (2') and finished at a 1:1 slope.
9. Retaining walls or retaining wall systems within a required yard setback require review and approval by the City Engineer and shall be located, designed and constructed as follows.

For the purposes of this section a retaining wall or grade retaining system may include, but is not limited to, gravity, crib, gabion, cantilever, rip-rap boulder or anchored systems designed to retain lateral soil load.

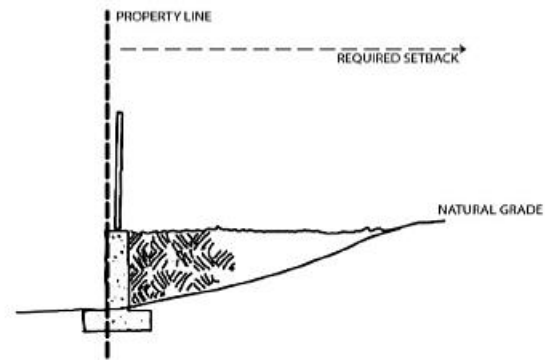
FIGURE 13.76.1



RETAINING CUT SLOPES:



PROHIBITED LOCATION:



- a. **Prohibited Locations:** No retaining wall or retaining wall system shall be constructed on a property line, or within a recorded easement(s) as shown in figure 13.76.1.
  - b. Retaining walls holding the cut soil of the natural slope shall be designed and constructed as shown in figure 13.76.1.
    - (1) Minimum one foot (1') setback to any footing of the retaining wall.
    - (2) The maximum height of any retaining wall shall not exceed six feet (6') below the natural grade.
    - (3) The area to be cut and retained shall not exceed twenty percent (20%) of the required setback area.
    - (4) Retaining walls located in a required front yard or required corner side-yard setback, along a public or private right-of-way, shall be set back a minimum of four feet (4') from the right-of-way line.
    - (5) Each subsequent retaining wall must be accompanied by a horizontal landscaped offset measuring no less than the height of the retaining wall.
    - (6) Guard rails, barriers, or other screening type structures used in conjunction with a retaining wall shall not exceed forty two inches (42") above the top of the wall.
  - c. **Retaining walls or retaining wall systems holding artificially backfilled grades within a required setback shall be designed and constructed as shown in figure 13.76.1, Retaining Backfilled Grades.**
    - (1) **Minimum of an eight foot (8') setback required for any retaining wall system.**
    - (2) Each subsequent retaining wall must be accompanied by an additional, horizontal landscaped offset of eight feet (8').
    - (3) The maximum height of any retaining wall shall not exceed four feet (4') measured from the natural grade. Height shall be stepped horizontally every ten feet (10') to accommodate the natural topography.
    - (4) Guard rails, barriers, or other screening type structures used in conjunction with a retaining wall shall not exceed forty two inches (42") above the top of the wall.
  - d. Retaining walls or retaining wall systems adjacent a natural waterway or canal shall adhere to the provisions set forth in section 13.76.400 of this title.
10. Retaining walls associated with a residential or nonresidential, planned development use may be approved by the Planning Commission upon recommendation of the Technical Review Committee according to procedures set forth in section 13.78 of this title.
  11. Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site shall be backfilled and compacted to the level of the surrounding grades.
  12. Unless otherwise directed by the City Engineer, all fills governed by this Code intended to support buildings, structures, or where otherwise required to be compacted for stability, shall be compacted, inspected and tested in accordance with the following provisions:

- a. The natural ground surface shall be prepared by removal of topsoil and vegetation and, if necessary, shall be graded to a series of terraces;
  - b. The fill shall be spread in a series of layers, each not exceeding six inches (6") in thickness, and shall be compacted by "sheepsfoot" roller compactor (after each layer is spread) or other method acceptable to the City Engineer;
  - c. The moisture content of the fill material shall be controlled at the time of spreading and compaction to obtain required maximum density;
  - d. The fill material after compaction shall have an average dry density of not less than ninety five percent (95%) of maximum dry density and a minimum of ninety percent (90%) in all portions of the fill requiring compaction as determined by the AASHTO soil compaction test method T180-57, or other testing method acceptable to the City Engineer;
  - e. A written report of the compaction, showing location and depth of test holes, materials used, moisture conditions, recommended soil bearing pressures, and relative density obtained from all tests, prepared by a civil engineer or soils engineer licensed by the State of Utah, shall be submitted to the City Engineer; and
  - f. The Community Development Director and/or the City Engineer may require additional tests or information if, in his opinion, the conditions or materials are such that additional information is necessary, and may modify or delete any of the above listed requirements that in his opinion are unnecessary to further the purpose of this Code.
13. All cut and fill surfaces created by grading except for firebreak purposes shall be seeded with a ground cover that is compatible with the natural ground covers in the City. Topsoil is to be stockpiled during rough grading and used on cut and fill slopes. When slopes too steep to support continuous ground cover have been permitted and in lieu thereof niches and ledges provided for planting, such slopes need not be planted with a continuous ground cover, but may instead be screened with vines and plantings. Cuts and fills along public roads may be required to be landscaped so as to blend into the natural surroundings. All plant materials must be approved by the Community Development Director prior to issuance of a conditional use permit.
14. Filling of the ground for agricultural or fire protection purposes shall be accomplished with such practices as will prevent erosion and damage to natural drainage channels. (Ord. 2018-16, 10-11-2018; amd. Ord. 2020-12, 7-16-2020))

## **APPROVAL STANDARDS**

### *FIVE-PART TEST FOR VARIANCE:*

The Hearing Officer may grant a variance only if:

1. **Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance.** In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship, the board of adjustment may not find an unreasonable hardship unless the alleged hardship: 1) is located on or associated with the property for which the variance is sought; and 2) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The hardship cannot be self-imposed or economic.
2. **There are special circumstances attached to the property that do not generally apply to other properties in the same zone.** The Hearing Officer may find that special circumstances exist only if the special circumstances: 1) relate to the hardship complained of; and 2) deprive the property of privileges granted to other properties in the same zone.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest. The
5. The spirit of the zoning ordinance is observed and substantial justice is done.

