

PLANNING COMMISSION

City of Holladay

October 24, 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 your comments to the Commission when the item is called
- Email: comments must be received by 5:00 pm on **10/23/2023** 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 HEARING

1. **Conditional Use Permit – Ottley Massage and Counseling Home Occupation – 2765 E Melony Dr (R-1-8)**
Review and consideration of a request by Applicant, Allison Ottley, for a Conditional Use Permit for a Home Occupation, providing massage and counseling services. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040
File #23-2-11
2. **Conditional Use Permit – Calder Guesthouse Footprint Size – 6532 S 2710 E (R-1-43)**
Review and consideration of a request by Applicant, Allison and Curtis Calder, for a Conditional Permit allowing construction of a detached guesthouse with a footprint size larger than permitted. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.14.030 & 13.08.040
File #23-2-12
3. **“Holladay Heights (final name pending)” Residential Subdivision – Concept Plan – 4390 Westmoor (R-1-10)**
Conceptual review and consideration of a residential site plan proposed by Applicant, Benjamin Wheat to subdivide 2.88 acres of land to accommodate 10 units/lots within the R-1-10 Zone. Item reviewed as an Administrative action for permitted uses in accordance to zone and subdivision standards required by Holladay Ord §13.10
File #23-1-11

ACTION ITEMS

4. **“Country Pine View” Subdivision and PUD – Preliminary & Final Plan/Plat and CUP - 2761 E 4510 S (R-1-8)**
Preliminary and Final level review and consideration of development details by Applicant, Grant Harrison of a .89-acre subdivision and Planned Unit Development is conducted according to 1) Conceptual approval granted according to zone compliance on 08/1/2023, 2) residential subdivision development standards according to Holladay Ord. §13.10, and 3) Conditional Use: Planned Unit Development according to Holladay Ord. §13.78
File #23-1-03
5. **“The Fox Market” Holladay Village - Architectural Design – 4708 S Holladay Blvd (HV ZONE)**
Review and consideration of an architectural update proposal by Applicant, The Fox Group. Item reviewed as an administrative action of a permitted land use in the HV zone. Review to include architectural design details and features as per procedures and development standards of the Holladay Village zone §13.71, §13.08.010D
File #23-9-02

6. Approval of Minutes – 09/05/2023, 09/19/2023

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: [DAY, MONTH DATE, 2022 @ TIME AM/PM]

*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

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

Rules of the City of Holladay Planning Commission for Public Hearings

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing.

1. **Introduction.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **Staff Presentation.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **Sponsor Presentation.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **Public Comment.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once. Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **Applicant Summation/Response.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **Closing the Hearing.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **Consideration of Item.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.

OTTLEY HOME OCCUPATION CUP



Request: **CONDITIONAL USE – HOME OCCUPATION**
Project: Allison Ottley – Massage, Counseling, and Voice Lesson Services
Address: 2765 E Melony Way
Zone: R-1-8
Applicant: Allison Ottley
File No: 23-2-11
Notice: Mailed to properties within 500' on 10/13/2023.
Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.03.020	CONDITIONAL USE SUBMITTAL REQUIREMENTS
	13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
	13.76.730	HOME OCCUPATION (REGULATIONS)
	13.100	LAND USE TABLE (ALLOWED AS CONDITIONAL)
	05.54.010	HOME OCCUPATION (BUSINESS LICENSE)

PLANNING COMMISSION ACTION TYPE: *Administrative*

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, Home Occupation applications shall be approved if the Land Use Authority can apply conditions (if any) which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.040F

EXECUTIVE SUMMARY

The City of Holladay conditionally allows the use of an individual's dwelling for business purposes when the business use is incidental and secondary to the use of the dwelling for dwelling purposes.
Ms. Ottley is seeking a Conditional Use Permit to conduct business which involves customers coming to the dwelling for massage, counseling, and vocal lesson services, all by appointment.

APPLICANT / PROPERTY SUMMARY

Applicant Allison Ottley co-owns property at 2765 E Melony Way, in a single-family residential zone (R-1-8). Ms. Ottley is requesting approval to license their home-based business consisting of massage, counseling, and voice lesson services. She intends to see clients with the following schedule:

- Monday within the hours of 9 am and 4 pm,
- Tuesday within the hours of 9 am and 2 pm,
- Wednesday within the hours of 1:30 pm and 7 pm,
- Thursday within the hours of 11:30 and 7 pm,
- and Sunday within the hours 1:30 pm and 7 pm.

These are general days and hours in which clients could make appointments. Services will be provided in the basement accessory dwelling unit of the home with only one client being seen at a time. Clients will park on the west side of the driveway closest to the separate entrance on the west side of the home.

TECHNICAL REVIEW COMMITTEE ASSESMENT

The TRC has reviewed the application in accordance with regulating section 13.08.040 (Conditional Use Permit Review/Approval Standards) and 13.76.730 (Home Occupation) of the ordinance and found that the application has met the required provisions.

TRC RECOMMENDATIONS

The TRC recommends the commission consider the applicant's oral presentation as well as any public comments (written or oral) as part of the required public hearing while considering this conditional use permit request.

Staff recommends approval of this item with the following suggested findings and conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F

Findings:

1. Land use and home occupation requirements as proposed are in compliance with existing city ordinances
2. The conditional use as proposed meets approval standards as outlined in Chapter 13.08.040

Conditions:

1. Off street parking areas shall be maintained as available during business hours – no street parking allowed.
2. Obtain a Holladay business license
3. Hours of operation limited to those detailed by the applicant
4. Conditions or complaints found to be in violation of set standards will require re-review by the planning commission or possible revocation of this permit as determined by the Community Development Director

SUGGESTED MOTION FORMAT:

*“I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for “**Allison Ottley Massage and Counseling Services**“, located at **2765 E. Melony Way** based upon the findings that the application _____(see above for staff suggested findings). This motion is subject to the following conditions _____ (see above for staff suggested conditions).”*



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation

Date: Tuesday, October 24th, 2023
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Allison Ottley for a Conditional Use Permit allowing a home occupation at her property located at **2765 E Melony Dr.** in the R-1-8 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.76.730.

****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit comments via email by 5:00 pm 10/23/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to view this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

ATTENTION: This notice was mailed on 04/21/2023 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.



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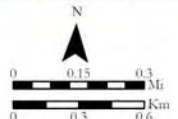
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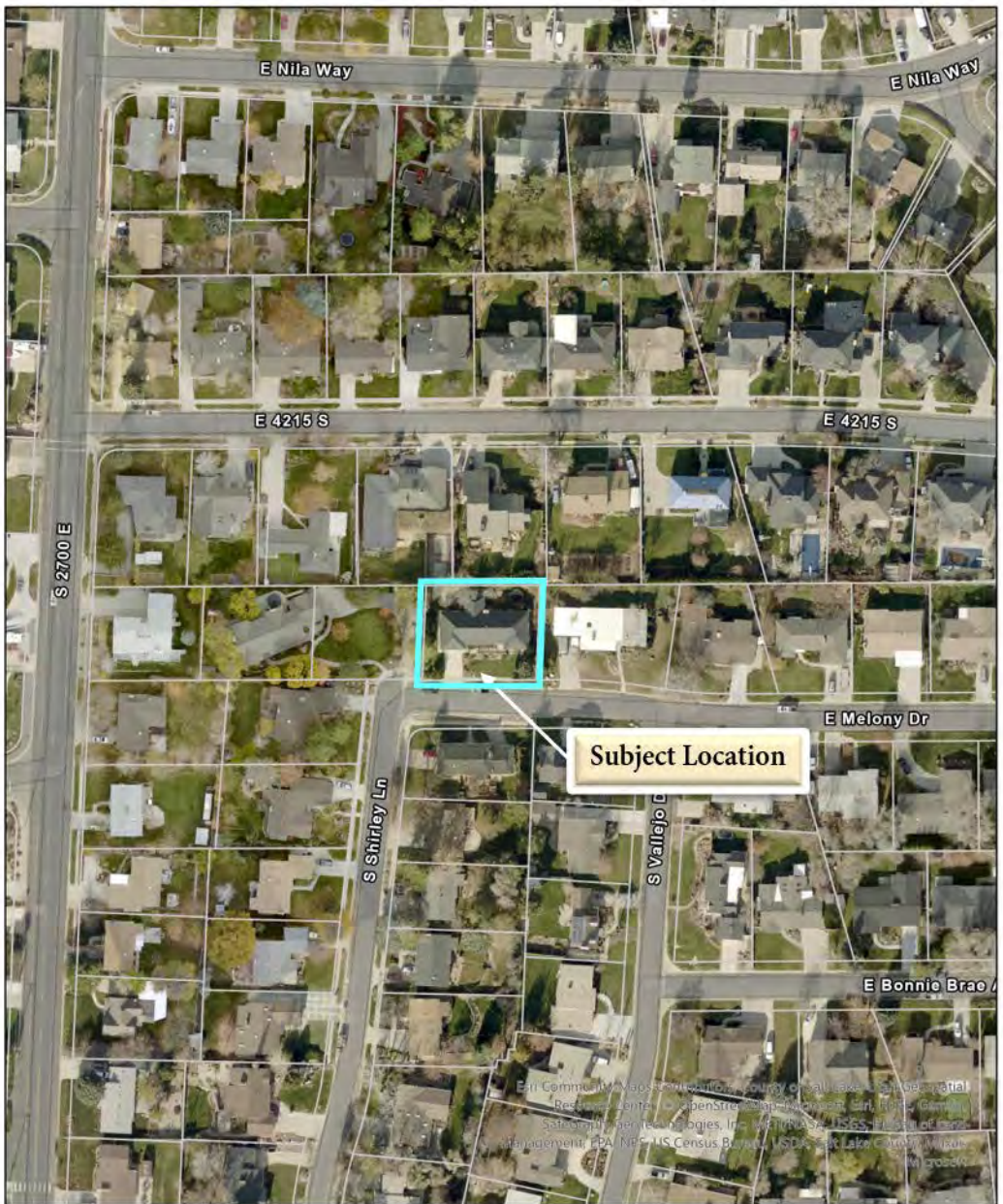
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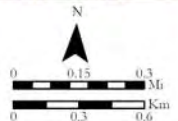


City of Holladay
2765 E MELONY DR
CONDITIONAL USE PERMIT



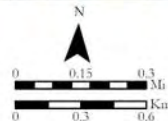


City of Holladay
2765 E MELONY DR
CONDITIONAL USE PERMIT





City of Holladay
2765 E MELONY DR
CONDITIONAL USE PERMIT



Re: 2765 E Melony Dr

Holladay, UT 84124

To Whom It May Concern:

I have just purchased the above home with my husband and mother-in-law. My husband and I both grew up in Holladay and attended Olympus Jr. High, and Olympus High School. We moved my mother-in-law in with us from Midway where she has resided for the past 15 years in order to be support for her for the remainder of her life. We have family very close by and are very happy to be back in Holladay.

- I have been a Licensed Massage Therapist since 2008, specializing in CranioSacral Therapy.
- I have been an Ordained Minister since 2000 specializing in spiritual counseling and Hospice care (outside the home).
- I am a singer and voice teacher and offer a few voice lessons a month.

One of the reasons we purchased the home is that there is a separate entrance and apartment, so I hope to be able to use the designated area to see clients. Prior to our move, my husband and I shared a commercial office in Millcreek which required us to work opposite schedules which is not ideal. The use of this portion of the home will create a way to best support my mother-in-law, having one of us here at most times and available to her in an emergency.

Business Hours:	Monday	9am-4pm
	Tuesday	9am-2pm
	Wednesday	1:30pm-7pm
	Thursday	11:40am-7pm
	Sunday	1:30pm-7pm

Traffic impacts: None. Clients will be seen one at a time.

Onsite parking: Clients will be asked to park on the west side of the driveway closest to the separate entrance of the home.

We hope that this use of this portion of the home will be seen as a service to the community and we look forward to again being part of this vibrant and wonderful community that is Holladay.

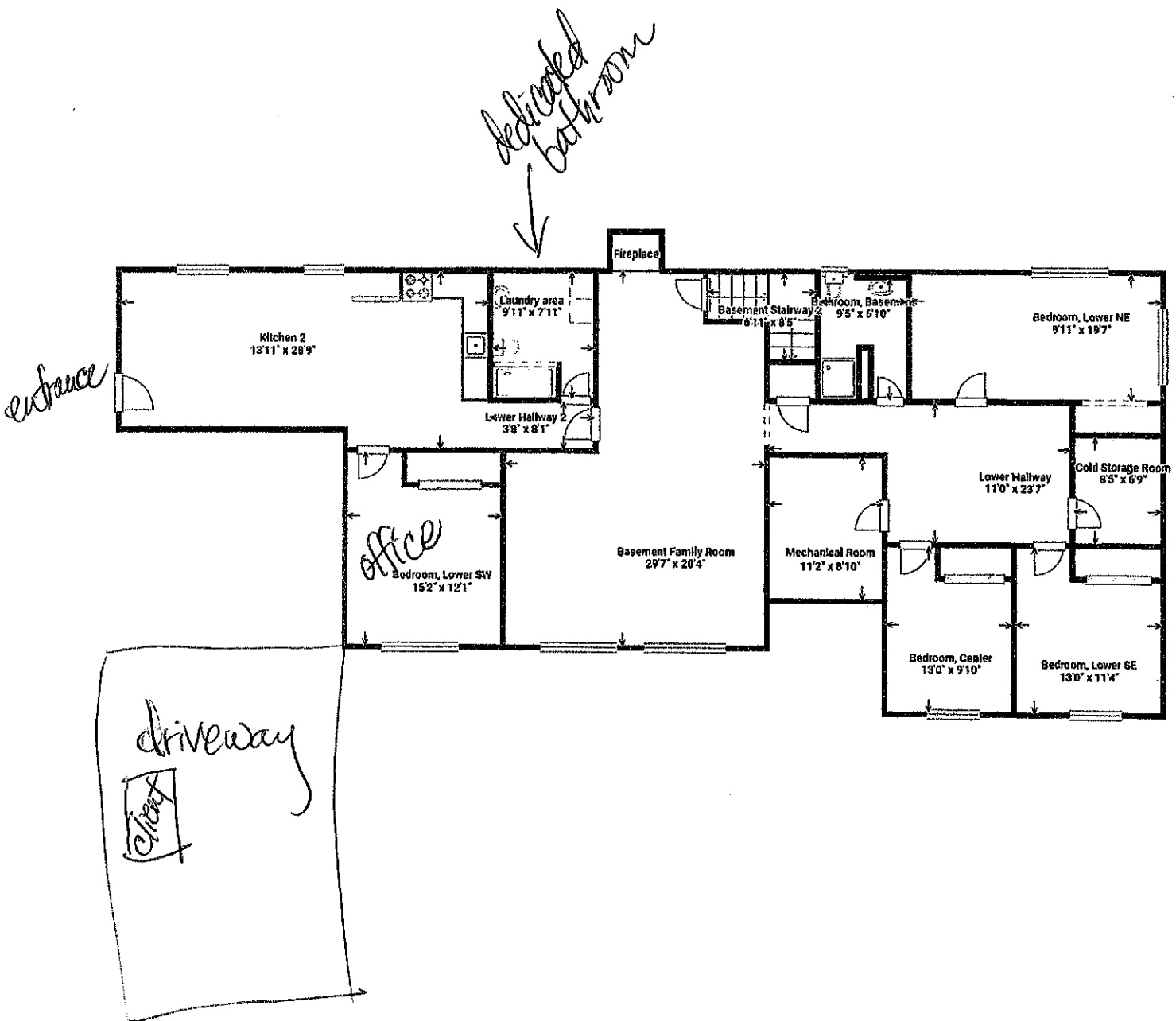
Sincerely,



Allison Ottley



2765 East Melony Drive Salt Lake City UT 84124: B1



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness. You or your advisors must conduct an independent investigation of the property to confirm the accuracy.

FILE# 23-2-12

CALDER GUESTHOUSE CUP

ADDRESS:

6235 S. 2710 E.

LEGAL DESCRIPTION: 22-23-104-013

LOT 1, WOODS PUD. 9587-0307 9555-0001 10486-1655
10487-3001

APPLICANT/REPRESENTATIVE:

Allison and Curtis Calder

PROPERTY OWNER:

Allison and Curtis Calder

ZONING:

R-1-43

GENERAL PLAN DISTRICT:

Country Estates-Protected (CE-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Mailed 10/13/2023

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.08.040 Conditional Use Permit Approval
Standards
13.14.030 Accessory Use(s) Regulations,
Guesthouse
13.77.080 Tree Canopy Sustainability

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting documents

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP





Request: **Conditional Use, Size Permit; Guesthouse Footprint Size**
Applicant: Allison and Curtis Calder
Address: 6235 S 2710 E, Holladay Utah
Zone: R-1-43 zone
File No: 23-2-12
Planner: Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.08.040	Conditional Uses
	13.14.030	Accessory Use(s) Regulations, Guesthouse
	13.77.080	Tree Canopy Sustainability

REQUIRED PLANNING COMMISSION ACTION: Administrative

Planning Commission Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

SUMMARY

Applicants Allison and Curtis Calder are requesting Planning Commission approval to be allowed to construct a guesthouse that exceeds the maximum allowed footprint size of 2,000 square feet on properties larger than 1 acre. The property is **1.62 acres** and the proposed guesthouse **footprint size is 4,450 square feet**. The applicant is proposing to build the guesthouse on the north side of the property in accordance with the buildable area identified on the amended Planned Unit Development plat that was approved by the Planning Commission on October 10, 2023. The proposed height of the structure is to comply with height regulations of 20' for accessory buildings and will be subject to graduated height requirements upon submission of a building permit. Accessory structures can be higher than 20' if they are within the setbacks required for a main building. The conditional use permit is just for the overall footprint of the building. Building height would be regulated upon submission of a building permit.

Chapter 13.14.03 F.2 of the City of Holladay zoning code states that total footprint allowable for a permitted guesthouse on lots greater than 43,560 square feet is 2,000 square feet. 13.14.03 G.2 allows for a conditional use permit for a guesthouse with a footprint greater than 2,000 square feet.

In Utah, Conditional Use applications are presently viewed through a favorable lens such that they are essentially considered as an allowed use to which ***varying Conditions of Approval intended to mitigate aspects of their nature or operation can be applied, as deemed necessary and reasonable.***

Section 13.08.040.F. affirms that, "A conditional use shall be approved if reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential determinantal effects of the proposed use..."

§13.08.040.F.1 states that "*a conditional use shall:*

- a. Be consistent with policies set forth in the city's general plan applicable to the site where the conditional use will be located.*
- b. Be allowed by the zone regulations where the conditional use will be located.*
- c. Be compatible with the character of the site, adjacent properties and uses, and existing development within the vicinity of the site where the use will be located.*
- d. Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.*
- e. Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.*
- f. Locate on-site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.*
- g. Accommodate peak traffic to the site without impairing the use and enjoyment of adjacent properties.*
- h. Provide an internal circulation system designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.*
- i. Restrict hours of operation of the proposed conditional use in relation to the hours of activity or operation of other nearby uses to mitigate noise, light, odor, or other nuisances that unreasonably impair the use and enjoyment of adjacent properties.*

- j. Demonstrate existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and is designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.
- k. Install appropriate buffering, such as landscaping, setbacks, and building location, to protect adjacent land uses from light, noise, and visual impacts resulting from the proposed use. (Ord. 2015-02, 2-5-2015; amd. Ord. 2016-04, 4-14-2016)”

Additionally, §13.08.04.F.2 states that a conditional use shall not:

- a. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth ($1/4$) mile of the exterior boundary of the subject property;
- b. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate stormwater authority.

As over-sized accessory structures (whether singularly or collectively) proposed on properties in Holladay are reviewed in context of Conditional Use Standards (see H.C.C. § 13.08.040.F), any denial requires specific reasons to withstand court scrutiny.

While an HOA exists within this development with specific regulations in the CC&Rs, building rights within the R-1-43 zone allow for accessory structures to be built on the property, including guesthouses for which a conditional use permit is required due to building footprint. It is the property owners’ responsibility to abide by CC&Rs that may have various restrictions, but CC&Rs cannot limit a property owner’s building rights allowed by the City.

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit allowing a **footprint size increase** to be substantially complete, with the applicant making some required corrections as noted.

The applicant received TRC comments on October 17th and is in the process of making the required corrections. A Landscaping and Tree Sustainability plan showing tree removal and replacement will be amended to the record upon submission on Monday October 23rd, 2023. Stormwater plans and utility availability letters can be addressed through the building permit process.

The Planning Commission may engage with the applicant as to the current status of addressing comments by the TRC and may impose conditions that include specific requirements should they make a motion to approve the conditional use permit.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is *not* required for this type of application. Public comments offered during the hearing should be considered within the context of the approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider....

Findings:

1. The desired structure meets the conditions included in 13.08.040
2. The proposed guesthouse location is within the buildable area identified by the amended PUD plat.
3. The proposed building will meet standards and regulations for use as an external dwelling unit.

Suggested Conditions of Approval:

1. The property owner is to provide a tree removal and replacement plan as required
2. The Owner/Applicant shall obtain a building permit* for the proposed guesthouse
3. The Owner/Applicant will comply with all engineering, landscaping, and utility availability letters submission requirements before the issuance of a building permit.
4. <Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property>

* If the Commission approves the conditional use for the accessory building, Staff will review the same during the building permit and plan review process to ensure that plans for the structure comply with all regulations within City of Holladay Code (e.g., setbacks, height standards, graduated height, landscaping, lot coverage, etc.) that appertain to the project.

EXAMPLE MOTION:

"I __ move that the Holladay Planning Commission (approve / deny) the application for a detached guesthouse sized at 4,450 sq. ft located at **6235 South 2710 East**, based upon findings..... *<and any other Commission stated findings>*, contingent on Applicant's compliance with the following condition(s)... *(see above for Staff suggested conditions)* ...



NOTICE OF A PUBLIC HEARING CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: Tuesday, October 24th, 2023
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Curtis Calder for a Conditional Use Permit for an accessory building exceeding the permitted footprint size on property located at **6235 S. 2710 E.** in the R-1-43 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.14.030.

****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit comments via email by 5:00 pm on 10/23/2023 to Carrie Marsh, cmarsh@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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LAND USE REVIEW & RECOMMENDATION TECHNICAL REVIEW COMMITTEE (TRC)

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

801.527.3890

Project name: <u>Calder CUP</u>	PERMIT / PF#:
Street address: <u>6235 S. 2710 E.</u>	Zoning: <u>P-1-43</u> Total Acres: <u>1.6</u>
Contact name: <u>Allison / Chrts Calder</u>	Natural Hazard: <u>FEMA floodplain</u>
Parcel ID:	Waterway: <u>Tanner Ditch</u>

PROJECT/SUBMITTAL TYPE (circle one)	SITE PLAN: MAJOR MINOR		SUBDIVISION / PUD CONCEPT PRELIMINARY FINAL		PLAT AMENDMENT	C.U.P.
APPROVING BODY (circle one)	<u>PC</u>	CC	BOA	DRB	APPEAL OFFICER	STAFF

SITE PLAN

- ☐ Minor Site plan checklist completed
- ☒ Major Site plan checklist completed
- ☐ Subdivision Plat Provided
- ☐ Zone Worksheet completed
- ☒ Utility Service letters - need secondary meter ~~app~~ form - attached

SUBDIVISION / PUD

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

PLAT AMENDMENT

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

CONDITIONAL USE PERMIT

- ☒ Site plan
- ☒ Narrative
- ☐ Final Checklist Complete

TRC SUMMARY OF REVIEW / RECOMMENDATION(S)

Major site plan requirements (see attached)

1. Existing conditions
 - trees on site, identify proposed removed trees
 - label Tanner Ditch
 - Add property dimensions
 - Add site contour lines
 - Label Tanner Ditch pipe (under road/bridge) - include note to protect Tanner Ditch & Pipe
 - Show FEMA flood plain area
 - Label setback distances
 - Include an elevations table, ~~with~~ so
 - Location of spot elevation (water meter, manhole cover etc)
 - Location & type of storm water retention (on site)
2. Landscape plan identifying replacement tree location

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

Signatures represent Departmental review of the information provided relative to compliance with requirements, regulations, ordinances, facility/master/capital plans and general policies. Additional approvals/permits are still required.

Curtis & Allison Calder
6235 S 2710 E
Holladay, UT 84121

October 11, 2023

To the Planning Commission of the City of Holladay:

Regarding the application for a conditional use permit for the property at 6235 S 2710 E within The Woods P.U.D.

We are seeking approval for an ADU with a footprint larger than the 2000 sq. ft. currently allowed in our R-43 zone. The living quarters will be approximately 1,764 sq. ft. and the total footprint 4,450 sq. ft.

Location: Our property is bisected by the old Tanner Ditch and there is a large easement prohibiting construction. The proposed ADU would be in the approved building envelope for an accessory building on the north side of the easement.

Size: We have several recreational vehicles, including a large motorhome, off-road vehicles, trailers, etc. for our family of 8. We would like to preserve the appearance of our neighborhood while also protecting our items by storing them in a garage.

Set back: the required setback for accessory buildings is 13ft. The proposed structure has a setback of >50 ft to the north, 13 ft to the east, and greater than 13 feet to any point of the road, which curves.

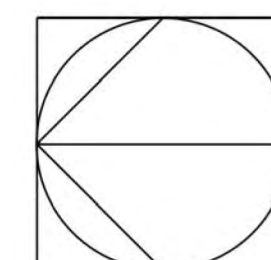
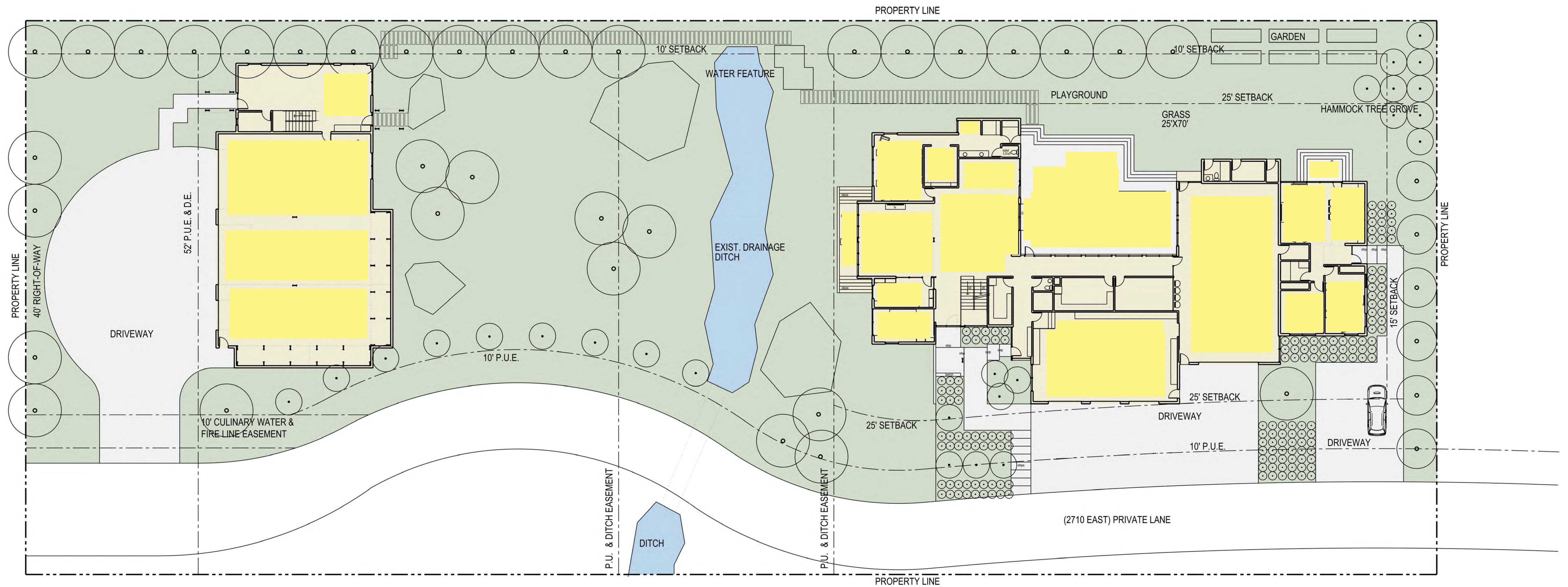
Parking & Traffic: Sufficient parking is provided for the ADU. The driveway will not impact the safety or access to abutting street.

Trees: The proposed ADU would necessitate the removal of some trees for the driveway and building. These trees will be replaced with varieties that will grow to contribute to the conservation of the canopy. Our building plan includes planting more trees than will be removed. Trees to remove: 2 evergreen (we hope to relocate if possible), 1 long-needle pine, 2 box elder, 1 cottonwood (it is shedding large branches in windstorms and has become a safety hazard), 3 unknown native trees (we call them "cherry-plum trees") and 1 oak tree. The additional and existing trees will also provide camouflage for the ADU from road view.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Curtis Calder', is written in a cursive style.

Curtis Calder



SITE PLAN
1/16" = 1'-0"

CALDER Residence - Modern Cottage
The Woods PRUD
3.04.2023





CALDER residence
THE WOODS - PRUD
03.04.2023

EAST elevation
3/16" = 1'-0"



NORTH elevation
3/16" = 1'-0"

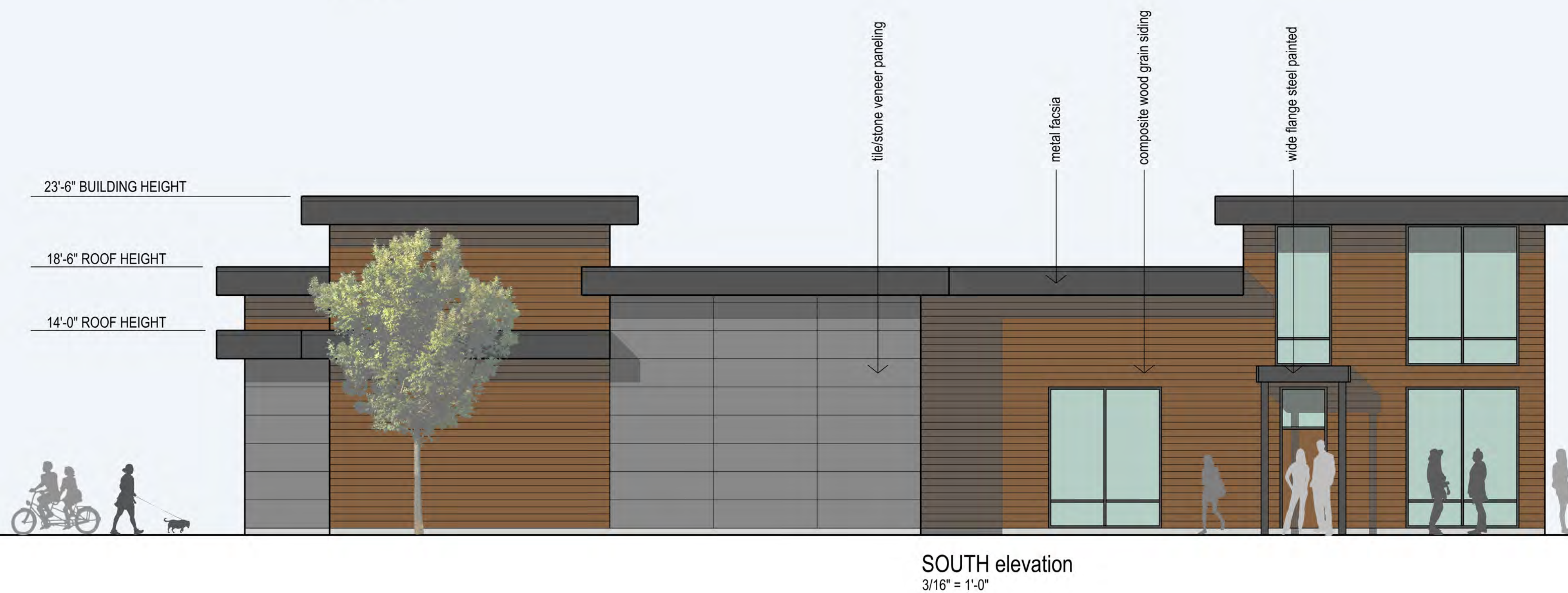
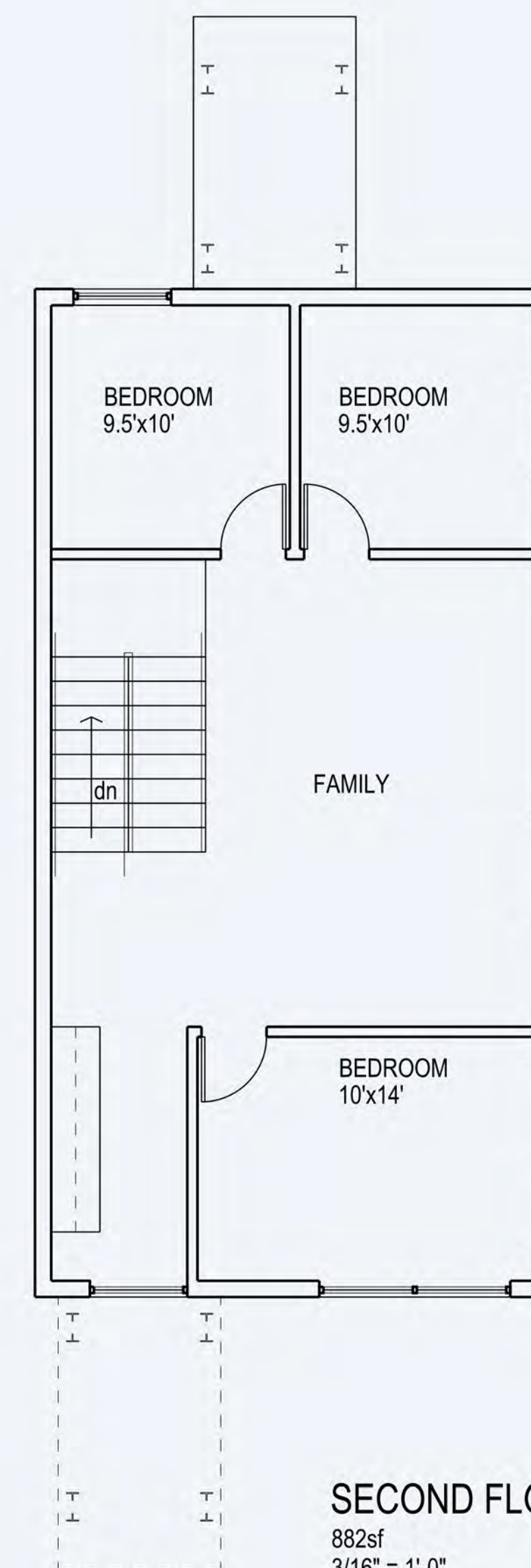
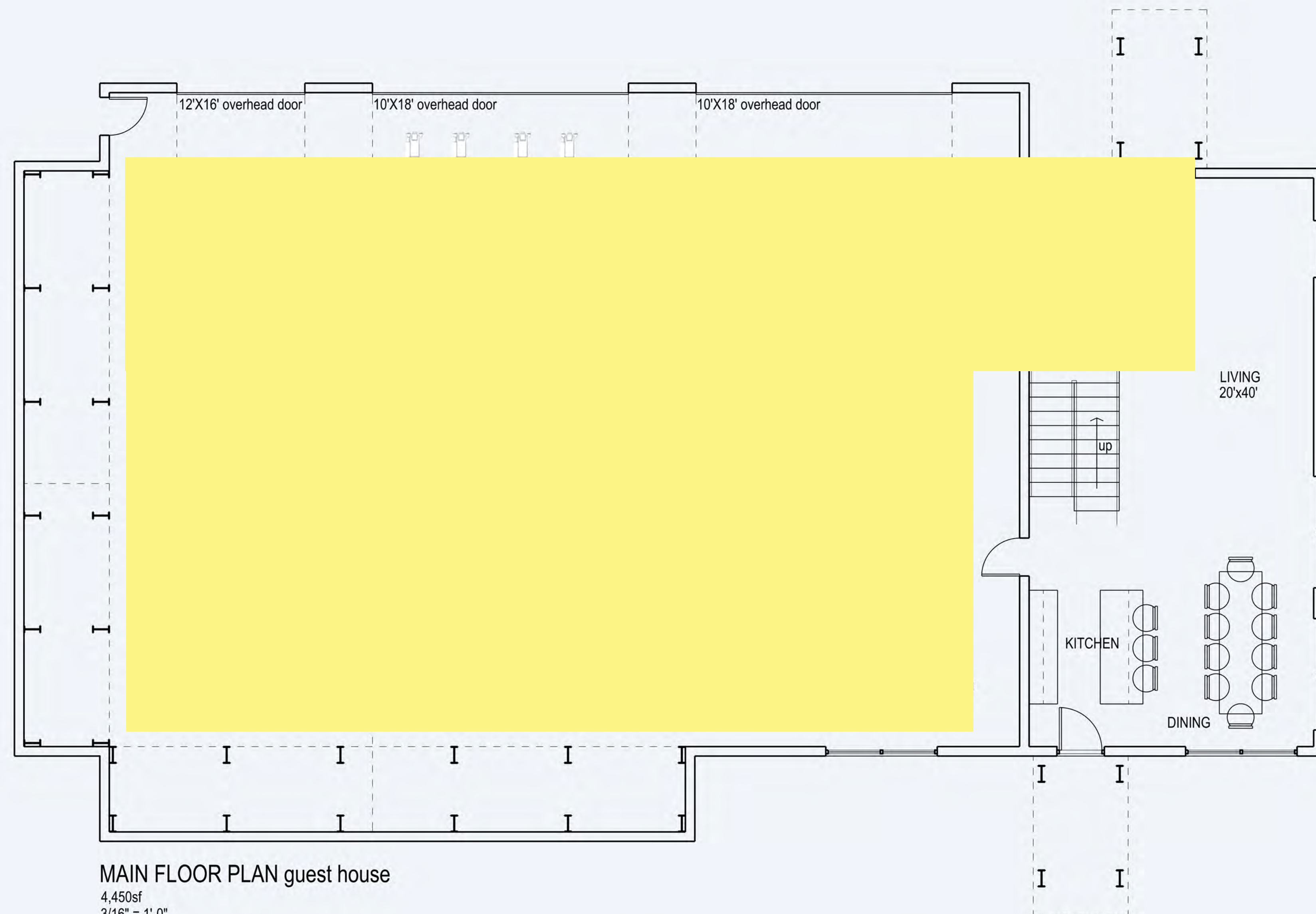
CALDER residence
THE WOODS - PRUD
03.04.2023





WEST elevation
3/16" = 1'-0"

CALDER residence
THE WOODS - PRUD
03.04.2023



Public Comments



20 October 2023

Planning Commission
Community and Economic Development Department
City of Holladay
4580 South 2300 East
Holladay, UT 84117

Attention: Holladay City Planning Commission

Dear Mr. Chairman and the City of Holladay Planning Commission Board Members:

I am writing to you as President of The Woods HOA and representing the members/residents. Please note that all residents of THE WOODS HOA, except the petitioner, oppose the proposal as presented. This letter is in response to the application made by Curtis Calder to allow for the construction of an accessory building that exceeds the permitted footprint size on Lot #1 of the Woods PUD, located at 6325 South 2710 East in the R-1-43 zone.

To summarize first, **The Woods Homeowners Association is against the proposal made by the Calders to adjust and modify the accessory building footprint size of Lot #1 in The Woods HOA.** The proposal may be "in accordance with provisions in Holladay City Code Section 13.14.030", but the approval of this proposal is seen as disruptive variance to the general ambience of The Woods. We look to the Planning Commission to reject this proposal.

We are overwhelmingly **against this change to the building pad area** as it will be detrimental to ambience and aesthetics of our small neighborhood. The location and the scale of the construction (>4200 sq ft.) that the Calders propose to build at the entry gate to the HOA is such that it cannot be blended or camouflaged to be compatible with its overall surroundings.

In addition, the Board of Directors and other residents of The Woods cannot support the construction of any edifice in our neighborhood for which we have not had the opportunity to review the building plans. All that we have seen are artist's renderings of potential buildings and their placement on Lot #1. We continue to request copies of their building plans and have not received them to date.

At a minimum we ask that the Planning Commission delay any decision to address the Calder proposal until such time as The Woods HOA Board has been given the opportunity to review their construction plans.

As a potential compromise, we also request in your decision-making, if this proposal is approved, that the placement and footprint of any accessory building that may be constructed in this enlarged construction footprint on Lot #1 must have a green space area that provides at least 25 linear feet between the street (2710 East) and its closest point to the accessory building, not including any driveway areas, so that sufficiently mature trees and bushes may be placed at the time of construction to modestly conceal this huge building (> 4,200 sq. ft) from the street as best as possible.

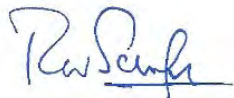
It may be argued that a large accessory building was allowed for Lot #4 of The Woods HOA, so why not Lot #1? However, the comparison is invalid. Lot #4 is not located at the gated entry to the HOA but is in the most remote area of the neighborhood. On Lot #4, the accessory building is embedded or dug back into the hillside to diminish its apparent dimensions and is essentially not visible outside the property. Lot #1 is a flat, open lot of 1.75 acres with sufficient area for construction for placing a building despite the easements on the property. Lot #4 is a 1.0 acre property in which 50% of the land is challenged for construction by a steep hill on the back half of the lot, hence the need to excavate space for the accessory building and also aiding in concealing its full dimension.

I will reiterate here that the Calders were admonished more than 15 months ago that the HOA would not favor their construction plans because they did not fit the design criteria and character of the HOA. We asked the Calders to modify the plan to fit the character of the neighborhood. It is apparent that they choose not to consider the input of the other members of the HOA. Similarly, the general contractor, Kodiak Construction and Steve Luczak, have been told on a number of occasions that the HOA is adamantly against construction plan as we knew it and asked that he might help to temper the Calder's plan so as to be more collaborative with the neighborhood.

In the future, we also request that the Holladay City Planning Commission reject any architectural plan for construction in The Woods HOA that is not consistent with a true "cottage style" of home construction on this property.

Thank you very much for hearing our objection.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Schafer".

Robert Schafer, President
The Woods Homeowners Association

FILE# 23-1-11

"HOLLADAY HEIGHTS" - SUBDIVISION

ADDRESS:

4930 South Westmoor Road

LEGAL DESCRIPTION: 22-09-182-011

BEG AT NW COR OF LOT 22, COTTONWOOD MEADOWS
PLAT A; N 0°30' E 277.26 FT; N 25 FT; S 89°47' E 414.58 FT; S
300.68 FT; W 417 FT TO BEG 2.88 AC

APPLICANT/REPRESENTATIVE:

Silicon Slopes Commercial Construction LLC

PROPERTY OWNER:

Richard and Vicki Greenwood

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #3

PUBLIC NOTICE DETAILS:

Mailed 10/13

REQUEST:

Subdivision

APPLICABLE REGULATIONS:

13.08

13.10

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **RESIDENTIAL SUBDIVISION – CONCEPT PLAN REVIEW**
Project: “Holladay Heights” Subdivision (*name to be changed*)
Address: 4930 S Westmoor, Holladay Utah
Applicant: Benjamin Wheat
File No: 23-1-11
Notice: Mailed – October 13, 2023
Planner: Carrie Marsh

GOVERNING ORDINANCES:	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.050A	CONCEPTUAL SUBMISSION REQUIREMENTS
	13.10.080	SUBDIVISION APPROVAL STANDARDS

REQUIRED PLANNING COMMISSION ACTION: Administrative

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

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500’ of the subject parcels.

SUMMARY

Applicant, Benjamin Wheat has been working with the TRC on a plan to split an existing 2.88 acre (125,453 sq. ft) lot according to R-1-10 zone [lot creation standards regulations](#). The subdivision will facilitate the creation of ten single family lots, extending the public street, Delaware Dr. into the subdivision. All lots would meet the minimum required 10,000 square feet in the R-1-10 zone, with some lots exceeding the required minimum within the zone.

Proposal is for land use entitlements only, no development or construction permitting is requested. Each lot shall submit for individual development permits as per Holladay Ord [§ 13.08.100](#)

TECHNICAL REVIEW COMMITTEE ANALYSIS

CONCEPT LEVEL ANALYSIS:

In accordance with Holladay Ord 13.08.010, upon receipt of a complete concept subdivision application, Staff has distributed the application to and has subsequently received recommendation(s) from the Technical Review Committee. Review of submitted elements are compared against the administrative [checklist of required submittals 13.10.050A](#). The following is provided to the Planning Commission as a summary of joint recommendation of conceptual subdivision approval from the TRC:

Zoning, City Planner:

- Min 10,000 square feet
- Min 80-foot lot width, measured at the property line
- Utility connection letters; water, gas, sewer and power are in progress and can be deferred to preliminary approval
- Public street extension requires acceptance by City Council

United Fire Authority (UFA), Area Fire Marshal:

- Public street extension is properly sized for Fire and emergency access

Engineering, City Engineer:

- Street, sidewalk, stormwater management design, and other engineering details to be addressed at preliminary level

Building Code, City Building Official

- Details of individual structures to be submitted with individual building permits.

RECOMMENDATION

The TRC recommends that the commission hold the required public hearing and consider comments presented. Staff has found that all required concept elements of a residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be complete as per the City's submission requirements. As no development is proposed at this time (only entitlements), preliminary construction submittals have been waived as unnecessary – these details will be submitted upon application for a single-family home on each individual lot created. The TRC can therefore recommend the commission approve the **CONCEPTUAL SUBDIVISION PLAN**.