**STAFF FINDINGS (ANAYLSIS):**

*(Staff does not vote on these matters and acts only in an advisory position on the technical aspects of the application)*

Generally, these observations were made in relation to the variance request;

- According to Holladay City regulations on Standards And Specific Requirements For Grading And Retaining Wall Systems, the minimum setback distance for any retaining wall systems holding artificially backfilled grades, as defined in section §13.76.700 of this title, is eight (8) feet.
- Applicant began the construction of a retaining wall system on or two (2) feet from the property line intended to raise the grade on the South-West portion of their property from 94' 8" to 97' 2" – without prior acknowledgement of the city ordinance provisions for building retaining wall systems on private property *(See site plan as shown in the application packet)*.
- A stop work order was placed on applicant's ongoing construction of a retaining wall system holding artificially backfilled grades on or two feet from the property line by the City's Code Enforcement Officer *(please see photos below)*.
- With this request, the applicant has indicated in their narrative that enforcing the provisions in §13.76.700 would imply "sacrificing" about 2,052 Sq. Ft. of their recently purchased 7,887 Sq. Ft. lot for consolidation.
- The outcome of this variance request will determine whether the applicant's retaining wall system will be maintained within the prohibited area or removed to meet reasonable zoning compliance standards.

**Photos taken on-site by Code Enforcement Officer**





**STAFF COMMENTARY & RECOMMENDATION:**

As per State Law and Holladay City's Quasi-Judicial Procedures pertaining to variance requests, the burden rests upon the applicant to argue persuasively to the City's Administrative Appeals Officer that one or more conditions related to the property they represent interfere(s) with the applicant's reasonable use of their land in a manner and form commensurate with that enjoyed, most particularly, by their neighbors or other properties in a similar situation and zoning district as that applicant's land. Each Variance application is reviewed on a case-by-case basis and the merits of the matter are weighed in the public venue. Any received public testimony received in response to notification provided via a public notice and City's websites and any comments or recommendations by City

departments or outside agencies have been submitted to the Administrative Appeals Officer for their consideration. The City staff commentary and recommendations to each of the five-part approval standards for variances are provided below.

Concerning the appellant's capacity to demonstrate that there are unique circumstances or an unreasonable hardship making it exceptionally difficult to comply with the zoning regulations, the applicant indicated in their narrative that "*fulfilling the eight (8) feet setback for retaining dirt would "sacrifice" 2,052 Sq. Ft. of their purchased property*". The conclusion to the approval test of zoning enforcement causing an unreasonable hardship for the applicant should be clarified during the public meeting. The topography of the applicant's original property maintained a largely even gradient until the new portion of property was bought and consolidated as part of the applicant's lot size. The action of the applicant to acquire the new portion of property at a lower gradient from the existing grade appears to have created a self-imposed hardship. Given that the hardship condition reported by the applicant is not one peculiar to the property and self-imposed, the grounds for accommodating this exception under the hardship test remains unjustifiable relative to complying with the existing zoning standards and City Code.

Regarding special circumstances attached to the property, backfilling grades with retaining wall systems for 3' to 4' grade differences while meeting the 8 feet minimum setback distance does not deny lot usability especially for landscaping purposes (*as stated by applicant*). In other words, the property in question does not possess special physical characteristics or intricate topography that generally do not apply to other properties. There are residential properties in the city with steeper slopes, and yet, complied with the setback provisions in section §13.76.700 (F)9.c regarding the installation of a retaining wall system holding artificially backfilled grades. The City's Technical Review Committee believes that the applicant can reasonably meet the zoning standards and setback requirements for the retaining wall as defined in section §13.76.700 without encumbering the South-West side of the property.

The physical circumstances related to the current property does not limit the applicant from the quiet enjoyment of property and common privileges enjoyed by other properties. Generally, compliance with the minimum setback requirement is possible while maintaining the applicant's rights to use the South-West side portion of their property for the intended landscaping purposes. The applicant stated in their narrative that enforcing the city ordinance as defined in section §13.76.700 "*will create an 8' weed moat that will be unsightly to all surrounding properties*". This inference by the applicant is one that is not plausible nor unique to their property, or any property in Holladay City, or any other Municipalities for that matter. Weed control, tree trimming, refuse management, and other good property maintenance practices are the responsibility of any law-abiding citizen pursuant to Code Enforcement and Health and Safety standards as defined in Title §9.60.000.

Concerning impacts to the General Plan that are not contrary to the public interest, the provisions for fill works, land excavations, and gradings are not exclusively captured in the General Plan. It is primarily concerned with preserving the feel of existing streetscapes and compactible land use practices that promote the health, safety, and wellbeing of the general public. Whereas the outcome of this request will not substantially impact the General Plan, the variance should seek the minimum deviation from the zoning regulations necessary to alleviate the stated hardship.

Given that the City's Technical Review Committee submit that the minimum setback standards can be reasonably met, granting this variance request will not be a least intrusive solution to upholding the spirit of zoning (§13.76.700 (F)9.c). Generally, discussion of denials or approval should be moderated by including Code language on

§13.76.700: Fill Work and Land Excavations, the applicant's narrative and proceedings from the public hearing, as well as other submissions herein received. From the City Staff's perspective, this variance request does not comprehensively pass the five-part test for variance approval standards. Denial Recommended.

**POSSIBLE MOTIONS:**

- ❖ Deny the variance request.
- ❖ Approve variance as requested.
- ❖ Approve variances with revised/alternative mitigation methods.
- ❖ Continue the application (*reschedule date should be set during this meeting*)
- ❖ Remand the request back to the CDD for consideration.

**SUPPORTING DOCUMENTS:**

- Affidavit of Property Ownership
- General Appeal Application
- Variance Request
- Site Plan
- Retaining Wall Sectional Design
- Applicant's Narrative



## GENERAL APPEAL APPLICATION

|                                               |
|-----------------------------------------------|
| Name of Project:                              |
| Address of Project: <u>2344 OLYMPUS DRIVE</u> |

| TYPE OF APPEAL                                                                       |                                                                                  |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <small>APPEAL AUTHORITY: ADMINISTRATIVE APPEALS OFFICER (ORD. 13.01)</small>         | <small>APPEAL AUTHORITY: CITY COUNCIL (ORD. 13.07)</small>                       |
| <input checked="" type="checkbox"/> VARIANCE - WAIVER/MODIFICATION to ZONE ORDINANCE | <input type="checkbox"/> PLANNING COMMISSION ACTION - 10 days from date decision |
| <input type="checkbox"/> ADMINISTRATIVE DECISION - 10 days from date decision        |                                                                                  |

|                                                                                                                                                                                                                                |  |                                                                         |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|------------------------------------|
| Appellant Name: (Please Print) <b>"ATTACH PROPERTY OWNER AFFIDAVIT"</b><br><u>Rebecca Cooley</u>                                                                                                                               |  | Appellant's Agent: (Please Print)<br><u>MARK or ALEX CHAMBERLAIN</u>    |                                    |
| Appellant's Mailing Address: <u>2344 OLYMPUS DRIVE</u>                                                                                                                                                                         |  | City: <u>SLC</u>                                                        | State: <u>UT</u> Zip: <u>84124</u> |
| Appellant's Phone: <u>801 455 9864 or Alex Chamberlain</u>                                                                                                                                                                     |  | Appellant's Email Address: <u>rebcooley@gmail.com</u>                   |                                    |
| Main Contact Person (Please Print): <u>Alex Chamberlain</u>                                                                                                                                                                    |  | Phone: <u>(801) 580-6619</u> email: <u>alex@chamberlainhomesinc.com</u> |                                    |
| Brief description of decision being appealed: (attach written, detailed ground for the appeal to this application)<br><u>Place retaining wall within the 8' - just inside lot line of west and south and northwest corner.</u> |  |                                                                         |                                    |

| FILING FEES: (ORD 3.35)               |          | OFFICE USE ONLY |  |
|---------------------------------------|----------|-----------------|--|
| VARIANCE - RESIDENTIAL                | \$500.00 | FILE NUMBER     |  |
| VARIANCE - COMMERCIAL                 | \$750.00 | PROJECT NUMBER  |  |
| APPEAL of ADMINISTRATIVE DECISION     | \$500.00 | GENERAL PLAN    |  |
| FINAL TOTAL DUE: <input type="text"/> |          | ZONE            |  |
|                                       |          | PC NUMBER       |  |
|                                       |          | CC NUMBER       |  |
|                                       |          | FILE DATE       |  |

### NEXT STEPS:

1. To be considered COMPLETE, this form must be accompanied by required appeal checklist and submittals or it will not be accepted.
2. The Community Development Director will schedule a public meeting within 3 weeks of application and will notify you and other affected parties
3. The Appeal Officer will receive this application as well as any back up materials at least 1 week prior to the meeting date.
3. Attendance at the scheduled hearing is required by the applicant or a representative of the applicant.

City of Holladay  
4580 So. 2300 East  
Holladay UT 84117

801-272-9450

Receipt No: 2.015848

Sep 5, 2023

Building Permit

|                                  |        |
|----------------------------------|--------|
| Previous Balance:                | .00    |
| Building Permits - Land Use Fees | 500.00 |
| 10-34-3000 Land Use Fees         |        |
| <hr/>                            |        |
| Total:                           | 500.00 |
| <hr/>                            |        |
| Cash                             | 500.00 |
| Total Applied:                   | 500.00 |
| <hr/>                            |        |
| Change Tendered:                 | .00    |
| <hr/>                            |        |

09/05/2023 11:31 AM

**CITY OF HOLLADAY**  
**AFFIDAVIT OF PROPERTY OWNERSHIP**  
**FOR PROPERTY LOCATED AT**

ADDRESS: 2344 OLYMPIC DRIVE 84124

SUBDIVISION \_\_\_\_\_ PLAT \_\_\_\_\_ LOT \_\_\_\_\_

**PROPERTY OWNER**

I (WE), Rebecca B Cooley BEING DULY SWORN, DEPOSE AND SAY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED IN THE ATTACHED APPLICATION AND THAT THE STATEMENT HEREIN CONTAINED AND THE INFORMATION PROVIDED IN THE ATTACHED PLANS AND OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.