STAFF FINDINGS:

1. The requirements for conceptual subdivision have been substantially completed.
2. Each of the lots comply with the minimum width and area for single-family home development in the R-1-10 zone.
3. The development complies with the General Plan
4. Fire access meets standards required by UFA

STAFF REQUIREMENTS

- Submit the required area and use table per the Concept Plan checklist.
- Obtain and submit all utility connection letters prior to Final plat submittal to the TRC
- Propose a new name for the subdivision as Holladay Heights is already in use

SUGGESTED MOTIONS

*"I ____ Motion to (approve / continue for further discussion) the **CONCEPTUAL PLAN** application by **Benjamin Wheat** for a 10-unit residential subdivision, located at 4930 S. Westmoor in the R-1-10 zone, based upon the findings... and subject to the following requirements ... "*



NOTICE OF A PUBLIC HEARING

Residential Subdivision – “Holladay Heights”
(subdivision name to change)

Date: **Tuesday, October 24th, 2023**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

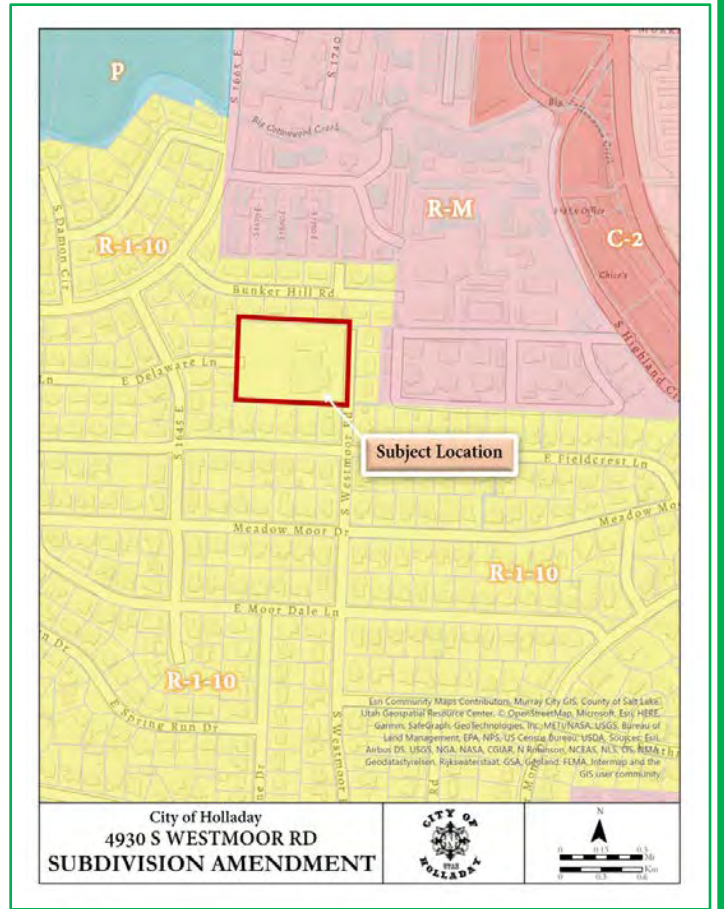
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a new subdivision plat proposed by the applicant, Benjamin Wheat, to subdivide 2.88 acres of land, located at **4930 S Westmoor Rd**, within the R-1-10 zone, into up to 10 parcels. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm Oct. 23, 2023 to Carrie Marsh, cmarsh@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed 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.



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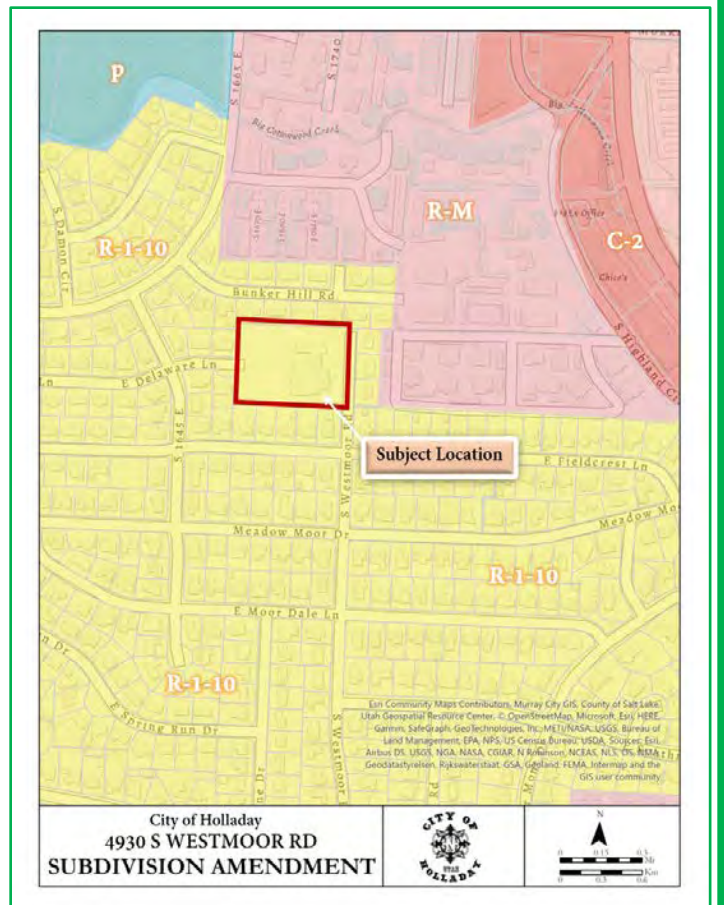
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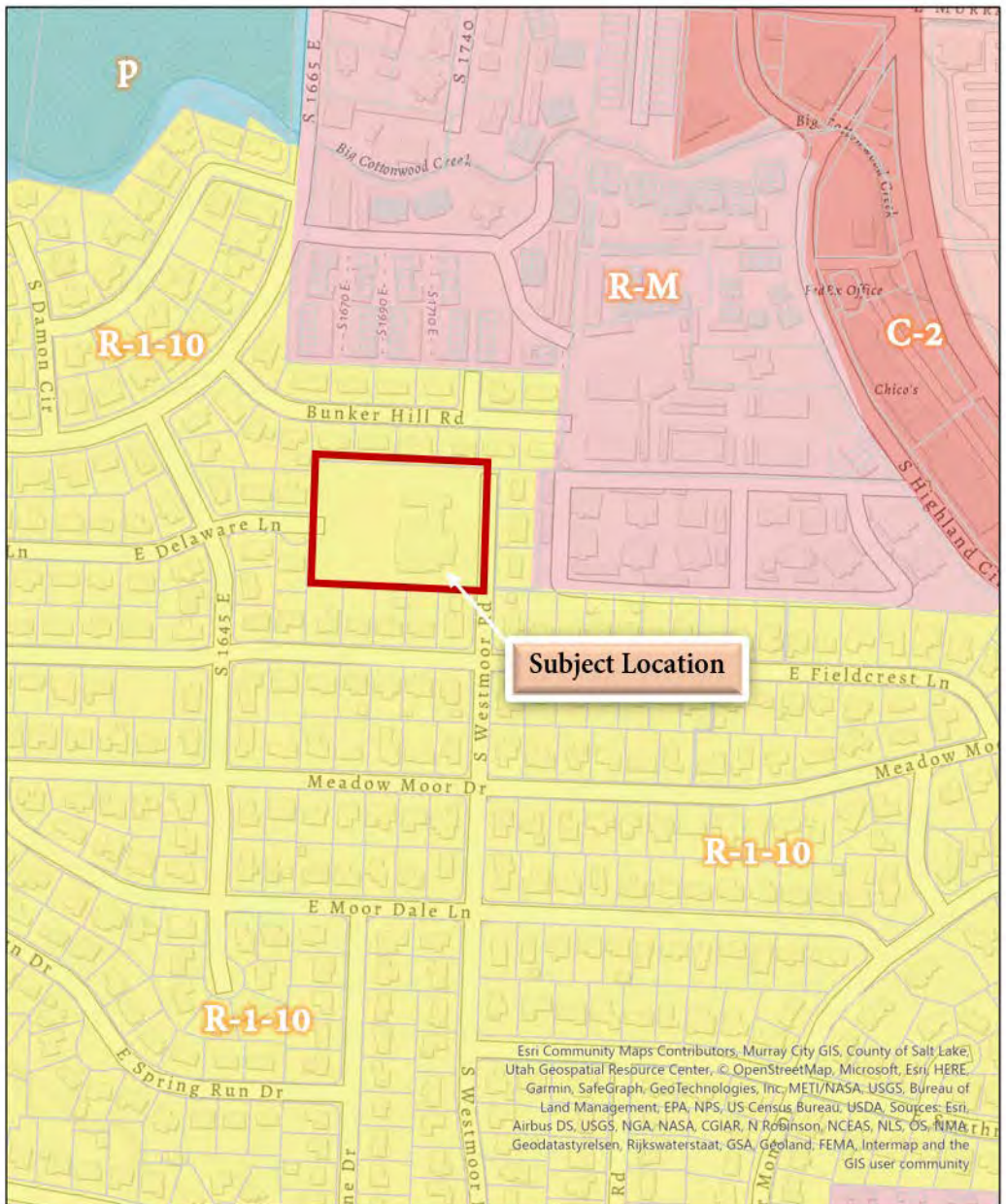
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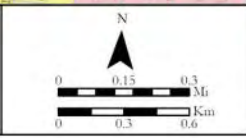
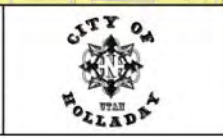
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City of Holladay
 4930 S WESTMOOR RD
 SUBDIVISION AMENDMENT

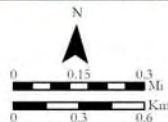




City of Holladay
 4930 S WESTMOOR RD
 SUBDIVISION AMENDMENT



City of Holladay is a city in Salt Lake County, Utah, United States. It is located in the northern part of the Salt Lake Valley, north of the city of Salt Lake City. The city is known for its high quality of life, excellent schools, and beautiful scenery. It is a growing community with a strong sense of community and a commitment to excellence. The city is home to many businesses, schools, and parks, and it is a great place to live, work, and play.



FILE# 23-1-03

COUNTRY PINE VIEW SUB AND PUD

ADDRESS:

2761 E. 4510 S.

LEGAL DESCRIPTION: 22-02-301-007

BEG S 0°11'50" W 535.49 FT & N 64°56'10" E 402.06 FT FR NW COR OF SW 1/4 SEC 2, T 2S, R 1E, S L M; N 64°56'10" E 86.32 FT; N 0°07'03" W 325.23 FT M OR L; W 149.73 FT; S 10°38' E 367.81 FT TO BEG LESS STREET. 0.89 AC M OR L. 4269-253

APPLICANT/REPRESENTATIVE:

Grant Harrison

PROPERTY OWNER:

Carol Sweeten Estate

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

NA for Preliminary/Final

REQUEST:

Subdivision - P.U.D.

APPLICABLE REGULATIONS:

13.14 Single Family Residential Zone
13.08.10 Preliminary Plan Approval Stndrds
13.78 Planned Unit Development

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **CONCURRENT RESIDENTIAL SUBDIVISION and PUD – PRELIMINARY PLAN / FINAL PLAT REVIEW**
Project: “Country Pine View” Subdivision and PUD
Address: 2761 E 4510 S Holladay, Utah
Applicant: Grant Harrison
File No: 23-1-03
Notice: N/A for preliminary and final
Planner: Carrie Marsh

GOVERNING ORDINANCES:	13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
	13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
	13.08.010	SITE PLAN – THREE STEP REVIEW STANDARDS – PRELIMINARY / FINAL
	13.10	SUBDIVISIONS
	13.10.050B	PRELIMINARY SUBMISSION REQUIREMENTS
	13.10.080	SUBDIVISION APPROVAL STANDARDS
	13.78	PLANNED UNIT DEVELOPMENT
	13.00.000	CONDITIONAL USES

REQUIRED PLANNING COMMISSION ACTION: Administrative

- 1. Preliminary and Final Subdivision Review:** PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. [13.06.050.B2](#) and [13.08](#). Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting. A public hearing was held and approval of the Conceptual plat was given on June 6, 2023.
- 2. Preliminary and Final PUD Review:** The Planning Commission may approve, approve with conditions, or deny a planned unit development based upon written findings of fact according to the standard within Holladay Ord. [13.78.040.H](#). It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the requirements for a PUD. As directed by ordinance, CUP applications shall be approved if the Land Use Authority can apply conditions which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.020. Planned Unit Developments (PUDs) are a conditional use in the R-1-8 zone and require review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary, and Final** review. Decisions and approval must be made during a public meeting. The required public hearing for the Conceptual review was held on August 1, 2023. Approval of the Conceptual PUD plan was given by the Planning Commission on August 1, 2023

SUMMARY

Applicant Grant Harrison has been working with the TRC on a plan to split an existing .89 acre (38,768 sq ft) lot according to R-1-8 zone [lot creation standards](#) and create a Planned Unit Development in accordance with the goals of PUDs identified within 13.78. Conceptual approval for both the subdivision and PUD has been granted and the applicant is now seeking Preliminary and Final approval for both the subdivision and the PUD. The subdivision and PUD will facilitate the creation of 4 new single-family homes accessed from 4510 South, a public street, via a 20-foot-wide private driveway. The minimum lot size of 8,000 square feet within the R-1-8 zone, less the land required for the private road, was used to establish a maximum of four dwelling units allowed on the property.

The purpose of a PUD is to “permit flexibility in land use, allow diversification in the interrelationships of various uses and structures with their sites and thus offer an alternative to conventional development. It is intended to encourage unique neighborhoods, high quality housing, exceptional design, additional open space, and facilities compatible with the present living environment in the city”.

To allow flexibility and initiative in site and building design, the Planning Commission may waive or vary one or more of the land use regulations as required by the zone in which the planned unit development is proposed, other than 1) Use regulations, 2) Overall building height regulations, including graduated height restrictions, and 3) Density. (13.78.040.E)

Proposal is for land use entitlements only, no development or construction permitting is requested. Each lot shall submit for individual development permits as per Holladay Ord [§ 13.08.100](#)

TECHNICAL REVIEW COMMITTEE ANALYSIS

PRELIMINARY PLAT DEVELOPMENT

The TRC has reviewed the supplied preliminary development drawings for compliance with minimum standards for a 4 unit development in the R-1-8 zone.

- **CONCEPTUAL PLAN COMPLIANCE:** (minimum zone standards; land use, parking etc)
 - ✓ Verification of utility connection serve letters (required element conceptual approval)
- **PRELIMINARY SITE DEVELOPMENT:** all elements as required by Holladay Ord [13.10.050B](#)
 - ✓ Utility design and connection locations
 - ✓ Addressed comments from “Preliminary Plan” checklist dated 09/26/2023
 - ✓ Storm water/erosion control plans
 - ✓ Inclusion of Storm Water Protection Plans SWPP
 - ✓ Dust mitigation plan during construction and demolition
 - ✓ Address engineering comments made on the full-size set, dated 10/11/2023
 - ✓ UFA approval
- **PRELIMINARY PLAT/OWNERSHIP**
 - ✓ Preparation of Residential Plat – title of plat reflects this land use
 - ✓ Clarified: “Owned” and “Common”
 - ✓ Address all comments from “Preliminary Plat” check list and notes from TRC 10/10/2023

PUD ELEMENT

The TRC has verified that the applicant has submitted needed drawings and a descriptive narrative outlining a PUD request. Requested flexibility in setback and lot sizes are primarily due to the wedged shape of the parcel and the desire to create more common open space, provide more separation from neighboring properties, and preserve more trees than would be feasible with a standard subdivision and creation of four 8,000 square foot lots.

Lot size: The total land area excluding the private road and public dedication is 32,448 square feet. The number of units allowed using the Maximum Density Calculation (13.04.040) is 4.

Building Setbacks: The spacing of buildings and structures away from property lines, rights-of-way, physical hazards and natural features such as streams and other buildings, are essential elements of land use planning and of urban design. In particular, setbacks may provide for privacy, light, shadow, air movement, passive and active space, vegetation and also contribute directly to physical and psychological wellbeing.

In a standard subdivision situation setback should be uniform assuming there is a specific desired outcome for the setback, such as privacy, public safety, economic development, etc. In a PUD situation, flexibility in setbacks can vary proportionally depending upon the size and shape of the properties. Variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house construction costs, setbacks shall be applied within a flexible envelope.

	REQUIRED (R-1-8)	PROPOSED
Front setback:		
The minimum setback on a private road of 20'	20 ft from the centerline	25 ft from centerline
Rear setback:		

The minimum setback in feet from the rear property line	20 ft avg., no point closer than 17'	Varies. Refer to proposed site plan
Side setback:		
The minimum side setback in feet	25% of the lot width; minimum 10%	Varies – refer to proposed site plan
The minimum corner side setback in feet for any structure	20	Min 20 ft, average is larger

All structures are limited to 35' in height, would be required to meet graduated height requirements, and lot coverage/building footprint size is limited to a total coverage of 35% (11,200 sq. ft) distributed between the four units. The PUD site plan shows the allowed building envelope where a structure could be placed within. The buildings constructed may not follow the building envelopes exactly, but structural elements would not fall outside of the designated building envelope.

RECOMMENDATION

As motion to approve the Preliminary Subdivision plat for “Country Pine View” is directly related and contingent upon a PUD approval. The PC should first moderate a discussion with the applicant based upon PUD criteria mentioned above. Some elements to discuss could include details relating to revegetation of the site, reduction of setbacks as deemed necessary, separation of buildings from abutting uses, etc. A motion to approve the PUD is recommended IF, as a result of this discussion, the proposed layout is determined to be acceptable OR in-meeting modifications to the layout can be articulated by the PC and determined as acceptable by the applicant.

The TRC recommends the commission approve the **COUNTRY PINE VIEW PLANNED UNIT DEVELOPMENT, SUBDIVISION PLAN and PRELIMINARY PLAT**. If the commission is amenable, in accordance with 13.08.010.D5, to provide a motion to delegate the **FINAL PLAT** approval to staff.

Should the PC arrive at a consensus regarding acceptable **PUD** elements, the following motion, findings and conditions are suggested;

*“I _____ motion for approval of a **Planned Unit Development** for “Country Pine View”, a **residential four-unit development within the R-1-8 zone located at 2761 E 4510 S**, finding that the proposal;*

- 1. Complies with the allowed land uses of R-1-8 zone as a single-family residential subdivision.*
- 2. Density and layout comply with the approved Concept plan of August 1, 2023*
- 3. Is granted flexibility to zone standards via the Planning Commission*
- 4. Provides for the preservation and enhancement of desirable site characteristics*
- 5. ...other findings as deemed appropriate to support the motion”*

With the following suggested **conditions** (based upon the current layout as proposed):

- 1. All lot sizes are modified to maintain the minimum sizes shown on the approved plan*
- 2. Setbacks are modified as shown on the approved plan*
- 3. other conditions as determined appropriate.*

Contingent upon a motion to approve the PUD as proposed; the TRC has verified that all required **Preliminary** level elements of a residential subdivision proposal have been reviewed determined to be substantially complete as per the City’s submission requirements. However, **if elements of the PUD plan have been modified during this meeting – a revision to the Preliminary Plat may be necessary to accurately reflect the PC approval details**. In which case a motion to continue is recommended.

Should the PC approve the PUD, the TRC recommends approval of the **PRELIMINARY SUBDIVISION** and deferral of **FINAL PLAT** approval to staff with the following suggested findings and conditions;

*“I _____ motion for (approval/continuation/denial) of the **Preliminary Plat** for “Country Pine View” a **4-unit residential Subdivision in the R-1-8 zone located at 2761 E 4510 S**, finding that the proposal;*

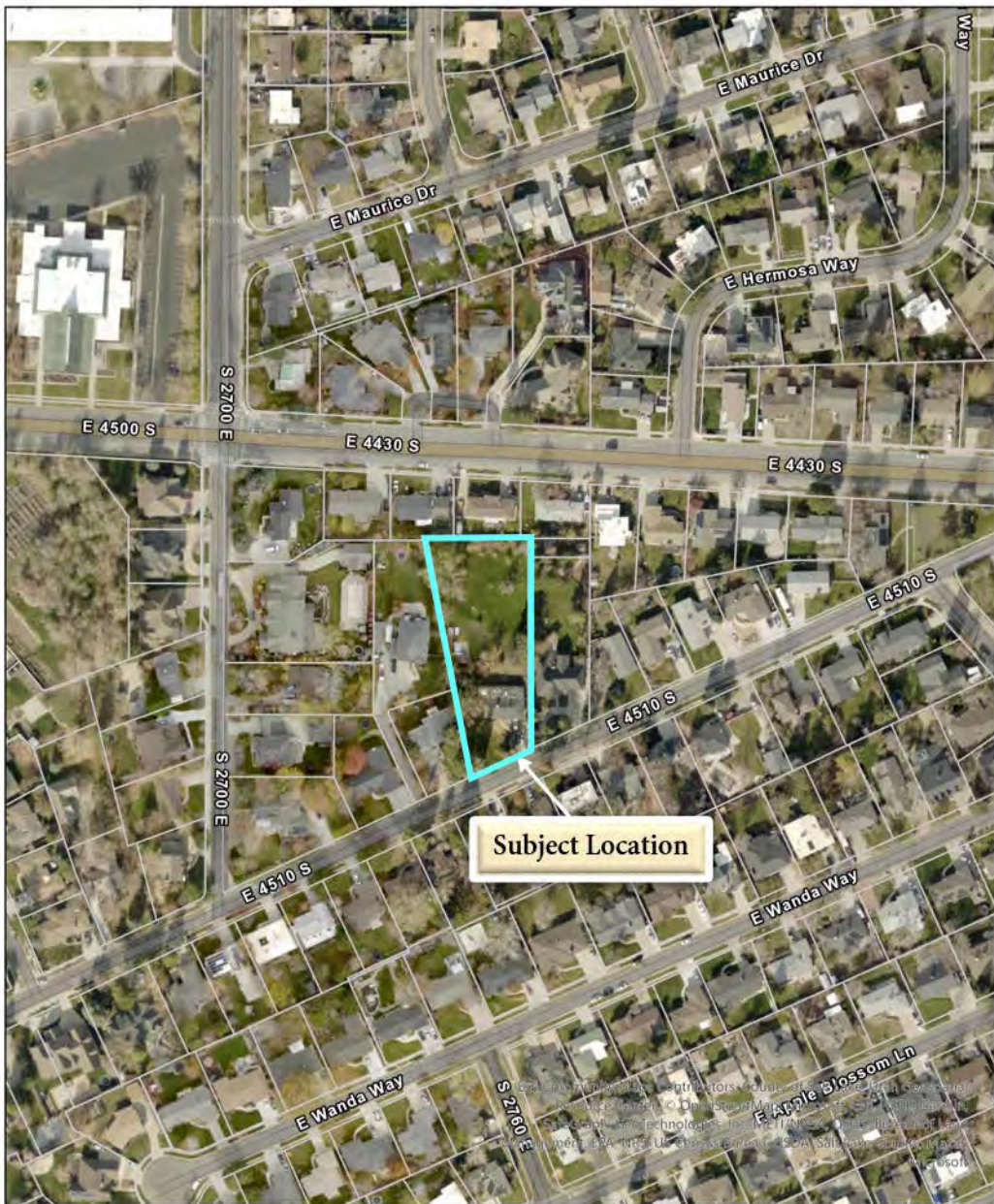
- 1)complies with the conceptual subdivision plan approved June 6, 2023*
- 2)PUD elements are found to be incorporated on the approved drawings.*
- 3)Construction elements and details are found to be acceptable by various divisions the Technical Review Committee*
- 4)The development complies with the underlying zone and General Plan*