Rebecca B Cooley  
PROPERTY OWNER

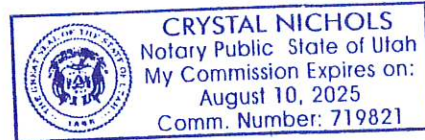
PROPERTY OWNER

**ACKNOWLEDGMENT**

STATE OF UTAH )

) SS.

COUNTY OF salt lake )



THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September 2023, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: August 10, 2025

Crystal Nichols  
NOTARY PUBLIC

**PROPERTY OWNER'S  
AGENT AUTHORIZATION**

Alex I (WE), Rebecca B Cooley THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S) Mark Chamberlain TO REPRESENT ME (US) REGARDING THE ATTACHED APPLICATION AND TO APPEAR ON MY (OUR) BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY OF HOLLADAY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

**ACKNOWLEDGMENT**

STATE OF UTAH )

) SS.

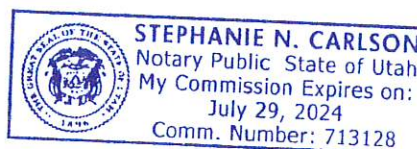
COUNTY OF )

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF Sept, 2023 WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 7-29-24

Stephanie N. Carlson

NOTARY PUBLIC





9/7/23

I am writing this in behalf of my clients, Vern and Rebecca Cooley. I am a general contractor, License #226555-5501, Chamberlain Homes, Inc., and have known the Cooley's since we built their home on Olympus Drive in 2005. Two years ago, we applied for a building permit to construct a "pool house" and swimming pool on their property. That project is nearing completion in the next few months. With the 2 structures, pool house and pool taking most of the space in their rear yard it left the Cooley's with little space to use for family gatherings. They approached a neighbor located just West of them, Bryan Wells, who had expressed interest in selling a parcel of his land to the Cooley's. This seemed like a perfect solution to both parties and the Cooley's were excited to gain some space to meet their family needs. The size of the parcel is 53'3" x 150'. Since Chamberlain Homes, Inc. was currently onsite finishing the pool house and pool, the Cooley's asked us to help level the property and prepare it for planting-grass, trees, shrubs, etc. With the leveling process beginning, it was realized that some retaining was needed to make the space usable. We were not aware of the fairly recent ordinance #13.76.700 referring to site grading. Since we were simply helping the landscape designer prepare the site for landscaping, we installed some short walls near the property line to level it up. With the ordinance requirements of an 8' setback for dirt retaining, the Cooley's would sacrifice 2052 sq. ft. of the 7987 sq. ft. they just purchased. That equates to 26% of the land they had hoped to use. Had they known they would lose the use of 26% of that property the purchase would have not been made.

- 1- The hardship incurred in this situation is that they lose too much of the property they hoped to use, and would make the purchase of the property and the effort to improve it, not worthwhile.
- 2- This property will be encumbered by a set back that is not common with all the surrounding properties. All properties contiguous to the Cooley's have walls that retain dirt landing on property lines.
- 3- All neighbors contiguous to the Cooley's property will benefit by a beautifully landscaped yard that hasn't been the case in recent years. If the ordinance is enforced it will create an 8' "weed moat" on 3 sides of the property that will be unsightly to all surrounding properties
- 4- The variance, if granted, would not deviate from the City of Holladay development code because the property would be enhanced far beyond its previous existence. As mentioned above, all surrounding properties have retaining structures and fences landing on their property lines.
- 5- We feel the variance is necessary so that the Cooley's can enjoy their space as was intended when the purchase was made. It will also improve neighboring properties with an enhanced landscape and conforms to all previous zoning ordinances. It won't create a hardship on any surrounding neighbors.

Vern and Rebecca Cooley have been upstanding members of the community since residing on Olympus Drive since 2006. They have great relationships with neighbors and have been very conscious of their rights and situations.

Sincerely,  
  
Mark B. Chamberlain

President, Chamberlain Homes, Inc.

$$S_{\text{CA}} = 5.41$$


COUNTY SURVEYOR'S CERTIFICATE

Received by the Board at their meeting, Nov. 17<sup>th</sup>, 1906  
Attest: Secy. Board

1994年12月25日 星期三

147

**SQUARE FOOTAGE:**

TOTAL- 4767 GREEN- 745  
ROUGH- 1858 FRINGE- 130  
POD- 35 PAVERS- 175  
LAWN TURF- 1824

Cooley

SE corner  
existing dirt  
NEIGHBOR grade  
94'7" 0r -5'5"

SW corner existing  
dirt NEIGHBOR grade  
93'2" 0r -6'10"

Top of  
existing v8"  
CMU block wall  
99'6" or -6"

99'-10 1/2"

99'-10 1/2"

33'-8"

New Finish  
Grade 96'

T.O.W  
96'8"

8" CMU Block  
Retaining Wall

New  
Property

Baseline  
100' or 0  
Also Pool  
Coping  
Elevation

**SQUARE FOOTAGE:**

TOTAL- 4767 GREEN- 745  
ROUGH- 1858 FRINGE- 130  
POD- 35 PAVERS- 175  
LAWN TURF- 1824

150'-0"

New Finish  
Grade 97'9"

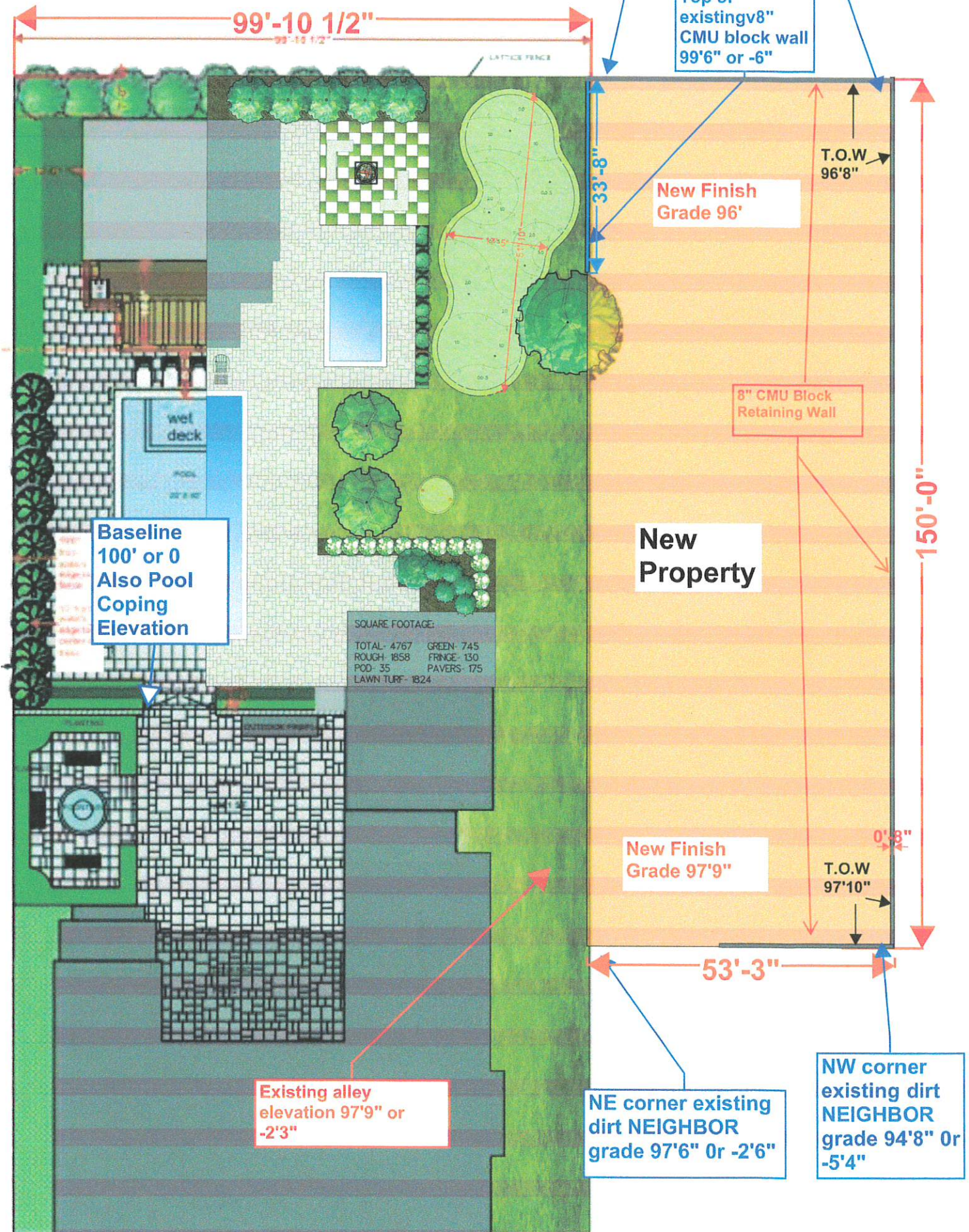
T.O.W  
97'10"