*“Also, within in one year and in accordance with 13.08.010.D5, to defer administrative review and approval of the **FINAL PLAT** by the Community & Economic Development Director - following a positive, written recommendation from TRC.”*

*“County Pine View” Preliminary / Final Plat Staff Report PC *10/20/2023*

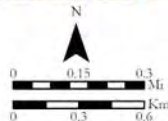
And subject to the following conditions:

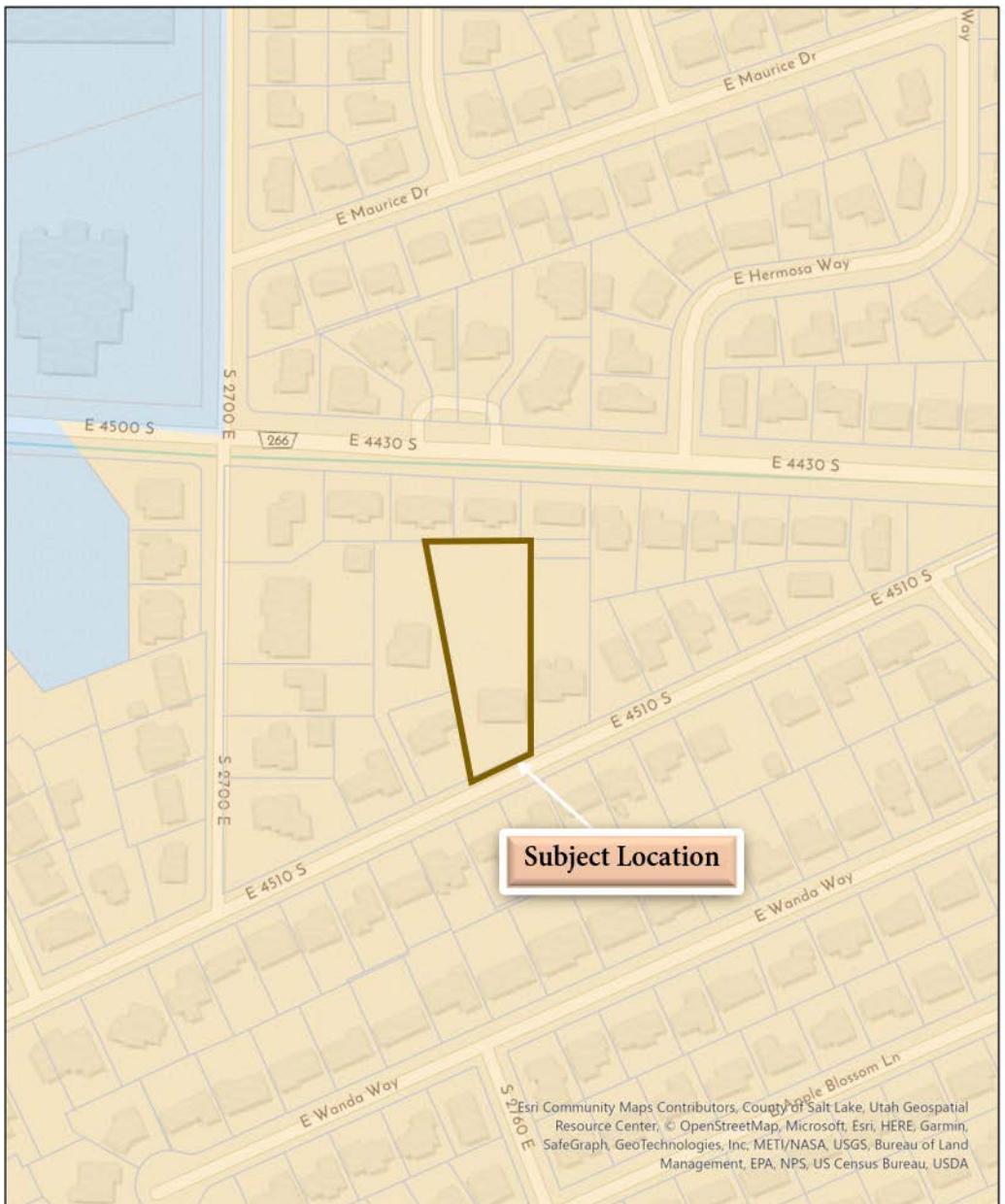
- 1) Submission of CC&Rs for management of common areas*
- 2) Any other conditions as determined appropriate*



City of Holladay
2761 E 4510 S

SUBDIVISION/PUD NOTICE

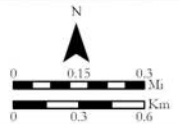




Subject Location

Esri Community Maps Contributors, County of Salt Lake, Utah Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Holladay
2761 E 4510 S
SUBDIVISION/PUD NOTICE

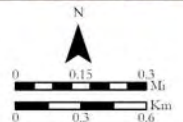




ESRI Community Maps, Esri, Holladay, County of Salt Lake, Utah, Geographical Resource Center, Esri, Esri Map, Microsoft, Esri, HERE, Garmin, SatGraph, Garmin, Garmin, Inc., METU/NSA/USGS, Bureau of Land Management, Esri, Inc., US Census Bureau, USDA, Salt Lake County, Utah, 10/20/2018

City of Holladay
2761 E 4510 S

SUBDIVISION/PUD NOTICE



Sweeten Court Neighborhood Narrative

I am writing to submit my approval request for the planned unit development (PUD) project located in the beautiful city of Holladay, Utah. As a passionate developer, I have meticulously designed this project to enhance the community by incorporating green space and promoting a sustainable lifestyle and community.

Project Overview: The PUD will consist of a 4-lot subdivision, each with a single-family unit. The aim of this development is to create a harmonious blend of modern housing and a thriving natural environment. By thoughtfully integrating green space and greenery, we seek to provide the residents with a serene and sustainable living experience.

Enhanced Green Space: The project will allocate a portion of land to green space, creating a welcoming atmosphere for residents and promoting a healthier, more vibrant community. With the allowance of a more flexible setback requirement via the PUD, we can adjust the spacing of the homes to highlight the landscaping and greenspace efforts. We will also attempt to rotate the footprint of certain homes to avoid removal of certain trees and shrubbery. All existing trees not in the current footprint of the homes will remain intact.

Improved Quality of Life: The inclusion of greenery within the development will contribute to improved air quality, reduced noise pollution, and a sense of tranquility, fostering a higher quality of life for the residents.

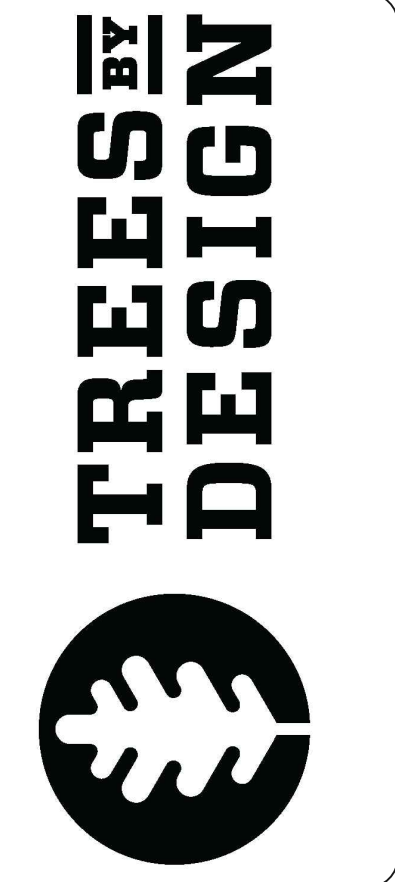
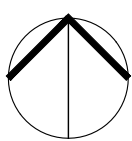
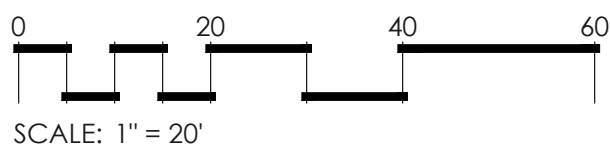
Sustainable Design: The project will implement eco-friendly practices such as energy-efficient construction, stormwater management systems, and native landscaping. These initiatives aim to minimize the environmental impact of the development and inspire residents to adopt sustainable practices. The PUD provides us with the availability to rotate the footprint of certain homes so the row style standard subdivision look does not exist within this community. This will be thoughtfully designed avoiding the "track home" look and feel to provide a comfortable neighborhood experience. The private road will service all 4 properties encouraging traffic to stay off 4510 South. The PUD Design will allow us to provide a separate self contained neighborhood lessening the impact of 4 homes on a piece of property originally containing one. The park-like neighborhood will be maintained by an HOA with landscaping and snowplowing professionally maintained.

In alignment with the city's vision for sustainable growth and community development, I firmly believe that this PUD project will be a valuable addition to the Holladay area. I am committed to working closely with the city and community to ensure that the project adheres to all zoning regulations, environmental standards, and building codes.

I kindly request your review and approval of this PUD project. Your support will enable us to create a thriving community that combines modern housing with a lush, green environment. I am available to provide any additional information or address any questions or concerns you may have regarding the project.



- TREE REMOVAL NOTES:**
- 31 TREES IN TOTAL TO BE REMOVED
 - 8,713 SF OF TREE CANOPY TO BE REMOVED



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john@treesbydesign.com
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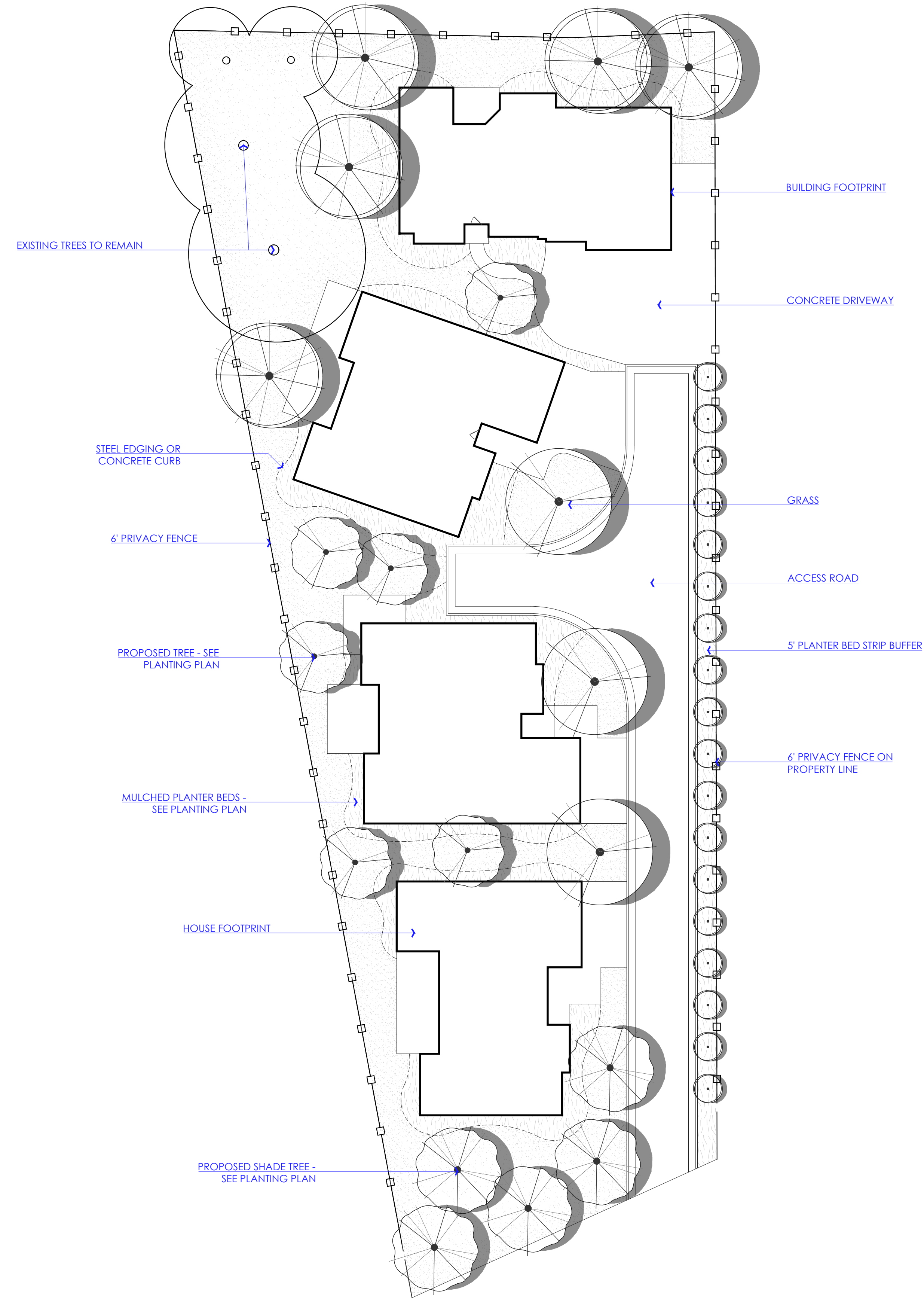
DISCLAIMERS
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Trees by Design makes no claim to accuracy of plans.

CUSTOMER INFO

COUNTRY PINE VIEW
2761 E 4510 S
HOLLADAY, UT

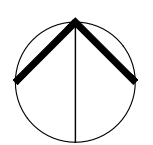
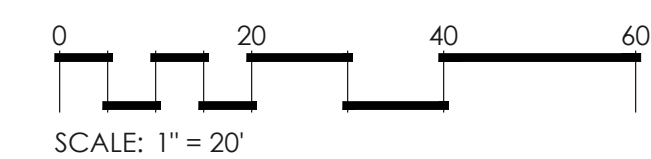
SHEET NAME

**tree
removal
plan**

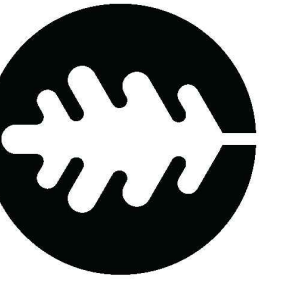


REFERENCE NOTES SCHEDULE .

CODE	01 TAKE-OFF DESCRIPTION	QTY
01-32	EDGING / CURBING	647 lf
SYMBOL	01 TAKE-OFF DESCRIPTION	QTY
	GRASS	13,020 sf
	MULCHED PLANTER BEDS	4,598 sf



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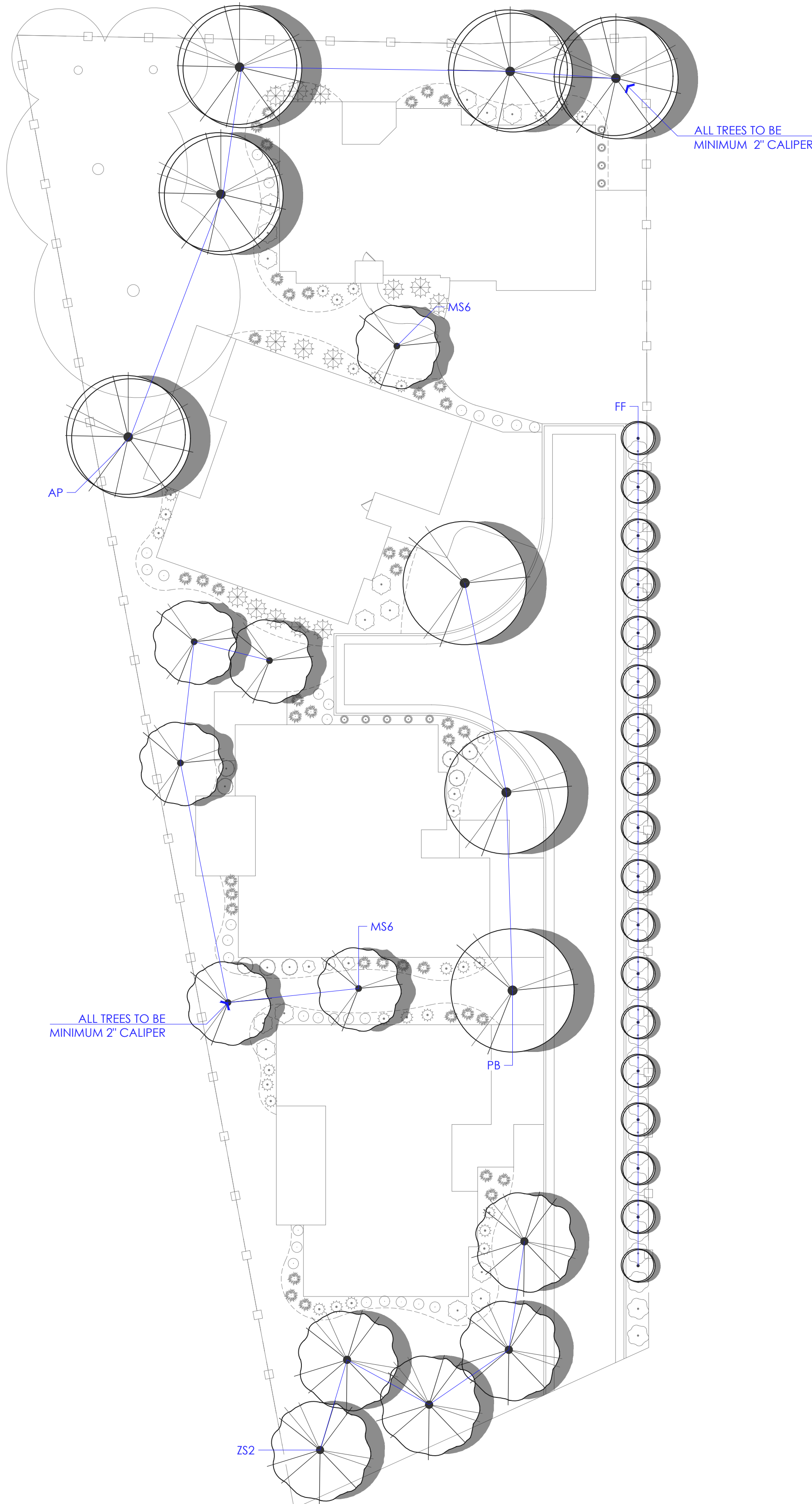
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2761 E 4510 S
HOLLADAY, UT

SHEET NAME

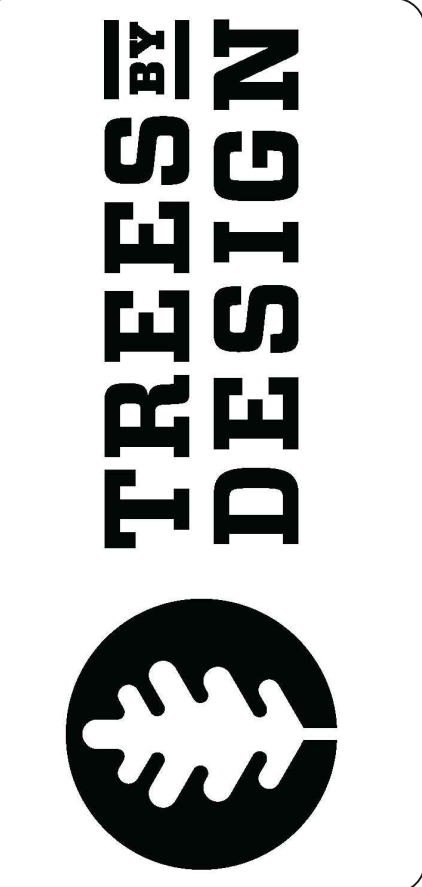
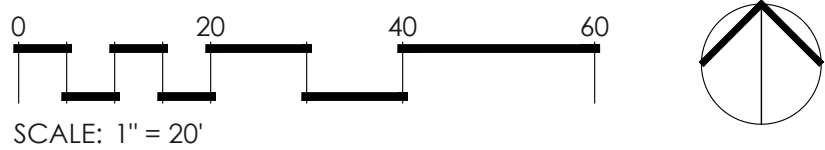
layout plan



PLANT SCHEDULE .

TREES	CODE	BOTANICAL / COMMON NAME	QTY
	AP	Acer platanoides / Norway Maple	5
	FF	Fagus sylvatica 'Fastigiata' / European Beech	18
	MS6	Malus x 'Spring Snow' / Spring Snow Crab Apple	6
	PB	Platanus x acerifolia 'Bloodgood' / London Plane Tree	3
	ZS2	Zelkova serrata 'Village Green' / Village Green Zelkova	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	41
	CA	Cornus alba 'Ivory Halo' TM / Ivory Halo Dogwood	8
	EA	Euonymus alatus 'Compactus' / Compact Burning Bush	15
	HS2	Helictotrichon sempervirens / Blue Oat Grass	9
	PS8	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark	14
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	37
	RX5	Rosa x 'Radrazz' / Red Knock Out Rose	6
	SM2	Salvia x sylvestris 'May Night' / May Night Sage	30
	ST	Spiraea betulifolia 'Tor' / Tor Spiraea	27

- TREE REPLACEMENT NOTES:
- 31 TREES REMOVED
 - 37 TREES TO BE PLANTED
 - 8,713 SF OF TREE CANOPY REMOVED
 - 10,219 TO BE REPLACED UPON MATURITY



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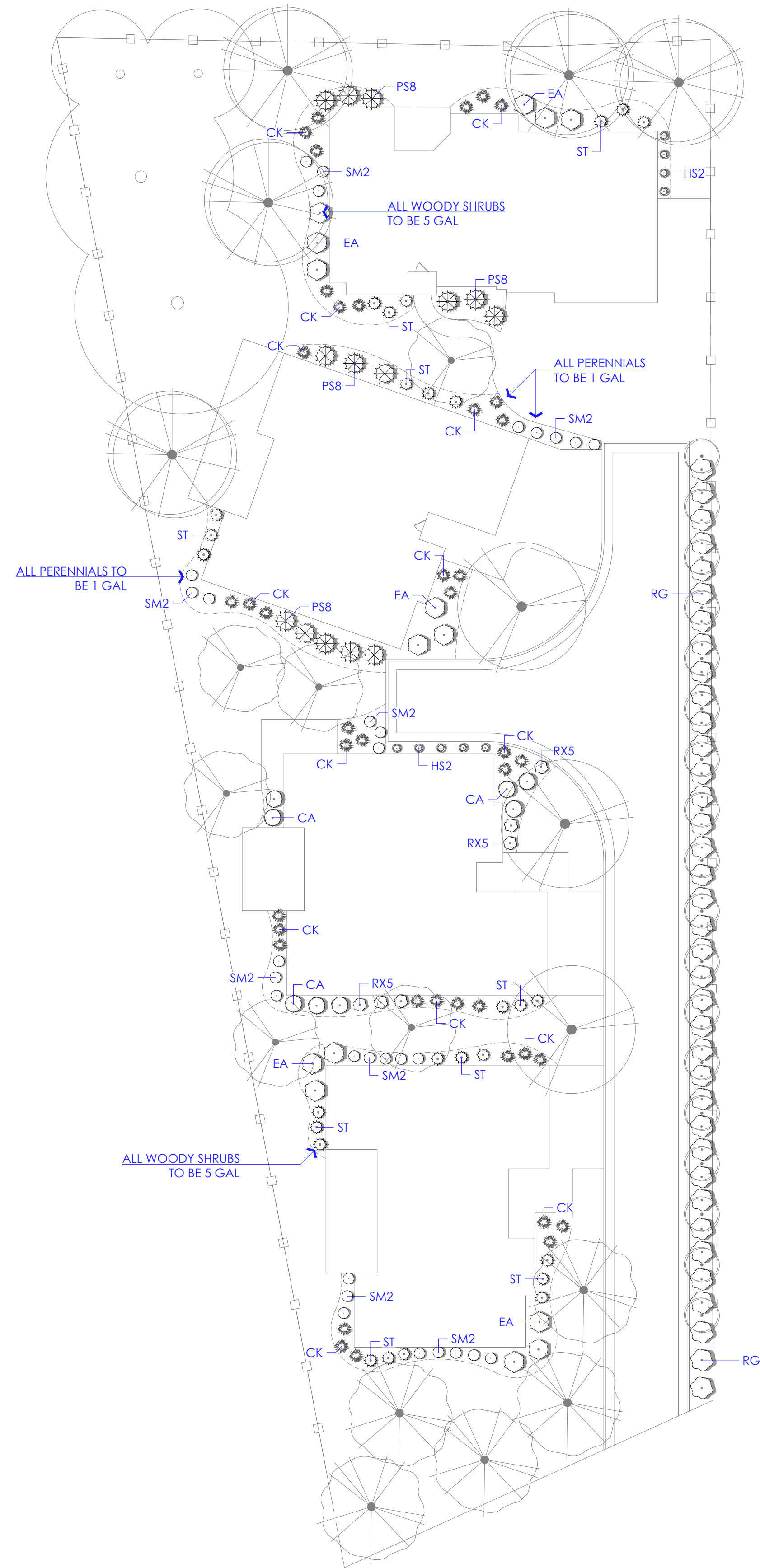
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2761 E 4510 S
HOLLADAY, UT

SHEET NAME

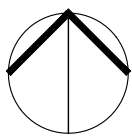
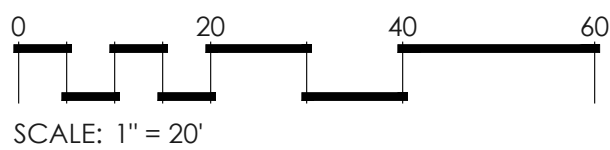
tree plan



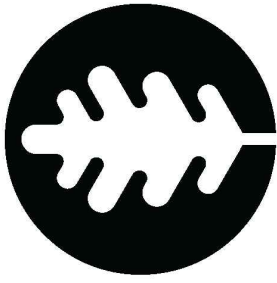
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TREES
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CUSTOMER INFO

COUNTRY PINE VIEW
2761 E 4510 S
HOLLADAY, UT

SHEET NAME

shrub plan

COUNTRY PINE VIEW P.U.D

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH



Vicinity Map

NO SCALE



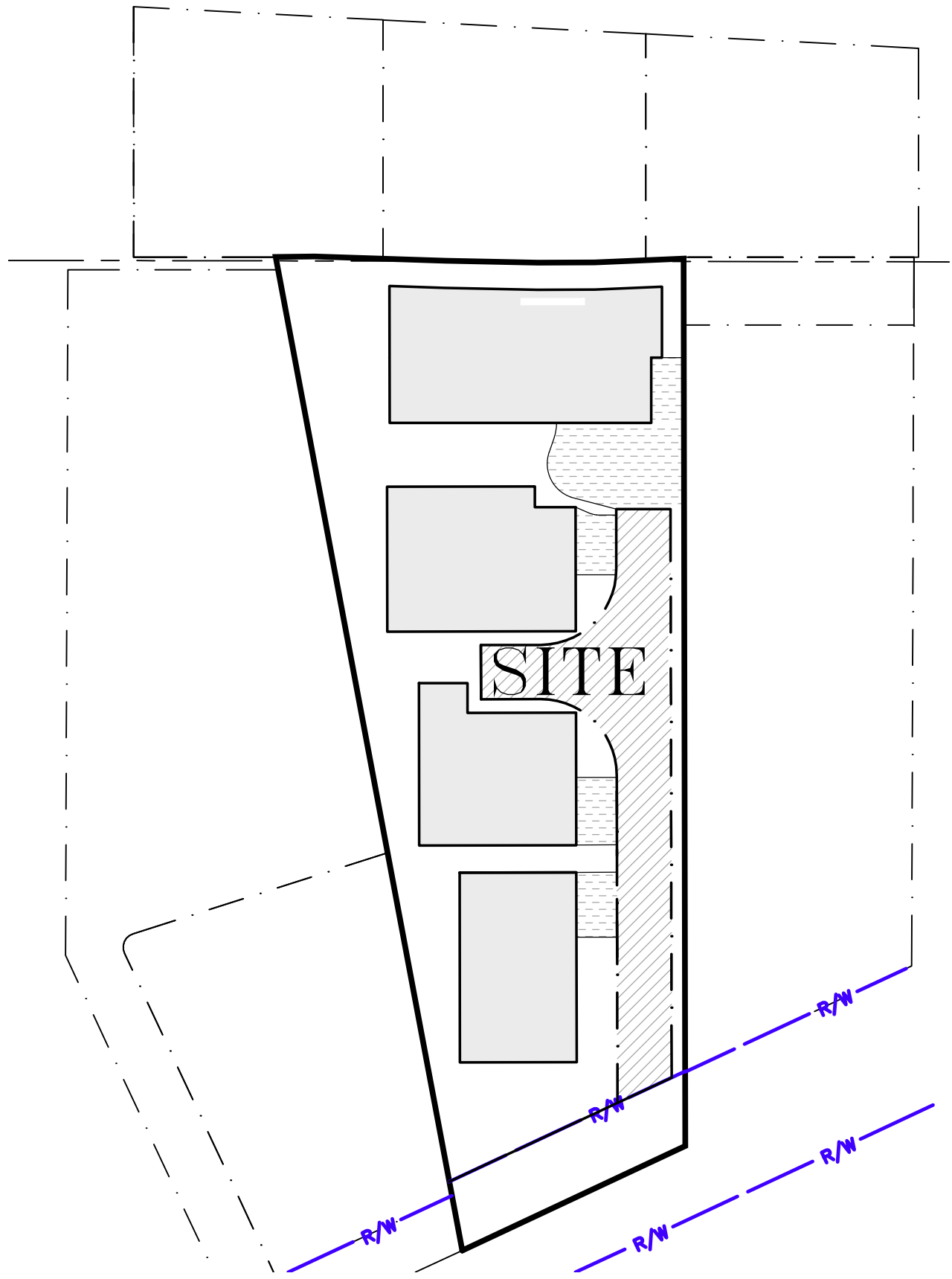
SUBDIVISION ENGINEERING PLANS

FOR
PARCEL LOCATED AT:

2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

INDEX OF DRAWINGS

1	COVER SHEET
F1.0	FINAL SUBDIVISION PLAT SHEET 1
F2.0	FINAL SUBDIVISION PLAT SHEET 2
A1.0	ALTA/NSPS SURVEY
C1.0	DEMOLITION PLAN
C2.0	SITE AND UTILITY PLAN
C3.0	GRADING AND DRAINAGE CALCULATIONS
C4.0	GRADING AND DRAINAGE PLAN
C5.0	STORM WATER POLLUTION PREVENTION PLAN
D1.0	DETAIL SHEET
D2.0	DETAIL SHEET



SITE

NO SCALE

THIS PROJECT DEVELOPED BY:

GRANT HARRISON
gharrison@grantken.com
801-580-6346

THIS PROJECT DESIGNED BY:

Peterson Engineering
7107 S 400 West, Suite #1
Midvale, Utah 84047-1084
PH 801-255-3503
FX 801-255-4502

DATE: OCTOBER 18, 2023

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

○ CORNER NOT SET

● SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"

◆ DENOTES SECTION CORNERS

◆ DENOTES FOUND MONUMENTS

467 S DENOTES UNIT ADDRESSES

DENOTES COMMON AREA, P.U.E, AND DRAINAGE EASEMENT

DEDICATED AS RIGHT OF WAY TO HOLLADAY CITY FOR PUBLIC AND
UTILITY USE

DENOTES PRIVATE OWNERSHIP

DENOTES PRIVATE RIGHT OF WAY, P.U.E,
& DRAINAGE EASEMENT

DENOTES LIMITED COMMON AREA
AREA IS RECOMMENDED AND DETERMINED AT THE TIME OF DEVELOPMENT

SUBDIVISION BOUNDARY LINE

PRIVATE RIGHT OF WAY LINE

PUBLIC RIGHT OF WAY LINE

PRIVATE OWNERSHIP

ADJOINERS BOUNDARY LINES

LIMITED COMMON AREA

TABULATIONS:

1. TOTAL PLAT ACREAGE: 0.938 ACRES
2. TOTAL BUILDABLE (PRIVATE) AREA: 0.351 ACRES
3. TOTAL ACREAGE IN PUBLIC STREETS: 0.054 ACRES
4. TOTAL ACREAGE IN PRIVATE STREETS: 0.129 ACRES
5. TOTAL ACREAGE IN LIMITED COMMON SPACE: 0.066 ACRES
6. TOTAL ACREAGE IN COMMON SPACE: 0.357 ACRES
6. NUMBER OF UNITS: 4 UNITS
7. BUILDING DENSITY: 11,500.00 SF / 32,884.30 SF = 35.0%

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503



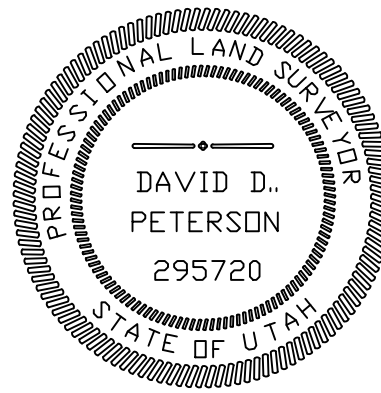
SHEET 1 OF 2

I, DAVID PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO UNITS, STREETS, AND COMMON AREA HEREAFTER TO BE KNOWN AS COUNTRY PINE VIEW P.U.D. SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH; BASIS OF BEARING BEING SOUTH-89°54'40" EAST BETWEEN THE WEST QUARTER CORNER AND THE CENTER SECTION CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 01°11'50" WEST 535.49 FEET ALONG THE CENTERLINE OF 2700 EAST STREET AND NORTH 64°56'10" EAST 402.08 FEET ALONG THE CENTERLINE OF 4510 SOUTH STREET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE CENTERLINE OF SAID 4510 SOUTH STREET NORTH 64°56'10" EAST 90.83 FEET; THENCE NORTH 00°07'03" WEST 32.07 FEET ALONG A BOUNDARY LINE AGREEMENT AS ENTRY NUMBER 5205047 IN BOOK 645 AT PAGE 0631 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG A BOUNDARY LINE AGREEMENT AS ENTRY NUMBER 5205047 IN BOOK 645 AT PAGE 0631 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG THE FOLLOWING COURSE: 1.) SOUTH 87°27'38" WEST 32.85 FEET; 2.) SOUTH 89°42'30" WEST 20.84 FEET; 3.) NORTH 88°43'57" WEST 34.11 FEET; 4.) NORTH 88°10'58" WEST 48.36 FEET; 5.) SOUTH 89°28'14" WEST 14.26 FEET; THENCE SOUTH 10°38'00" EAST 372.54 FEET TO THE POINT OF BEGINNING.

CONTAINS: 40,840.39 SQ. FT. OR 0.938 ACRES



DATE _____

KNOW ALL MEN BY THESE PRESENTS THAT GRANT HARRISON, THE MANAGING MEMBER UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO UNITS, PRIVATE STREETS, PUBLIC STREETS, LIMITED COMMON AREA AND COMMON AREA TO BE HEREAFTER KNOWN AS COUNTRY PINE VIEW P.U.D. DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY/HOMESLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 2023, BEFORE ME _____, PERSONALLY APPEARED _____
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND
ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

RECORDED #

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

DATE _____ TIME _____ BOOK _____ PAGE _____

----- FEE \$ ----- SALT LAKE COUNTY RECORDER -----

COUNTRY PINE VIEW P.U.D

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

LINE TABLE

Line Table		
Line #	Length	Direction
L1	5.51'	N64°56'10"E
L2	209.54'	S00°07'03"E
L3	20.00'	N89°52'57"E
L4	22.00'	N00°07'03"W
L5	22.00'	N89°52'57"E
L6	20.00'	N00°07'03"W
L7	22.00'	S89°52'57"W
L8	120.84'	N00°07'03"W
L9	22.06'	S64°56'10"W
L10	7.24'	S64°56'10"W
L11	39.76'	S64°56'10"W
L12	21.46'	S64°56'10"W
L13	42.48'	N10°38'00"W
L14	12.00'	S79°22'00"W
L15	38.15'	S23°56'11"E
L16	20.00'	S25°03'50"E
L17	15.00'	N89°52'57"E
L18	43.03'	N89°52'57"E
L19	69.92'	S00°07'03"E
L20	69.92'	N00°07'03"W
L21	43.03'	N89°52'57"E
L22	68.75'	N10°38'00"W
L23	24.76'	S79°22'00"W
L24	12.00'	S79°22'00"W
L25	17.89'	S56°08'10"E

Line Table		
Line #	Length	Direction
L26	57.86'	S89°52'57"W
L27	10.00'	N00°07'03"W
L28	48.84'	S00°07'03"E
L29	40.00'	N89°52'57"E
L30	11.00'	S00°07'03"E
L31	17.86'	N89°52'57"E
L32	59.84'	N00°07'03"W
L33	58.72'	N10°38'00"W
L34	22.92'	S79°22'35"W
L35	15.00'	S79°22'00"W
L36	22.25'	S31°29'04"E
L37	69.44'	N89°53'24"E
L38	45.79'	N00°07'03"W
L39	15.00'	S89°53'24"W
L40	7.64'	N00°06'57"W
L41	54.44'	S89°53'24"W
L42	53.43'	S00°07'03"E
L43	52.53'	N10°38'00"W
L44	24.75'	S79°22'00"W
L45	23.55'	S02°14'38"W
L46	22.96'	N10°38'00"W
L47	30.00'	S79°22'00"W
L48	23.54'	N00°00'00"E
L49	96.47'	N90°00'00"E
L50	24.00'	N00°07'03"W

Line Table		
Line #	Length	Direction
L51	3.99'	N89°52'57"E
L52	8.01'	N89°48'42"E
L53	26.17'	N00°06'10"W
L54	24.62'	S87°27'38"W
L55	21.17'	S89°42'39"W
L56	34.29'	N88°43'57"W
L57	20.44'	N88°10'58"W
L58	50.39'	S00°07'03"E
L59	8.00'	N89°52'57"E
L60	10.35'	S00°07'03"E
L61	51.57'	N10°38'00"W
L62	39.25'	S82°19'56"W
L63	16.27'	N10°38'00"W
L64	27.97'	S88°10'58"E
L65	10.00'	N01°49'02"E
L66	20.79'	N10°38'00"W
L67	5.00'	N89°52'57"E
L68	15.00'	S89°52'57"W
L69	15.00'	S89°52'57"W
L70	15.00'	N89°52'57"E
L71	24.01'	N00°07'03"W
L72	12.00'	N89°52'57"E

PLAT NOTES

- 1) AT THE TIME OF DEVELOPMENT OF EACH UNIT, THE BUILDING FOOTPRINT AND PRIVATE AREAS MUST LIE WITHIN THE SPECIFIED PRIVATE AREAS ON THIS PLAT.
- 2) H.O.A IS RESPONSIBLE TO MAINTAIN STORM WATER RETENTION FACILITIES ANNUALLY. COMPLETE ANNUAL INSPECTION OF STORM DRAIN FACILITIES USING THE STANDARD INSPECTION REPORT FOR HOLLADAY CITY.
- 3) NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 4) EACH RESIDENTIAL UNIT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION.
- 5) STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITED OF PROJECT SITE.
- 6) ALL ROADWAYS THAT ARE NOT PRIVATE ARE DEDICATED TO HOLLADAY CITY AS RIGHT OF WAY (R.O.W) FOR PUBLIC AND UTILITY USE.
- 7) ALL DRIVEWAYS CONSTRUCTED FOR EACH UNIT ARE DENOTED AS LIMITED COMMON AREA AND ARE DETERMINED AT THE TIME OF DEVELOPMENT. THE DRIVEWAYS SHOWN ON THIS PLAT ARE RECOMMENCED.
- 8) ALL BUILDINGS MUST BE CONSTRUCTION ACCORDING TO THE MAXIMUM BUILDING AREA.
- 9) ALL COMMON AREA IS ALSO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
- 10) UNITS 1, 2, 3, & 4 ARE ALLOWED UP TO 200 SQ. FT. OF FENCED AREA WESTERLY OF THEIR UNIT FOR PETS WITHIN THE COMMON AREA. AREA SHALL NOT AFFECT ANY UTILITIES, DRAINAGE AREAS, OR RIGHT OF WAY AREAS.

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503



ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3581

APPROVED BY ROCKY MTN POWER _____ Date: _____

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TITLE _____

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY DOMINION ENERGY.

DOMINION ENERGY

HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY THE HEALTH DEPARTMENT.

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

COMCAST

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY COMCAST.

COMCAST

MT. OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY M.T.O.I.D

M.T.O.I.D

CENTURY LINK COMMUNICATION

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY CENTURY LINK COMMUNICATIONS.

CENTURY LINK COMMUNICATIONS

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

SHEET 2 OF 2

CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY HOLLADAY CITY PLANNING COMMISSION

CHAIRMAN, HOLLADAY CITY PLANNING COMMISSION

HOLLADAY CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ HOLLADAY CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____ A.D. 20____.

HOLLADAY CITY ATTORNEY _____

CENTRAL UTAH WATER CONSERVANCY DISTRICT

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY C.U.W.C.D

C.U.W.C.D _____

HOLLADAY CITY

APPROVED THIS _____ DAY OF _____ A.D. 2021 BY HOLLADAY CITY

ATTEST:

RECORDER

PLANNING DIRECTOR

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____

SALT LAKE COUNTY RECORDER _____

ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2, T2S, R1E SLB&M (FOUND BRASS CAP MONUMENT) HOLLADAY, SALT LAKE COUNTY, UTAH

SCHEDULE BII EXCEPTIONS

NOTE: EXCEPTIONS 1-11 & 13-14 ARE NOT SURVEY MATTERS & ARE NOT SHOWN HEREON.

12 Subject to a Boundary Line Agreement, upon the terms and conditions therein provided, recorded May 6, 1992, as Entry No. 5250547, in Book 6453, Page 0631, in the official records [SAID BOUNDARY LINE AGREEMENT DEFINES THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON.]

GENERAL NOTES

1. ADDRESS AS OBSERVED: 2761 EAST 4510 SOUTH, HOLLADAY, UT 84117
2. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.
3. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
4. AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
6. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
7. AT THE TIME OF SURVEY, NO WETLAND DELINEATION MARKERS OF ANY TYPE WERE OBSERVED.
8. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAYS.
9. THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 4510 SOUTH, A PUBLIC RIGHT OF WAY.
10. THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS.
11. AT THE TIME OF SURVEY NO PARTY WALLS WERE LOCATED.
12. THERE ARE NO OFFSITE EASEMENTS THAT BENEFIT THE SUBJECT PROPERTY ACCORDING TO THE PROVIDED TITLE COMMITMENT.

FLOOD NOTE

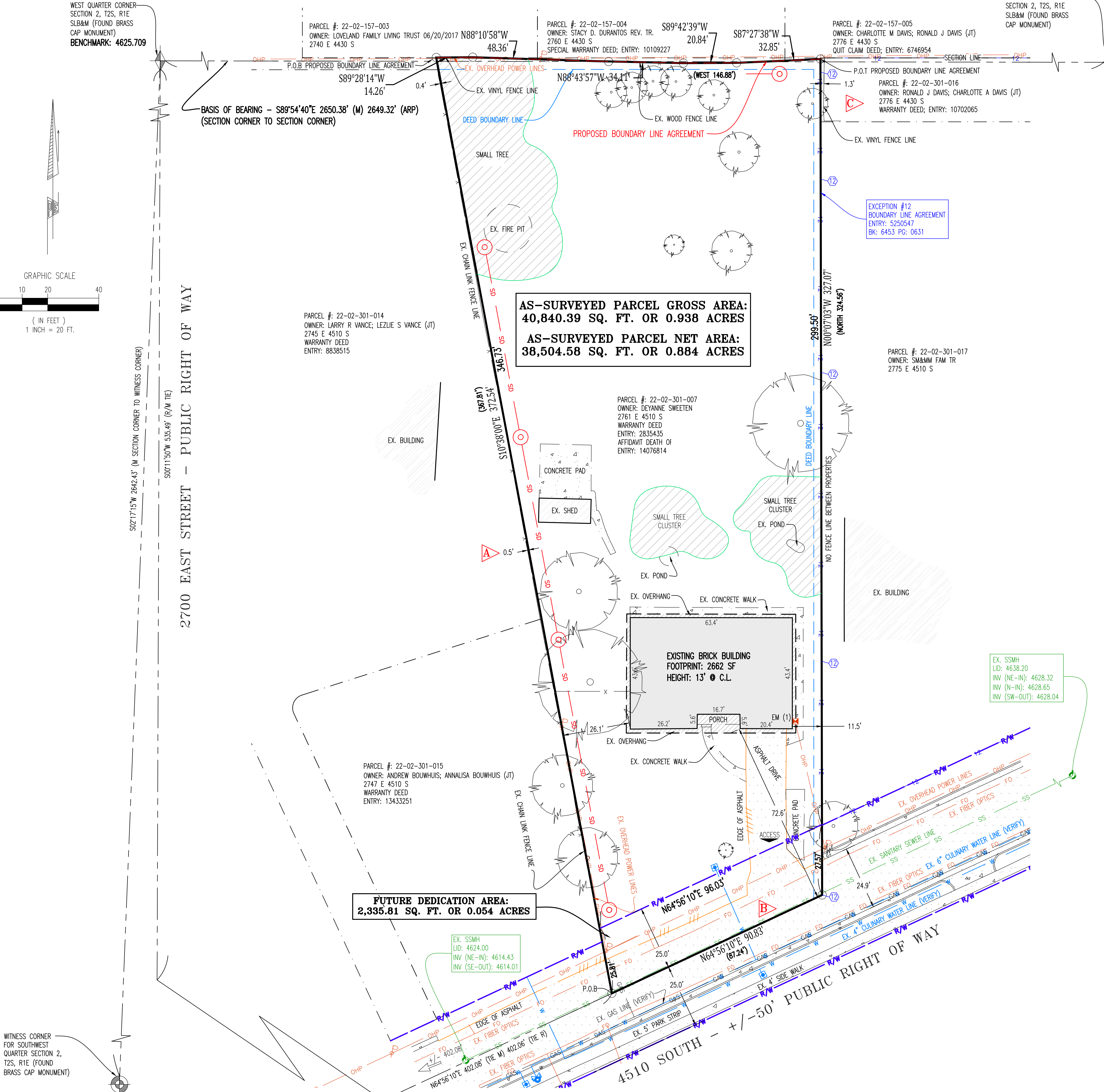
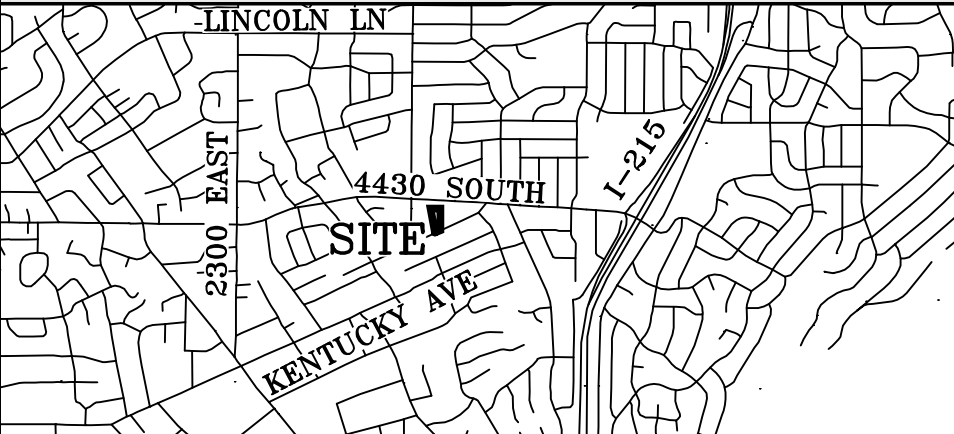
BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 4903503126, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPOSED BOUNDARY LINE AGREEMENT

A BOUNDARY LINE AGREEMENT LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, HOLLADAY, SALT LAKE COUNTY, UTAH, BASIS OF BEARING BEING S89°54'40"E BETWEEN THE WEST QUARTER CORNER AND THE CENTER SECTION CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID BOUNDARY LINE AGREEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING VINYL FENCE LINE; SAID POINT ON EXISTING VINYL FENCE LINE BEING SOUTH 00°11'50" WEST 535.49 FEET ALONG THE SECTION LINE AND NORTH 64°56'10" EAST 402.08 FEET ALONG THE CENTERLINE OF 4510 SOUTH STREET AND NORTH 10°38'00" WEST 372.54 FEET FROM SAID WEST QUARTER CORNER OF SECTION 2; THENCE ALONG SAID VINYL FENCE LINE AND AN EXISTING WOOD FENCE LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°28'14" EAST 14.26 FEET; 2) SOUTH 88°10'58" EAST 48.36 FEET; 3) SOUTH 88°43'57" EAST 34.11 FEET; 4) NORTH 89°42'39" EAST 20.84 FEET; 5) NORTH 87°27'38" EAST 32.85 FEET TO THE POINT OF TERMINUS.