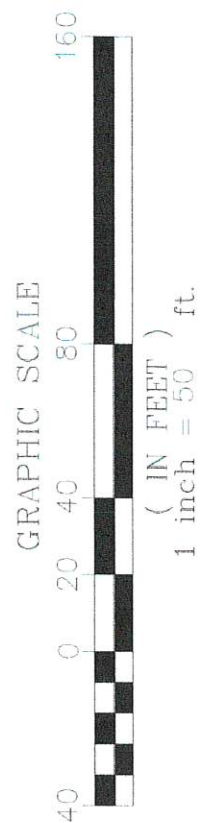
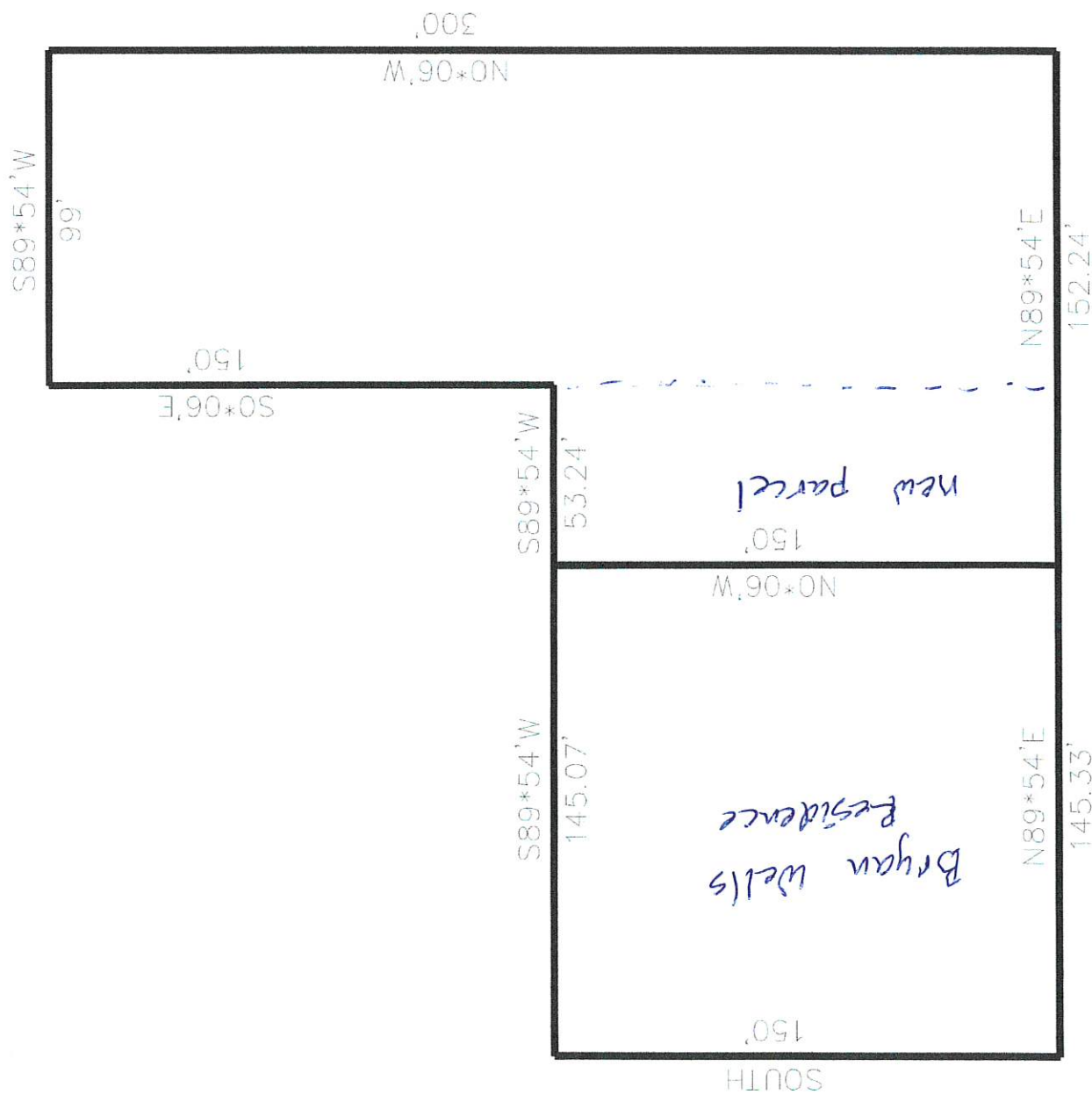
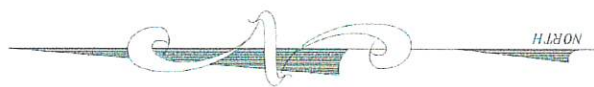
53'-3"

Existing alley  
elevation 97'9" or  
-2'3"

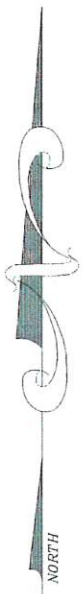
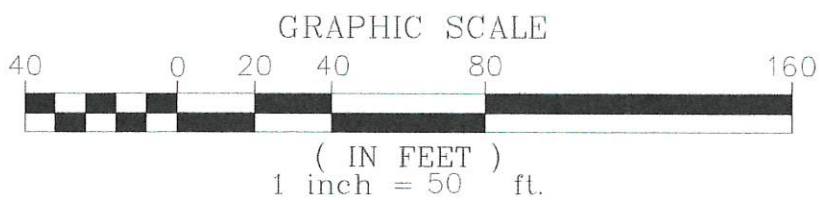
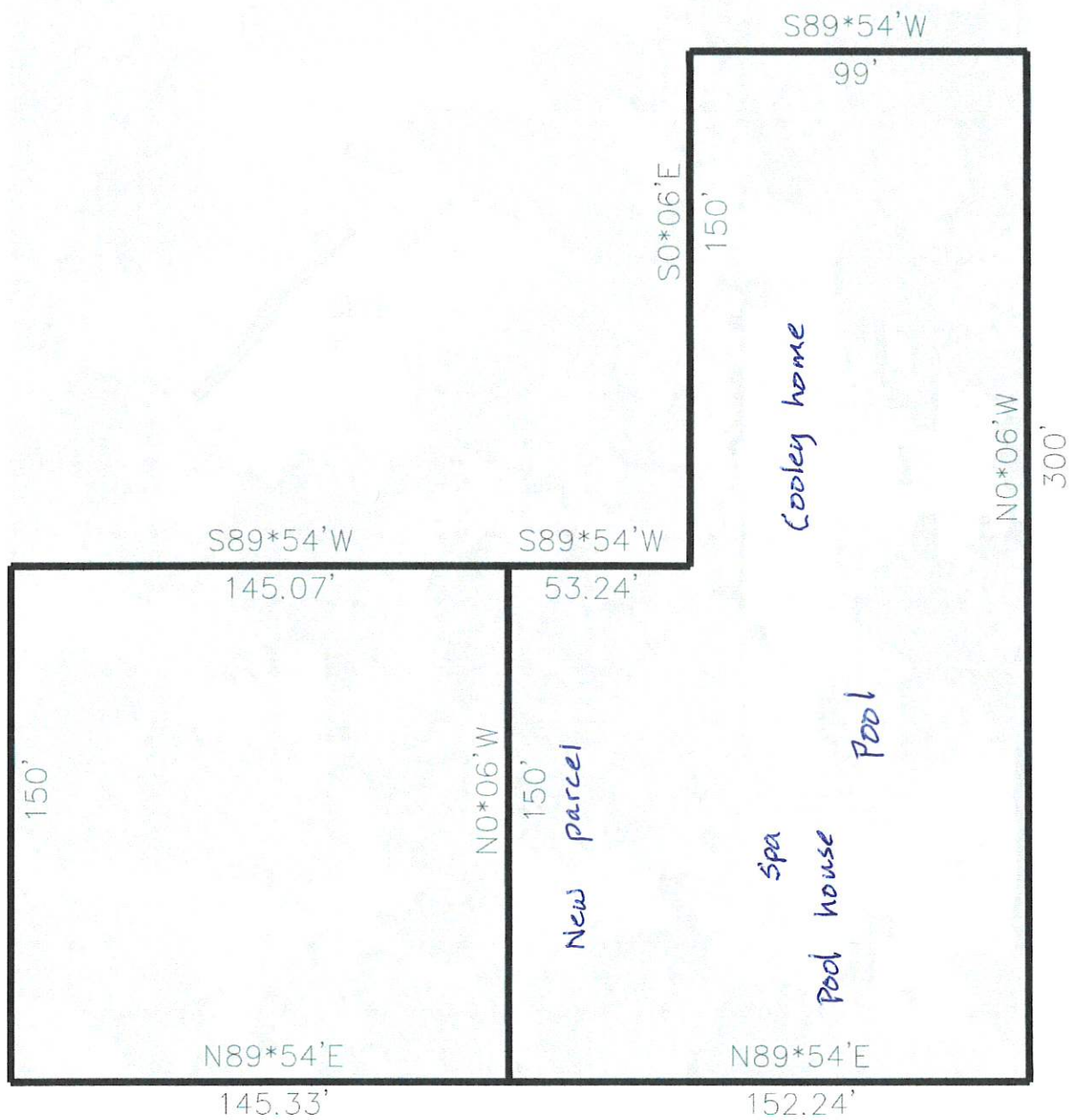
NE corner existing  
dirt NEIGHBOR  
grade 97'6" 0r -2'6"