VICINITY MAP - NO SCALE



RECORD DESCRIPTION

Beginning at a point on the center line of a County Road, said point being South 0°11'50" West 535.49 feet along the section line and North 64°56'10" East 402.06 feet along said center line from the Northwest corner of the Southwest quarter of Section 2, Township 2 South, Range 1 East, Salt Lake Base and Meridian, in the County of Salt Lake, State of Utah, and running thence North 64°56'10" East, along said center line 87.24 feet; thence North 324.56 feet more or less, to the North line of the Southwest quarter of said Section 2; thence West 146.88 feet; thence South 10°38' East 367.81 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 44339-MM, BEARING AN EFFECTIVE DATE OF APRIL 27, 2023 AT 8:00 AM.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY GRANT HARRISON FOR THE PURPOSE OF ESTABLISHING THE LOCATION OF THE BOUNDARY AND UTILITIES OF THE PROPERTY LOCATED AT 2761 E 4510 S, HOLLADAY, UTAH. THE BASIS OF BEARING BEING S89°54'40"E BETWEEN THE WEST QUARTER CORNER AND THE CENTER SECTION CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THE EASTERLY BOUNDARY LINE HAS BEEN ESTABLISHED BASED UPON A CERTAIN BOUNDARY LINE AGREEMENT AS ENTRY NUMBER 5250547. THE NORTHERLY BOUNDARY LINE HAS BEEN ESTABLISHED BASED UPON A PROPOSED BOUNDARY LINE AGREEMENT. THE WESTERLY AND SOUTHERLY BOUNDARY LINES WERE ESTABLISHED BASED UPON DEED CALLS AND SAID BOUNDARY LINE AGREEMENTS.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- WATER METER
- SCHEDULE B EXCEPTION
- DISTANCE TO NEAREST INTERSECTION
- FOUND SECTION CORNER
- MEASURED CALLS
- RECORD CALLS
- MEASURED CALLS
- WATER VALVE
- FIRE HYDRANT
- ACCESS TO PUBLIC RIGHT OF WAY
- FOUND WITNESS CORNER
- EXISTING TREE
- SANITARY SEWER
- CORNER SET
- CORNER NOT SET
- EXISTING TREE

LINE TABLE

- AS-SURVEYED BOUNDARY
- DEED BOUNDARY
- ADJACENT BOUNDARY
- CURB & GUTTER
- EDGE OF ASPHALT
- BUILDING
- GAS LINE
- OVERHEAD POWER
- SANITARY SEWER LINE
- CULINARY WATER LINE
- FIBER OPTICS
- RIGHT OF WAY LINE
- PROPOSED BOUNDARY LINE AGREEMENT

SIGNIFICANT OBSERVATIONS

- EXISTING CHAIN LINK FENCE LINE EXTENDS +/-0.5 FEET WESTERLY BEYOND THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.
- EXISTING ASPHALT PAVED ROAD LIES WITHIN THE SUBJECT PROPERTY BOUNDARY LINE, AS SHOWN HEREON.
- EXISTING VINYL FENCE LINE EXTENDS +/- 1.3 FEET EASTERLY BEYOND THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, SAID FENCE LINE IS OWNED BY PARCEL 22-02-301-016.

SWEETEN PROPERTY

2761 EAST 4510 SOUTH, HOLLADAY, UT 84117

BASED UPON TITLE COMMITMENT NO. 44339-MM PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF APRIL 27, 2023 AT 8:00 AM

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC; GH PROPERTIES LLC, A LIMITED LIABILITY COMPANY; AND GRANT HARRISON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 11(A), 13, 14, 16, 17, & 18 OF TABLE A THEREOF.

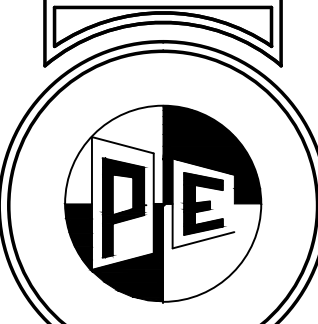
THE FIELD WORK WAS COMPLETED ON JULY 19, 2023

JULY 26, 2023

DAVID D. PETERSON
REGISTRATION NO. 295720
IN THE STATE OF UTAH
DATE OF SURVEY: JULY 26, 2023
LAST REVISION: NONE



PROJECT # F-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS - 3503
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047

2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

ALTA/NSPS LAND
TITLE SURVEY

DEMOLITION PLAN

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
BENCHMARK: 4625.709

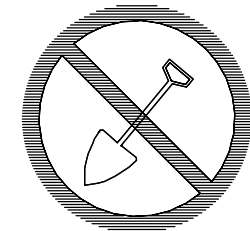
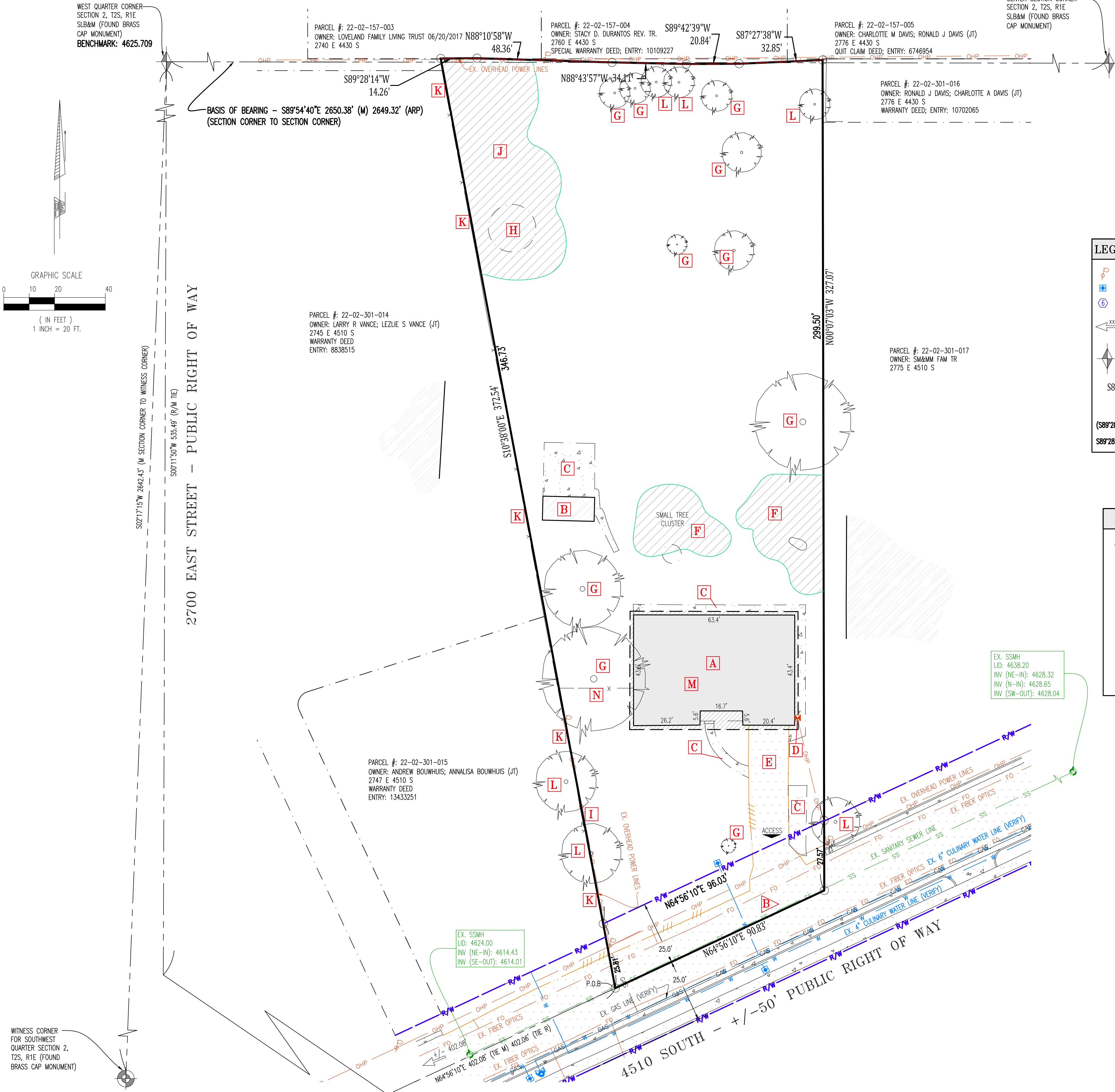
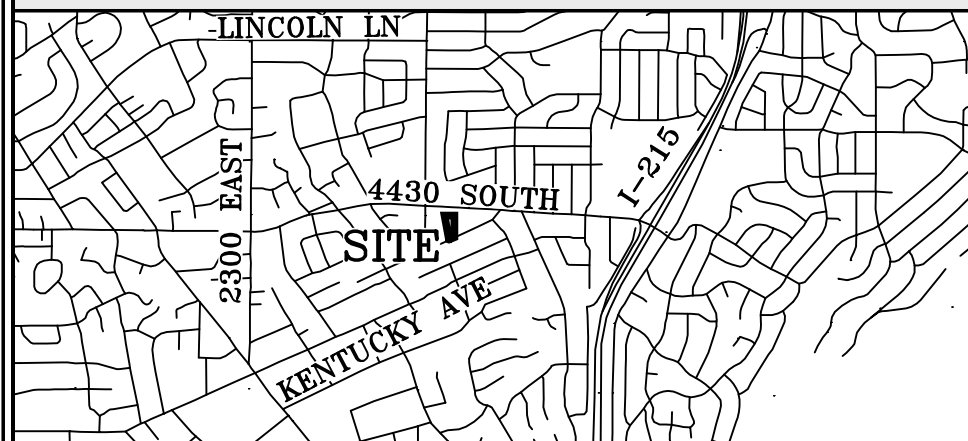
DEMOLITION NOTES

1. BLUE STAKES SHALL BE CALLED BEFORE ANY WORK BEGINS ON SITE.

DEMOLITION KEY NOTES

- [A] DEMOLISH EXISTING HOME ON SITE.
[B] DEMOLISH EXISTING SHED ON SITE.
[C] REMOVE EXISTING CONCRETE.
[D] REMOVE OVERHEAD POWER CONNECTION.
[E] REMOVE EXISTING ASPHALT DRIVE.
[F] REMOVE EXISTING CLUSTER OF TREES.
[G] REMOVE EXISTING TREE.
[H] REMOVE AND FILL EXISTING FIRE PIT.
[I] EXISTING OVERHEAD POWER TO REMAIN.
[J] CLUSTER OF TREES TO REMAIN. CLEAN UP EXISTING AREA
AND REMOVED SMALLER TREES/BUSHES AS NEEDED.
[K] EXISTING FENCING TO REMAIN.
[L] EXISTING TREE TO REMAIN.
[M] REMOVE ALL EXISTING UNDERGROUND LATERALS SERVICING EXISTING HOUSE.
[N] REMOVE EXISTING WIRE FENCE/GATE LINE.
[O] REMOVE EXISTING FENCE LINE AND REPLACE WITH NEW FENCING IN
SAME LOCATION AS DETERMINED BY BOUNDARY LINE AGREEMENT.

VICINITY MAP - NO SCALE



CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF
ANY CONSTRUCTION.

LEGEND OF SYMBOLS & ABBREVIATIONS

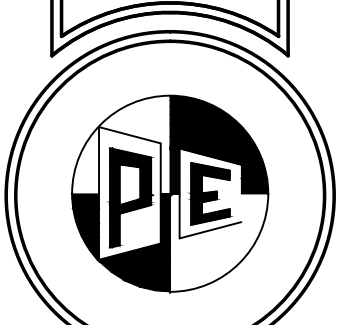
- POWER POLE, WATER VALVE, SANITARY SEWER, WATER METER, FIRE HYDRANT, CORNER SET, DEMOLITION KEY NOTES, ACCESS, ACCESS TO PUBLIC RIGHT OF WAY, CORNER NOT SET, DISTANCE TO NEAREST INTERSECTION, FOUND WITNESS CORNER, FOUND SECTION CORNER, MEASURED CALLS, RECORD CALLS, MEASURED CALLS, EXISTING TREE.

LINE TABLE

- AS-SURVEYED BOUNDARY, DEED BOUNDARY, ADJACENT BOUNDARY, CURB & GUTTER, EDGE OF ASPHALT, BUILDING, GAS LINE, OVERHEAD POWER, SANITARY SEWER LINE, CULINARY WATER LINE, FIBER OPTICS, RIGHT OF WAY LINE, PROPOSED BOUNDARY LINE AGREEMENT.



PROJECT #: E-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS-3503
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

DEMOLITION PLAN

SITE & UTILITY PLAN

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

SITE & UTILITY KEY NOTES

A

INSTALL NEW 4" SANITARY SEWER MANHOLE PER MTIOID STANDARDS.

B

NEW 2" WATER METER PER APWA STANDARDS.

C

NEW 2" TYPE "K" COPPER PIPE.

D

NEW 4" SANITARY SEWER LATERAL PER MTIOID STANDARDS.

E

EXISTING WATER METER (VERIFY SIZE AND LOCATIONS). TO BE REMOVED AND
ABANDONED AT CORP. STOP.

F

EXISTING ELECTRICAL METER AND LINE TO BE REMOVED.

G

NEW STOP & WASTE VALVE PER APWA STANDARDS.

H

NEW BACKFLOW PREVENTER PER APWA STANDARDS.

I

NEW FENCE LINE PER CITY STANDARDS

J

EXISTING FENCE LINE TO REMAIN.

K

NEW 1" TYPE "K" COPPER PIPE.

L

NEW DRIVE APPROACH

M

NEW 30" HIGH BACK CURB & GUTTER TYPE "A" PER APWA STANDARDS.

N

NEW 2" SERVICE TAP PER APWA STANDARDS.

O

NEW MODIFIED CURB AND GUTTER TYPE "D" PER APWA STANDARDS.

P

NEW MAIL BOX.

Q

NO PARKING SIGN.

R

FIRE TRUCK TURN AROUND.

S

NEW STOP & WASTE VALVE FOR LANDSCAPING.

T

NEW 2" TO 1 1/4" REDUCER.

U

NEW 1 1/4" TYPE "K" COPPER PIPE.

V

NEW 2"x2"x1" TEE.

V

SAW CUT

PLANNED UNIT DEVELOPMENT REQUIREMENTS

13.78.080: EFFECT ON ADJACENT PROPERTIES:
The planning commission shall require such arrangement of structures and open
spaces within the site development plan, as necessary, to assure that adjacent
properties will not be adversely affected. (Ord. 2015-02, 2-5-2015)
A. Height And Intensity: Height and intensity of buildings and uses shall be
arranged around the boundaries of the planned unit development to be
compatible with existing adjacent developments or zones. However, unless
conditions of the site so warrant, buildings located on the periphery of the
development shall be limited to a maximum height of two (2) stories. All
structures in the planned unit development shall comply with the graduated
height restrictions of the underlying zone.
B. Area, Width, Yard And Coverage: Lot area, lot width, yard and coverage
regulations shall be determined by approval of the site plan and shall meet the
requirements of the underlying zone wherever possible. (Ord. 2014-06,
5-1-2014)
C. Density: Residential planned unit developments shall not exceed the
density limitation of the zoning district where the planned unit development is
proposed. The density for any residential planned unit development may not
exceed the maximum density calculation as defined in subsection 13.78.04001 of
this chapter. The calculation of planned unit development density may include
open space that is provided as an amenity to the planned unit development.
Public or private roadways located within or abutting a planned unit development
shall not be included in the planned unit development area for the purpose of
calculating density except as allowed by section 15.28.020 of this code. (Ord.
2015-02, 2-5-2015)

PRESERVATION OF OPEN SPACE:
A. Preservation and maintenance of required open spaces within the
development shall be the responsibility of the planned unit development ownership
and shall be maintained in perpetuity as open space. (Ord. 2014-06, 5-1-2014)

13.78.100: LANDSCAPING, FENCING AND SCREENING REQUIREMENTS:
Landscaping, fencing and screening related to the uses within the site and as a
means of integrating the proposed development into its surroundings shall be
planned and presented to the planning commission for approval, together with
other required plans for the development. (Ord. 2014-06, 5-1-2014)

13.78.110: SIGNS AND LIGHTING:
The size, location, design and nature of signs, if any, and the intensity and
direction of area lighting shall be detailed in the application. (Ord. 2014-06,
5-1-2014)

VICINITY MAP - NO SCALE

WEST QUARTER CORNER
SECTION 2, T2S, R1E
SLB&M (FOUND BRASS
CAP MONUMENT)
BENCHMARK: 4625.709

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.

WITNESS CORNER
FOR SOUTHWEST
QUARTER SECTION 2,
T2S, R1E (FOUND
BRASS CAP MONUMENT)

2700 EAST STREET - PUBLIC RIGHT OF WAY

502'17'15"W 2642.43' (M SECTION CORNER TO WITNESS CORNER)

500'11'50"W 633.49' (R/M TIE)

PARCEL #: 22-02-157-003
OWNER: LOVELAND FAMILY LIVING TRUST 06/20/2017 N88°10'58"W
2740 E 4430 S

PARCEL #: 22-02-157-004
OWNER: STACY D. DURANTOS REV. TR.
2760 E 4430 S
SPECIAL WARRANTY DEED; ENTRY: 10109227

PARCEL #: 22-02-157-005
OWNER: CHARLOTTE M DAVIS; RONALD J DAVIS (JT)
2776 E 4430 S
QUIT CLAIM DEED; ENTRY: 6746954

PARCEL #: 22-02-301-016
OWNER: RONALD J DAVIS; CHARLOTTE A DAVIS (JT)
2776 E 4430 S
WARRANTY DEED; ENTRY: 10702065

PARCEL #: 22-02-301-017
OWNER: SM&MM FAM TR
2775 E 4510 S

PARCEL #: 22-02-301-015
OWNER: ANDREW BOUWHUIS; ANNALISA BOUWHUIS (JT)
2747 E 4510 S
WARRANTY DEED
ENTRY: 13433251

PARCEL #: 22-02-301-014
OWNER: LARRY R VANCE; LEZLIE S VANCE (JT)
2745 E 4510 S
WARRANTY DEED
ENTRY: 8838515

UNIT 4

NEW HOUSE
FOOTPRINT: +/-2923 SF
SEE ARCHITECTURAL PLANS BY OTHER

UNIT 3

UNIT 2

UNIT 1

NEW 4" SSMH #2
LID: 4639.89
INV (S): 4628.30

NEW 4" SSMH #1
LID: 4631.77
INV (N-IN): 4622.63
INV (NE-IN): 4622.13
INV (SW-OUT): 4621.92

EX. SSMH
LID: 4638.20
INV (NE-IN): 4628.32
INV (N-IN): 4628.65
INV (SW-OUT): 4628.04

EX. SSMH
LID: 4624.00
INV (NE-IN): 4614.43
INV (SE-OUT): 4614.01

DRIVE APPROACH DETAIL - NO SCALE

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE

WATER METER

DEMOLITION KEY NOTES

DISTANCE TO NEAREST
INTERSECTION

FOUND SECTION CORNER

WATER VALVE

FIRE HYDRANT

ACCESS TO PUBLIC
RIGHT OF WAY

FOUND WITNESS CORNER

SANITARY SEWER

CORNER SET

CORNER NOT SET

EXISTING TREE

MEASURED CALLS
S89°28'14"W 14.26'
(S89°28'14"W 14.26') RECORD CALLS
S89°28'14"W 14.26' MEASURED CALLS

EXISTING TREE

LINE TABLE

AS-SURVEYED BOUNDARY

DEED BOUNDARY

ADJACENT BOUNDARY

CURB & GUTTER

EDGE OF ASPHALT

BUILDING

GAS LINE

OVERHEAD POWER

SANITARY SEWER LINE

CULINARY WATER LINE

FIBER OPTICS

RIGHT OF WAY LINE

PROPOSED BOUNDARY LINE AGREEMENT

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF
ANY CONSTRUCTION.

STATE OF UTAH
COUNTY OF SALT LAKE
JAN 15 2020
PETERSON
295720

PROJECT #: E-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS-3503
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

SITE AND UTILITY PLAN

PAGE: 6 OF 11

C2.0

GRADING & DRAINAGE CALCULATIONS AND DETAILS

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

LID CALCULATIONS

LID CALCULATIONS - 80TH PERCENTIRLE VOLUME	
Vgoal = RvdA (REESE METHOD)	
Rv =	0.44552
d =	0.52 IN
	0.043333 FT
A =	38504.58 SF
Vgoal =	743.3643 CF

IMPERVIOUS AREA = 51.2%
STORAGE ON SITE REQUIRED: 743.40 C.F.
STORAGE PROVIDED = 1,888.63 C.F.
1,888.63 C.F. > 743.40 C.F. (GOOD)

24 HOUR – 10 YEAR STORM CALCULATIONS

Calculate CA and allowable discharge:				Runoff		"h"	"h"		
	Acres	Coefficient	CA			S.F.	Acres		
Hard surface	0.00	0.90	0.00			0	0.00	0	%
Roof	0.26	0.90	0.24			11,500	0.26	43	%
Landscaped	0.36	0.22	0.08			15,478.36	0.36	57	%
Other	0.00	0.00	0.00			0	0.00	0	%
Total	0.62	0.51	0.316	Total	26978	0.62	100	%	
CA			0.316						
Allowable discharge at 0.2 cfs/acre				0.12	Discharge to Use:		0.00 (input cfs)		
60.0000 (input) minutes/ inch of permeability				0.0167 (output) inches/minute of permeability					
1.0000 (output) hours/inch of permeability				1.0000 (output) inches/hour of permeability					
(Input) Permeability Rate				1 in/hr	500 (input) sf (perc. surf. area	0.012 (output) cfs (perc. outfall)			

Notes: 1 in/hr percolation is the worst case during spring thaw semi-frozen per the US department of Agricultural Soil.

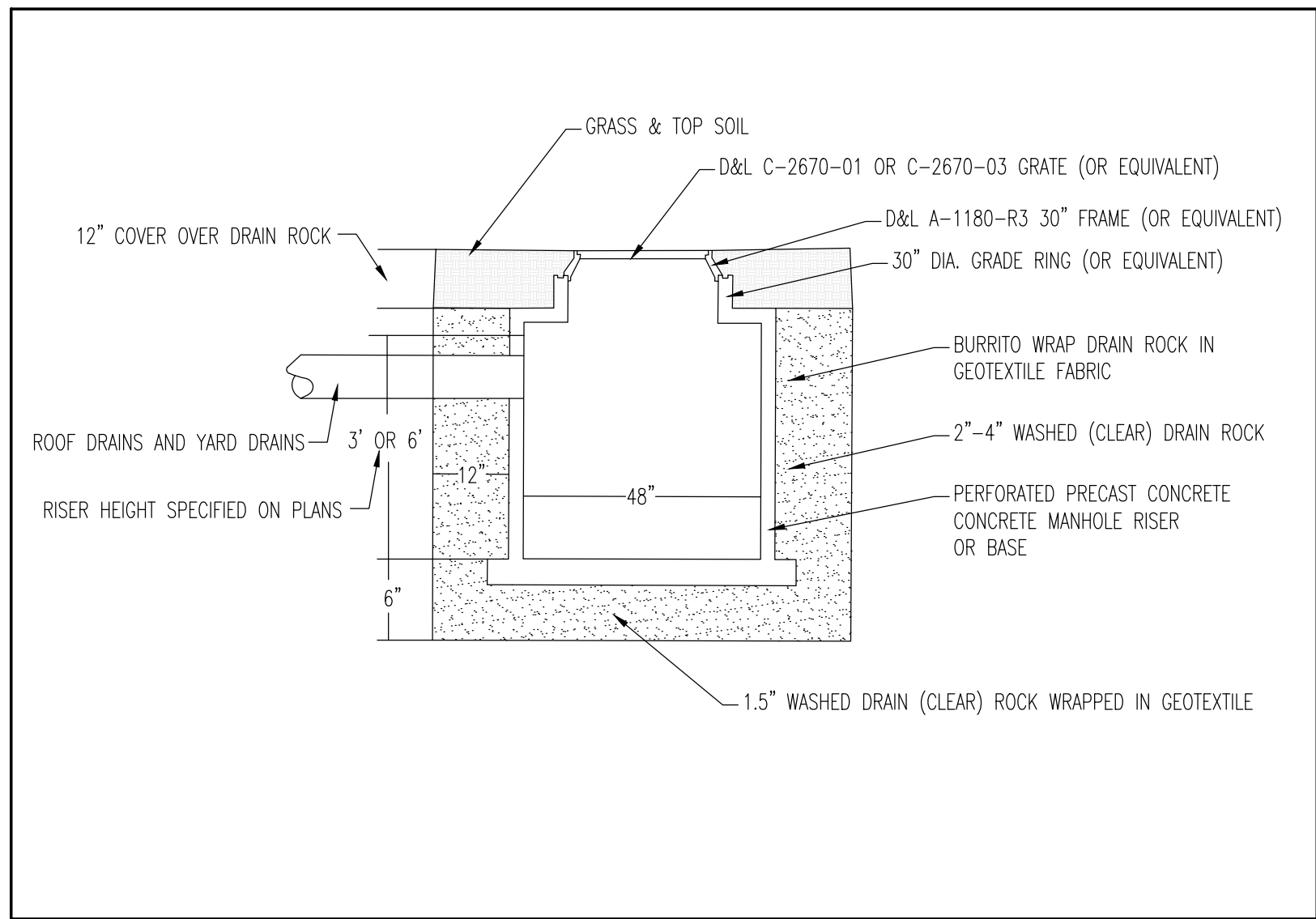
Miscellaneous flow inputs:										
Inflow from other areas:				0 (cfs)	Outflow to other areas:		0 (cfs)			
Calculate detention volume required:										
Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runoff (cu. ft.)	Inflow from other areas (cu. ft.)	Total all contributing areas (cu. ft.)	Orifice Discharge (cu. ft.)	Outflow to other areas (cu. ft.)	Percolation outfall (cu. ft.)	Storage (cu. ft.)
5	0.32	3.48	300	330	0	330	0	0	3	326
10	0.32	2.64	600	500	0	500	0	0	7	493
15	0.32	2.18	900	620	0	620	0	0	10	609
30	0.32	1.47	1800	836	0	836	0	0	21	815
60	0.32	0.91	3600	1034	0	1034	0	0	42	993
120	0.32	0.52	7200	1185	0	1185	0	0	83	1101
180	0.32	0.38	10800	1286	0	1286	0	0	125	1161
360	0.32	0.23	21600	1589	0	1589	0	0	250	1339
720	0.32	0.14	43200	1964	0	1964	0	0	500	1464
1440	0.32	0.09	86400	2346	0	2346	0	0	1000	1346

STORAGE REQUIRED: 1,464 C.F.
STORAGE PROVIDED = 1888.63 C.F
1888.63 C.F. > 923 C.F. (GOOD)

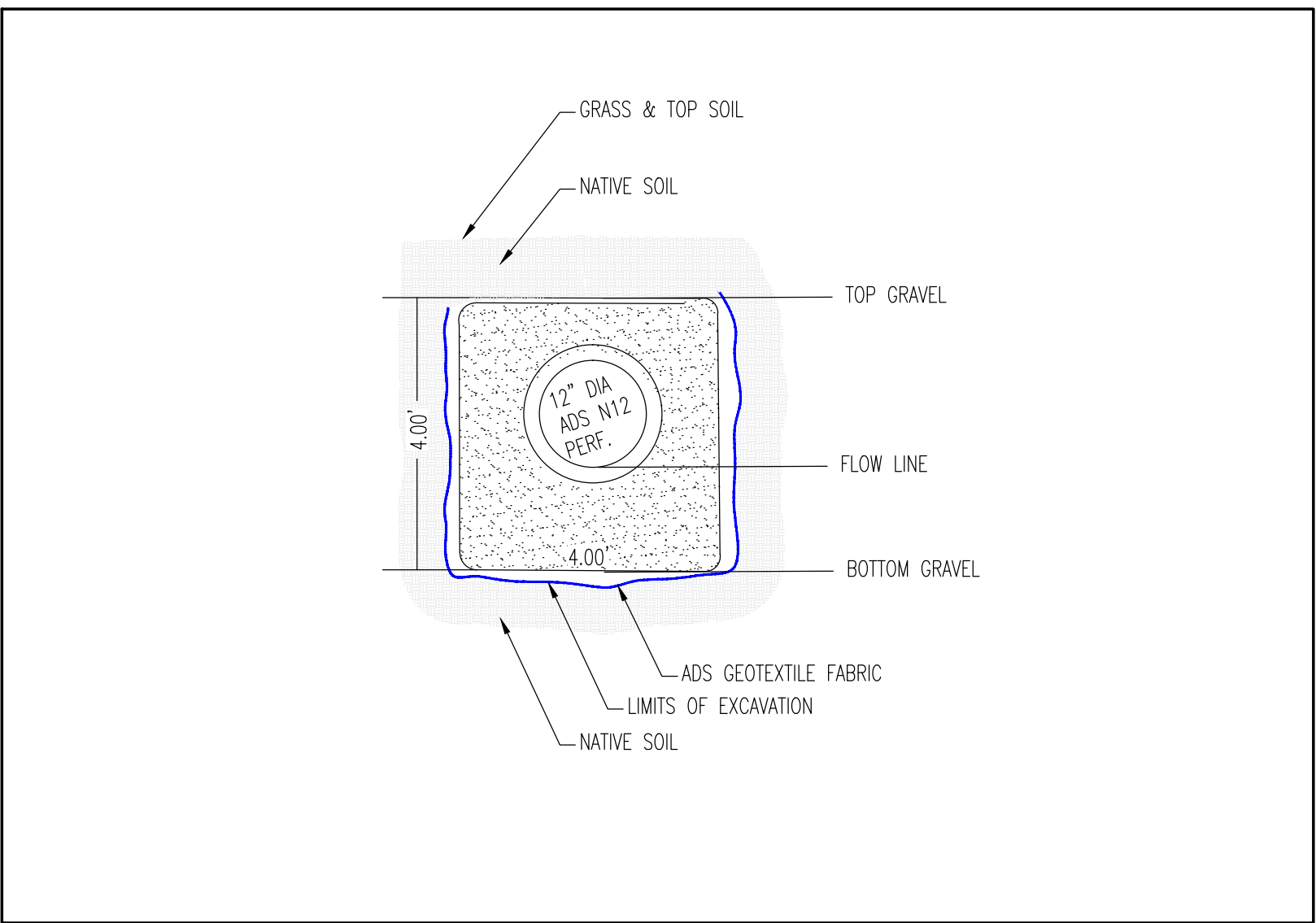
PROVIDED STORAGE CALCULATIONS

OF DRY WELLS: 5
DRY WELL #1, #2, & #3
DIAMETER = 4'
HEIGHT TO FLOW LINE (OUT) = +/-2.8'
VOLUME = (2''2) * 3.14 * 2.8' = 35.19 CF EACH
STORAGE VOLUME DRY WELLS #1, #2, & #3 = 3 * 35.19 CF = 105.56 CF
DRY WELL #4 & #5
DIAMETER = 4'
HEIGHT TO FLOW LINE (OUT) = +/-1'
VOLUME = (2''2) * 3.14 * 1' = 12.57 CF EACH
STORAGE VOLUME DRY WELLS #4 & #5 = 2 * 12.57 CF = 25.13 CF
LENGTH OF PERF. 12" PIPE: 255.84 L.F.
PERCOLATION RATE: 1 IN/HR
VOLUME OF PIPE: (0.5''2) * 3.14 * 255.84' = 200.94 CF
VOLUME OF GRAVEL AREA = (255.84' * 4' * 4') - 200.94 = 3892.50 CF
GRAVEL VOID RATIO = 0.40
GRAVEL WATER STORAGE VOLUME = 0.40 * 3933.44 = 1557.00 CF
TOTAL RETENTION VOLUME = 1,888.63 CF

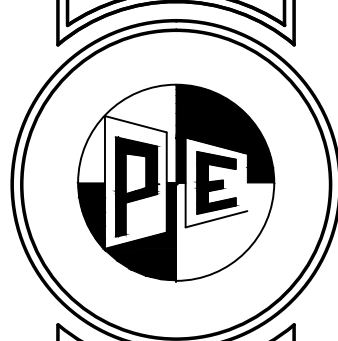
LANDSCAPE DRY WELL DETAIL – NO SCALE



FRENCH DRAIN DETAIL – NO SCALE



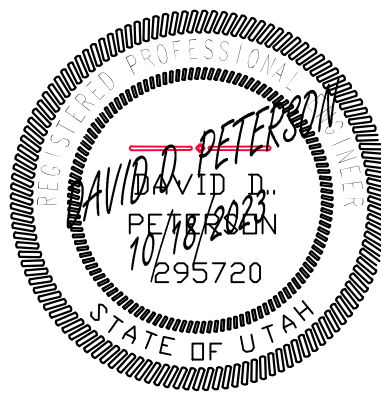
PROJECT # F-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON



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7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

GRADING & DRAINAGE
CALCULATIONS & DETAILS



GRADING & DRAINAGE PLAN

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

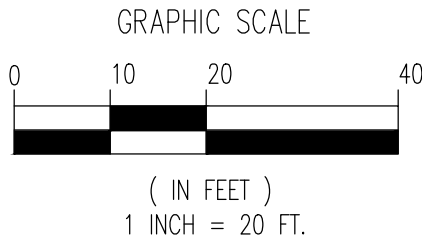
WEST QUARTER CORNER
SECTION 2, T2S, R1E
SLB&M (FOUND BRASS
CAP MONUMENT)
BENCHMARK: 4625.709

CENTER SECTION CORNER
SECTION 2, T2S, R1E
SLB&M (FOUND BRASS
CAP MONUMENT)

BASIS OF BEARING - S89°54'40"E 2650.38' (M) 2649.32' (ARP)
(SECTION CORNER TO SECTION CORNER)

GRADING KEY NOTES

- DESIGN CONTOURS
- BASIN BOUNDARIES
- TA TOP OF ASPHALT
- TBC TOP BACK CURB
- SLOPE ARROWS
- FINISH CONTOUR ELEVATION
- SPOT GRADE
- FINISH GRADE



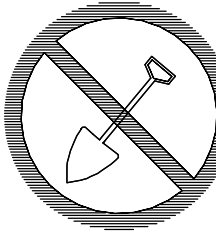
GRADING NOTES:
1) USE FILL FROM UNIT 4 BASEMENT EXCAVATION
AS NEEDED.
2) CONNECT ALL DESIGN AND FUTURE ROOF
DRAINS TO DRAINAGE SYSTEM.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- WATER VALVE
- SANITARY SEWER
- WATER METER
- FIRE HYDRANT
- CORNER SET
- DEMOLITION KEY NOTES
- ACCESS TO PUBLIC RIGHT OF WAY
- CORNER NOT SET
- DISTANCE TO NEAREST INTERSECTION
- FOUND WITNESS CORNER
- FOUND SECTION CORNER
- MEASURED CALLS
- RECORD CALLS
- MEASURED CALLS
- EXISTING TREE

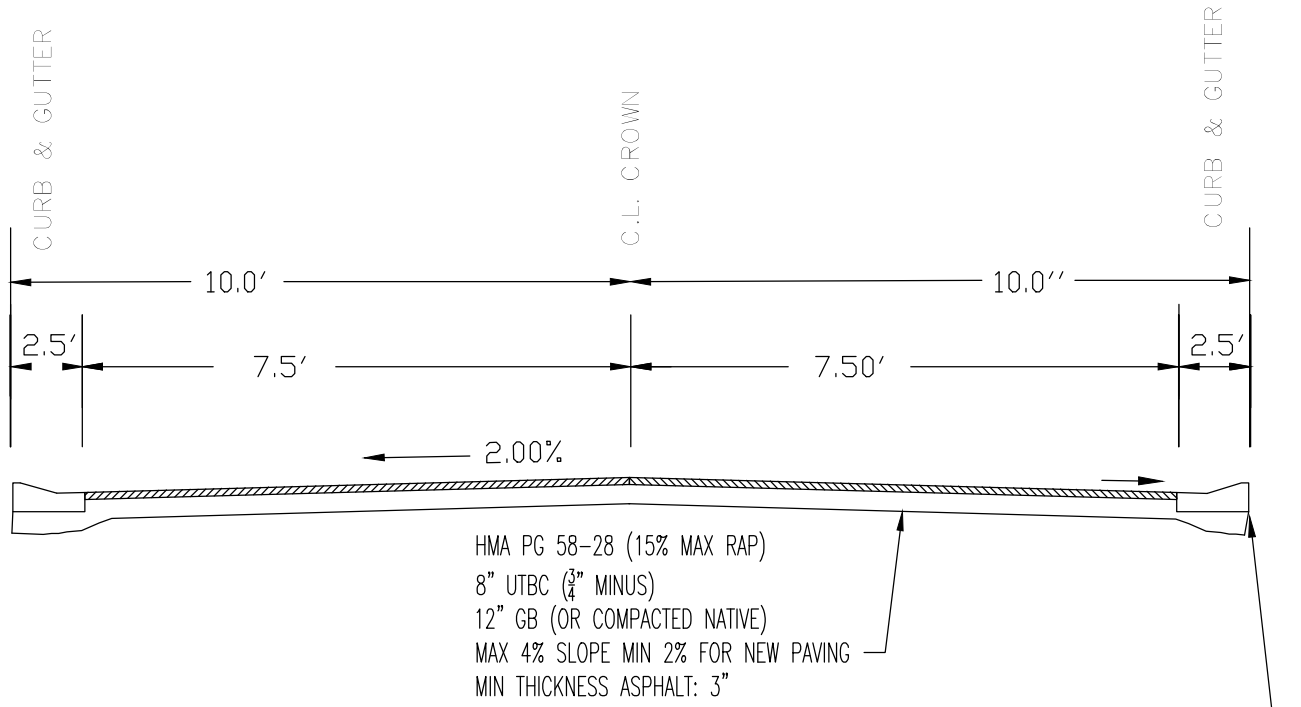
LINE TABLE

- AS-SURVEYED BOUNDARY
- DEED BOUNDARY
- ADJACENT BOUNDARY
- CURB & GUTTER
- EDGE OF ASPHALT
- BUILDING
- GAS LINE
- OVERHEAD POWER
- SANITARY SEWER LINE
- CULINARY WATER LINE
- FIBER OPTICS
- RIGHT OF WAY LINE
- PROPOSED BOUNDARY LINE AGREEMENT

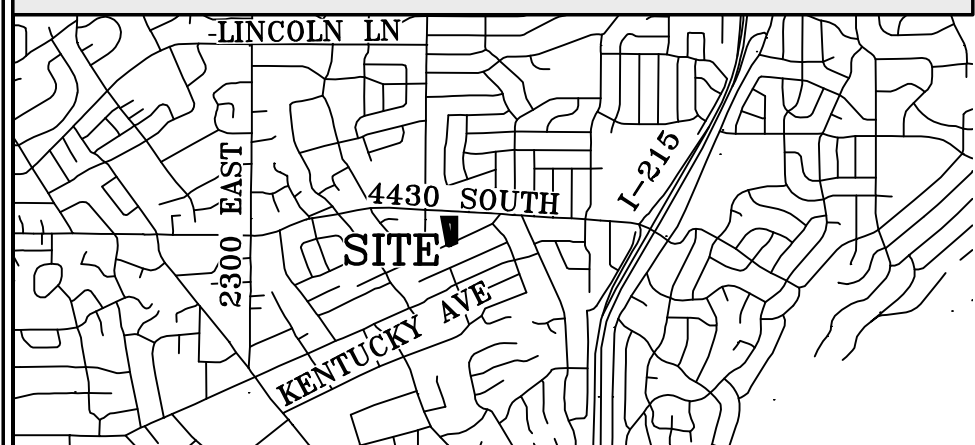


CALL BLUESTAKES
@ 1-800-662-4111
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COMMENCEMENT OF
ANY CONSTRUCTION.