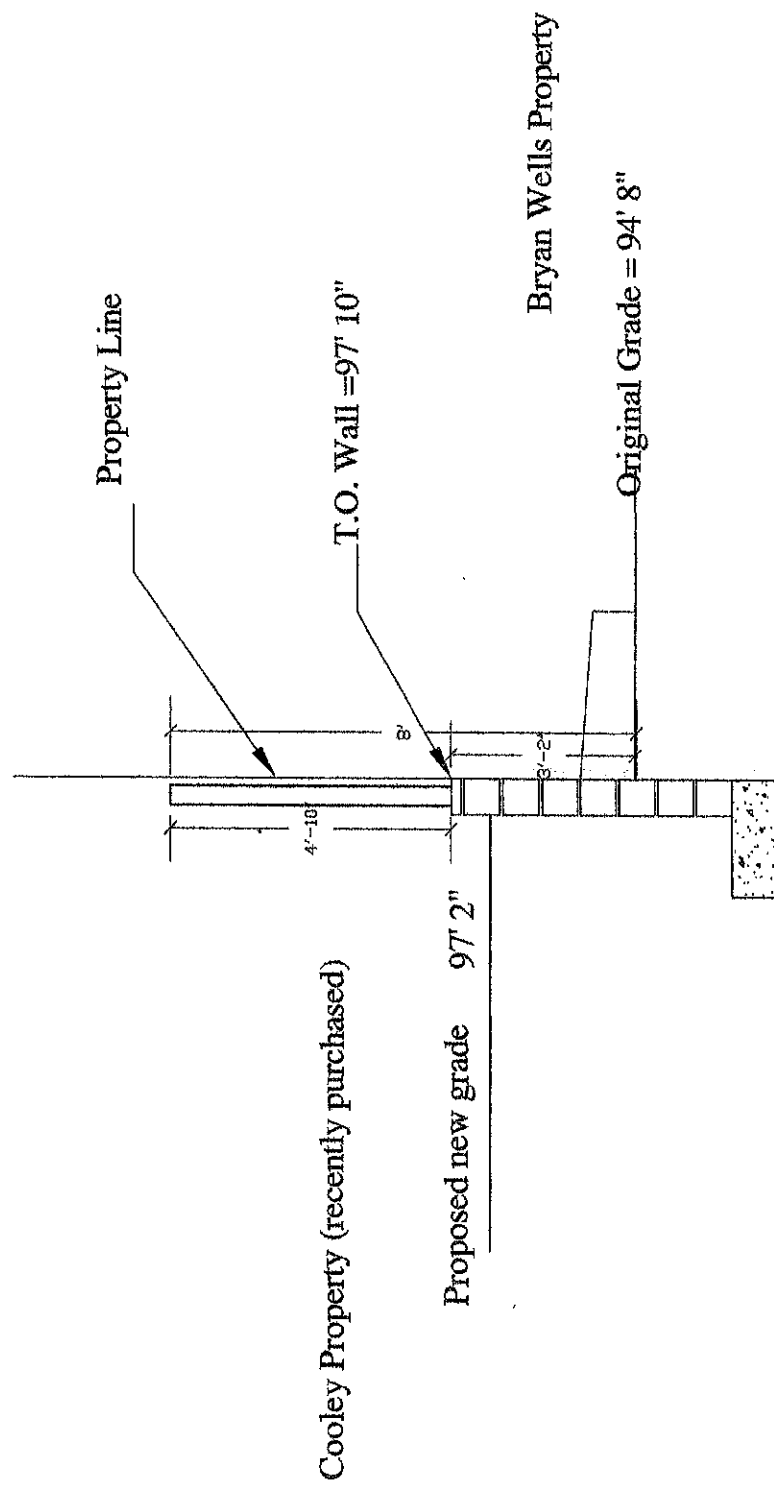
NW corner  
existing dirt  
NEIGHBOR  
grade 94'8" 0r  
-5'4"





SOUTH





CMU Wall Section

1/2" = 1'0"

**CITY OF HOLLADAY**  
**COMMUNITY AND**  
**ECONOMIC DEVELOPMENT DEPARTMENT**  
4580 South 2300 East  
Holladay, Utah 84117  
801.527.3890

## **NOTICE of PUBLIC MEETING** **APPEAL OFFICER**



BURTON, TREVOR J; JT BURTON, HILLARY; JT

4193 S PANORAMA DR

HOLLADAY UT 84124-2808

**CITY OF**  
**HOLLADAY**  
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

**CITY OF HOLLADAY**  
**COMMUNITY AND**  
**ECONOMIC DEVELOPMENT DEPARTMENT**  
4580 South 2300 East  
Holladay, Utah 84117  
801.527.3890

## **NOTICE of PUBLIC MEETING** **APPEAL OFFICER**



BOARD OF EDUCATION OF GRANITE SCHOOL DIS

2500 S STATE ST

SOUTH SALT LAKE UT 84115-3164

**CITY OF**  
**HOLLADAY**  
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

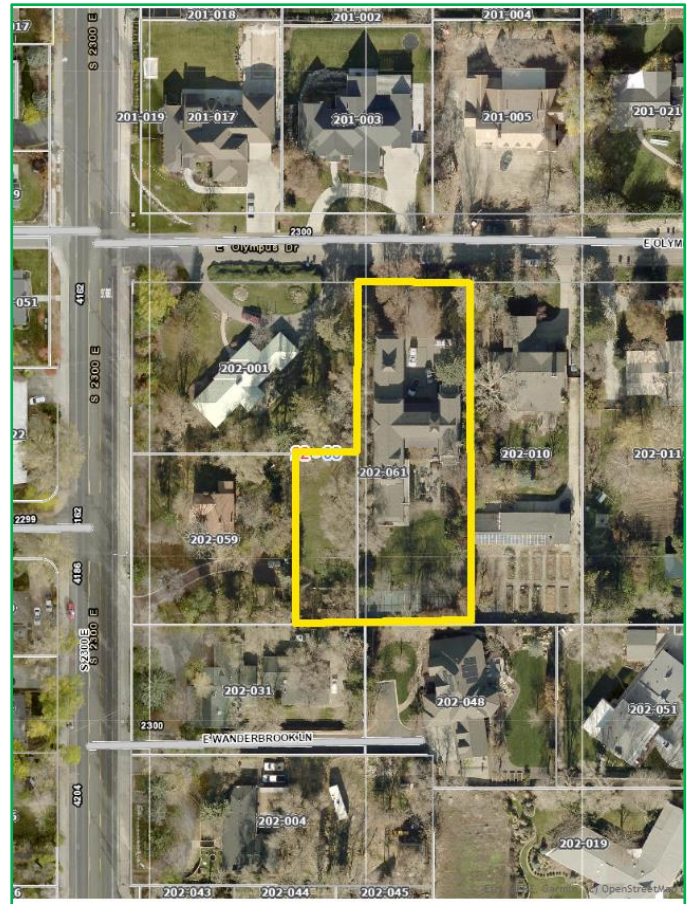


## NOTICE OF A PUBLIC MEETING BEFORE THE CITY OF HOLLADAY

**Date:** Monday, October 2<sup>nd</sup> 2023  
**Time:** approx. 9:00 am  
**Location:** City Hall – City Council Chambers  
**Hearing Body:** Administrative Hearing Officer

Notice is hereby given that on **Monday October 2nd at 9:00 AM** in the City Council Chambers in City Hall located at 4580 South, 2300 East in Holladay, Utah, a public meeting will be convened before the City of Holladay Administrative Appeals Officer regarding a land use Variance Permit Application request submitted to the City by **Rebecca Cooley** [Applicant], owner of property addressed as **2344 Olympus Drive** in Holladay, with the Applicant to be represented by Chamberlain Homes. *Appeal for a variance from retaining wall location standards and provisions as set forth in Holladay Ordinance 13.76.700F(9.c).*

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



## NOTICE OF A PUBLIC MEETING BEFORE THE CITY OF HOLLADAY

**Date:** Tuesday, February 8<sup>th</sup> 2022  
**Time:** approx. 3:00 pm  
**Location:** City Hall – City Council Chambers  
**Hearing Body:** Administrative Hearing Officer

Notice is hereby given that on **Monday October 2nd at 9:00 AM** in the City Council Chambers in City Hall located at 4580 South, 2300 East in Holladay, Utah, a public meeting will be convened before the City of Holladay Administrative Appeals Officer regarding a land use Variance Permit Application request submitted to the City by **Rebecca Cooley** [Applicant], owner of property addressed as **2344 Olympus Drive** in Holladay, with the Applicant to be represented by Chamberlain Homes. *Appeal for a variance from retaining wall location standards and provisions as set forth in Holladay Ordinance 13.76.700F(9.c).*

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