X-SECTION
20' PRIVATE RIGHT OF WAY

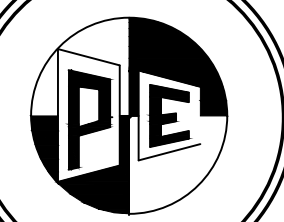


VICINITY MAP - NO SCALE



WITNESS CORNER
FOR SOUTHWEST
QUARTER SECTION 2,
T2S, R1E (FOUND
BRASS CAP MONUMENT)

PROJECT # F-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON



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GRADING & DRAINAGE
PLAN

STORM WATER POLLUTION
PREVENTION PLAN

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

GENERAL EROSION CONTROL NOTES

- 1) ALL EROSION CONTROL MEASURES MUST BE IMPLEMENTED WITH 14 DAYS OF GRADE COMPLETION.
- 2) IMPLEMENT CONSTRUCTION ROAD STABILIZATION ON ANY TEMPORARY ROADS USED DURING CONSTRUCTION.
- 3) PROVIDE SITE WATERING AS NEEDED TO CONTROL BLOWING DUST.
- 4) ALL EROSION CONTROL PROTECTION DEVICES NEED TO BE INSPECTED AT LEAST ONCE A WEEK AND WITH WITHIN 24 HOURS OF A MAJOR RAIN (1/2" OR MORE) OR SNOW MELT EVENT.
- 5) ALL DAMAGED EROSION CONTROL MEASURES NEED TO BE REPLACED IMMEDIATELY UPON DISCOVERY.
- 6) SWEEP PUBLIC STREETS AS REQUIRED TO KEEP THEM CLEAN AND FREE FROM DEBRIS.
- 7) USE EROSION CONTROL BLANKETS ON ANY TEMPORARY DRAINAGE SWALES.
- 8) PRESERVE ALL VEGETATION IN THE 'DO NOT DISTURB' AREAS.
- 9) ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE JOB SITE AT THE CONTROLLED CONSTRUCTION ENTRANCES.
- 10) TEMPORARY PLANTING AND SEEDING SHALL BE INSTALLED IN ANY DISTURBED AREAS NOT OTHERWISE DESIGNATED ON THIS PLAN.
- 11) CONSTRUCT ROCK CHECK DAMS IN AREAS THAT SHOW EVIDENCE OF RECENT EROSION TO PREVENT FURTHER DAMAGE.
- 12) ALL TEMPORARY PIPE OUTLETS SHALL HAVE EROSION PROTECTION BY USING A RIP-RAP APRON.
- 13) INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS WELL ESTABLISHED.
- 14) 24 HOUR CONTACT: GRANT HARRISON

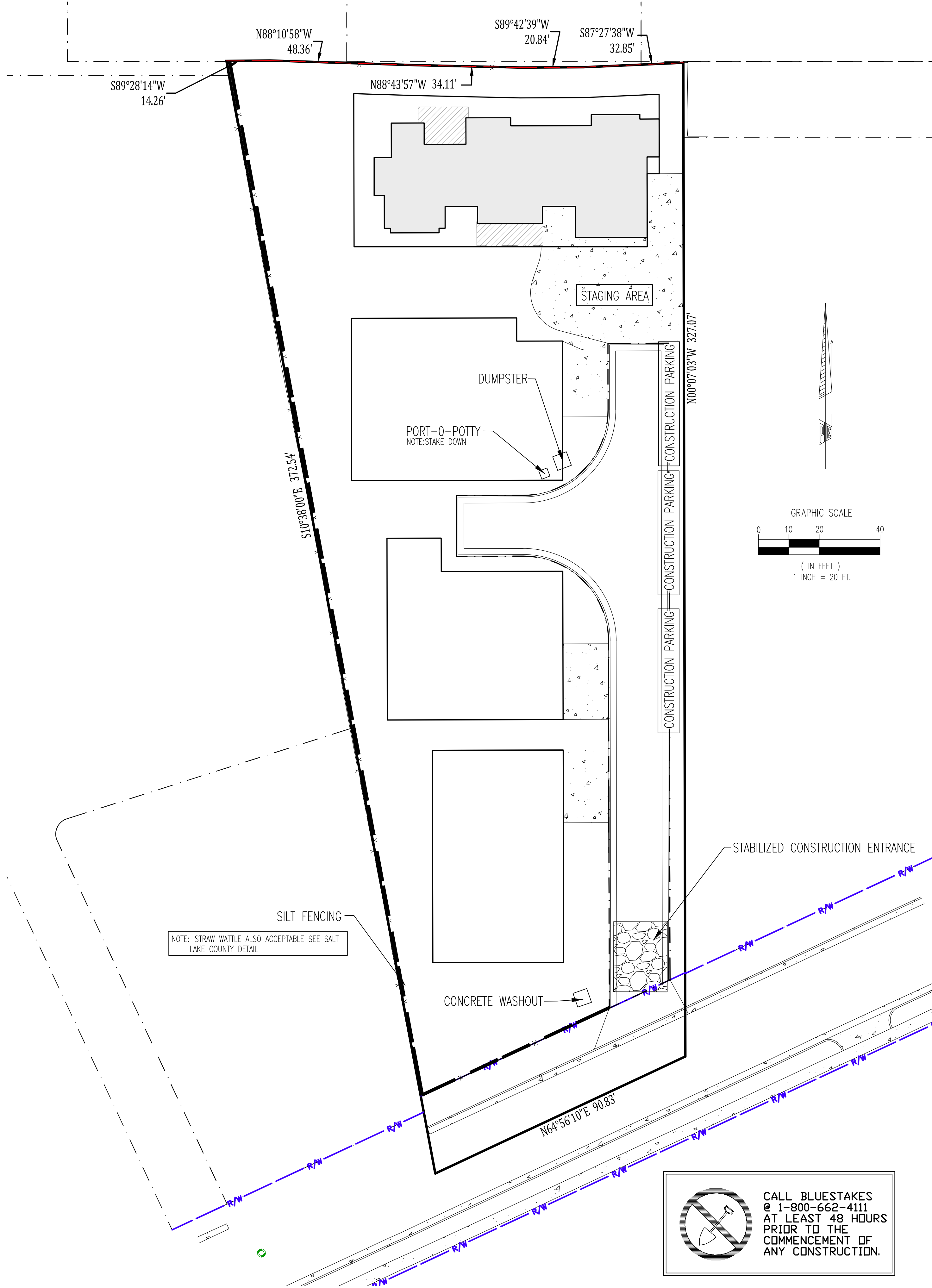
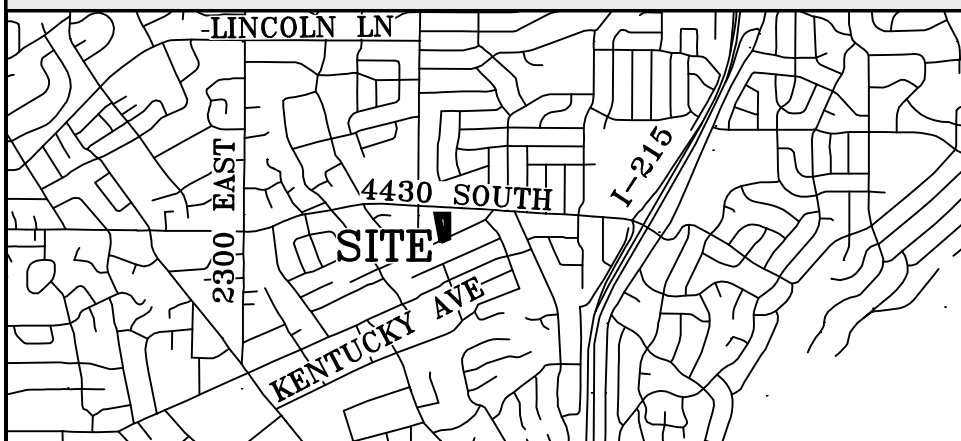
CONSTRUCTION MITIGATION NOTES

1. Show location for dumpster, portable toilets, material storage, parking
2. Construction parking/traffic may not block the street without a permit (Available from the Engineering Division)
3. Mud tracked out onto the street must be cleaned prior to the end of the work day
4. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.

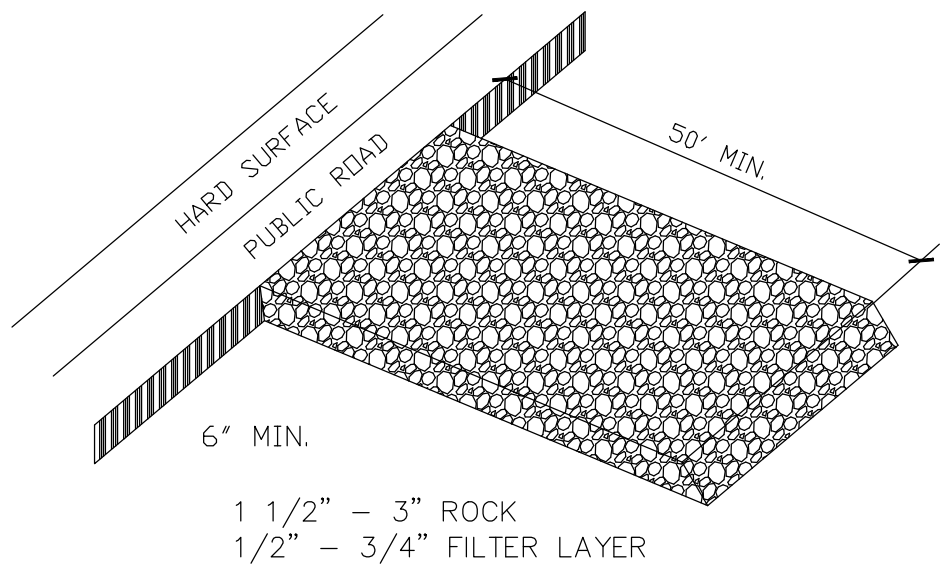
CONCRETE WASHOUT NOTES

- PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY.
 - DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, STREAMS.
 - DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
- CONCRETE WASHOUT AREAS MAY BE PREFABRICATED CONCRETE WASHOUT CONTAINERS, OR SELF-INSTALLED STRUCTURES (ABOVE GRADE OR BELOW-GRADE).
- PREFABRICATED CONTAINERS ARE MOST RESISTANT TO DAMAGE AND PROTECT AGAINST SPILLS AND LEAKS. COMPANIES MAY OFFER DELIVERY SERVICE AND PROVIDE REGULAR MAINTENANCE AND DISPOSAL OF SOLID AND LIQUID WASTE.
 - IF SELF-INSTALLED CONCRETE WASHOUT AREAS ARE USED, BELOW-GRADE STRUCTURES ARE PREFERRED OVER ABOVE GRADE STRUCTURES BECAUSE THEY ARE LESS PRONE TO SPILLS AND LEAKS.
 - SELF INSTALLED ABOVE-GRADE STRUCTURES SHOULD ONLY BE USED IF EXCAVATION IS NOT PRACTICAL.

VICINITY MAP - NO SCALE

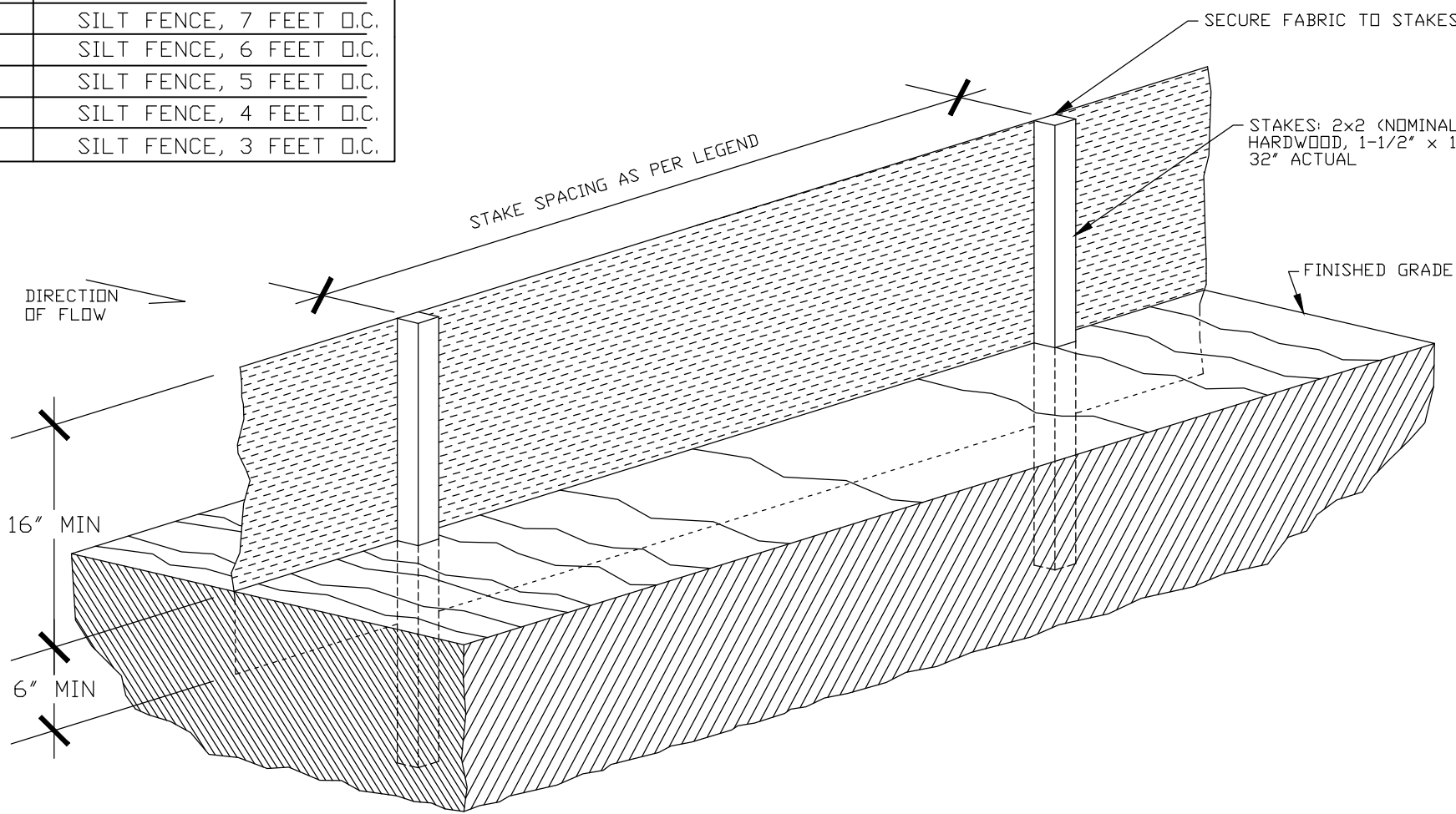


STABILIZED CONSTRUCTION ENTRANCE DETAIL - NOT TO SCALE

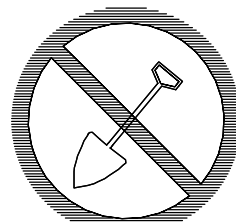


SILT FENCE DETAIL - NOT TO SCALE

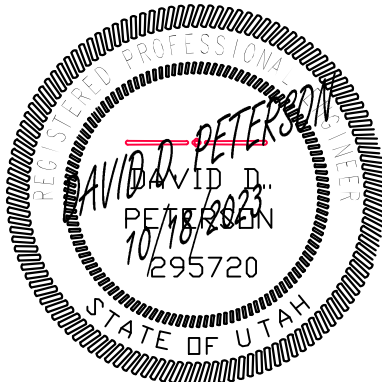
LEGEND	
SF10	SILT FENCE, 10 FEET O.C.
SF9	SILT FENCE, 9 FEET O.C.
SF8	SILT FENCE, 8 FEET O.C.
SF7	SILT FENCE, 7 FEET O.C.
SF6	SILT FENCE, 6 FEET O.C.
SF5	SILT FENCE, 5 FEET O.C.
SF4	SILT FENCE, 4 FEET O.C.
SF3	SILT FENCE, 3 FEET O.C.



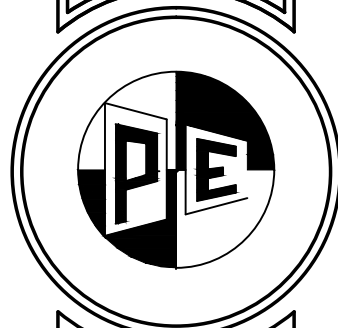
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED, CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHOULD PREFERABLY BE A MINIMUM OF 10 FEET FROM THE TOE OF SLOPE.
5. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
6. WHERE TWO SECTIONS OF PREFABRICATED SILT FENCE ARE COMBINED INTO ONE RUN, THE END POSTS SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
7. SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: A) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSLOPE, B) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, C) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR D) OTHER PRACTICES SHALL BE IMPLEMENTED.
8. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
9. ALL STOCKPILES SHALL BE ENCIRCLED WITH SILT FENCE.
10. SILT FENCE FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS: MINIMUM TENSILE STRENGTH 120 LBS., ASTM D 4632; MAXIMUM ELONGATION AT 60 LBS., 15%, ASTM D 4632; MINIMUM PUNCTURE STRENGTH 50 LBS., ASTM D 4833; MINIMUM TEAR STRENGTH 40 LBS., ASTM D 4533; APPARENT OPENING SIZE <= 0.84MM, ASTM D 4751; MINIMUM PERMITTIVITY 1X10-2SEC-1, ASTM D 4491; WATER FLOW RATE 15GAL./MIN./SQ. FT.; UV EXPOSURE STRENGTH RETENTION, 70%, ASTM G 4355.



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PROJECT # F-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON

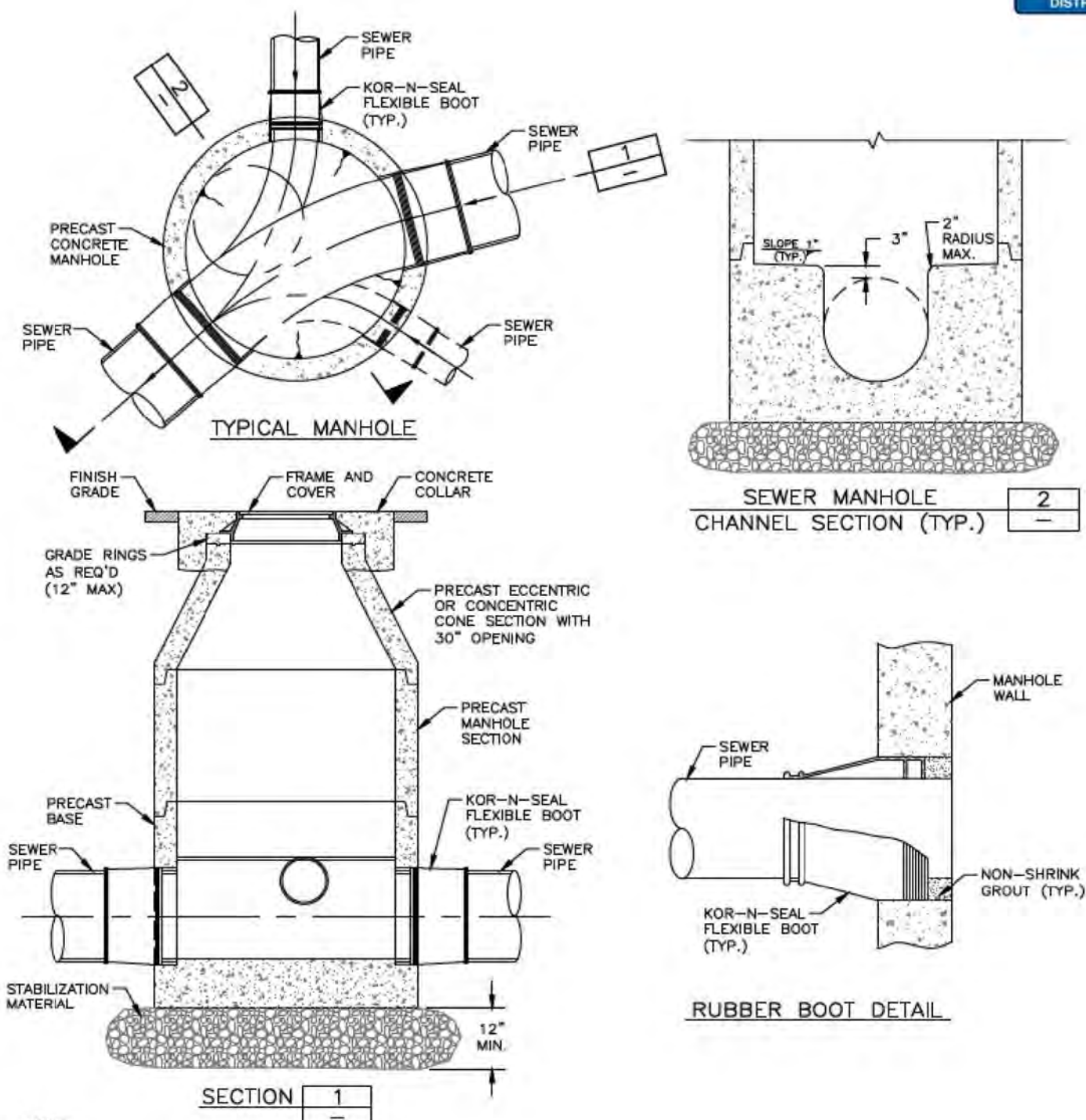


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2761 EAST 4510 SOUTH
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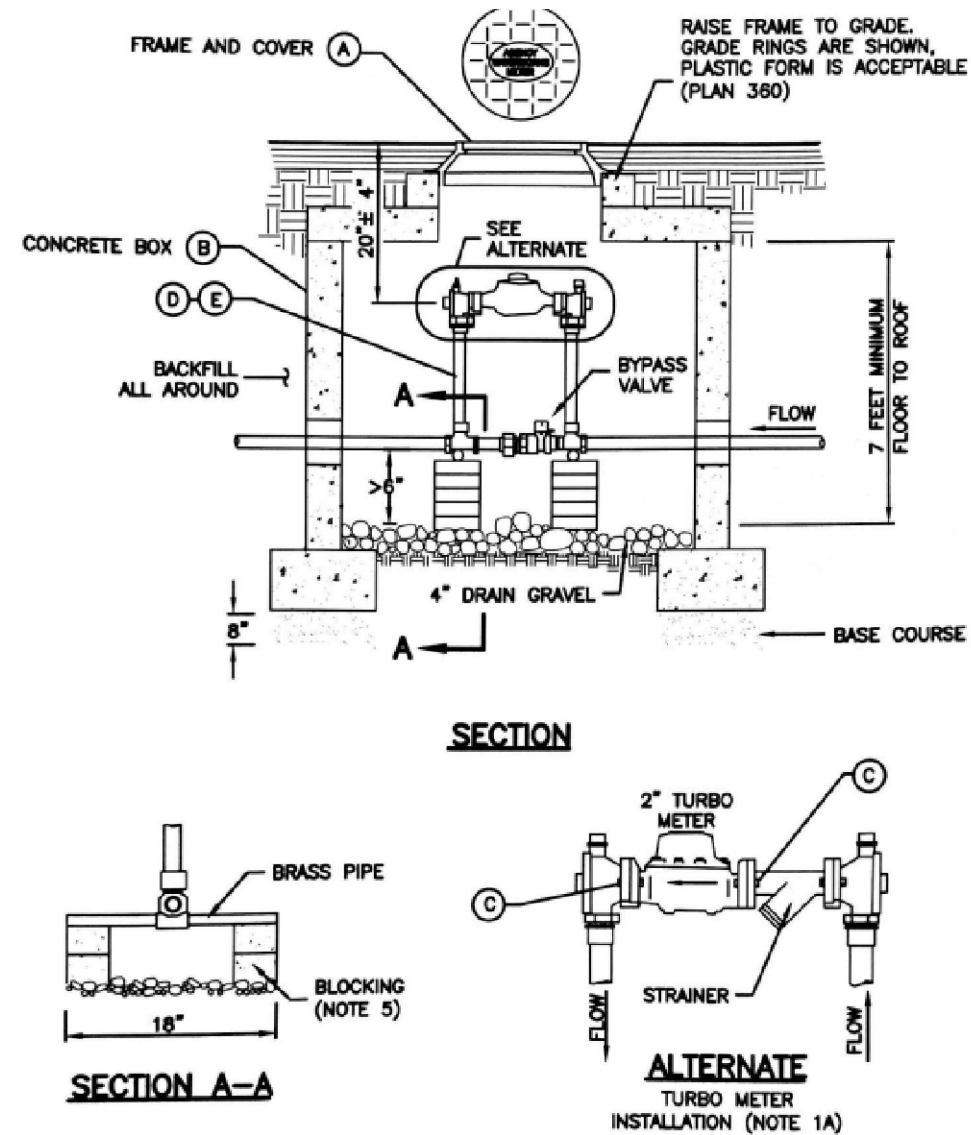
STORM WATER POLLUTION
PREVENTION PLAN

Typical Sanitary Sewer Manhole



- NOTES:
- MANHOLE SIZE:
A. DIAMETER IS 4 FEET: FOR SEWERS UNDER 12" DIAMETER.
B. DIAMETER IS 5 FEET: FOR SEWERS 12" THROUGH 24", OR WHEN 3 OR MORE PIPES INTERSECT THE MANHOLE.
C. CONSULT WITH MTDID FOR SEWERS LARGER THAN 24".
 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C 478. JOINTS SHALL BE RUBBER GASKET, OR SEALED WITH APPROVED SEALANT.
 - CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
 - GROUT: 2 PARTS SAND TO 1 PART CEMENT MORTAR, ASTM C 1329. GROUT SHALL BE NON-SHRINK.
 - MANHOLES SHALL NOT HAVE STEPS.
 - ADDITIONAL WATERPROOFING OF MANHOLES MAY BE REQUIRED WITHIN 400 FEET OF WATERBODIES AT THE DISCRETION OF THE DISTRICT ENGINEER.

DETAIL 1.0



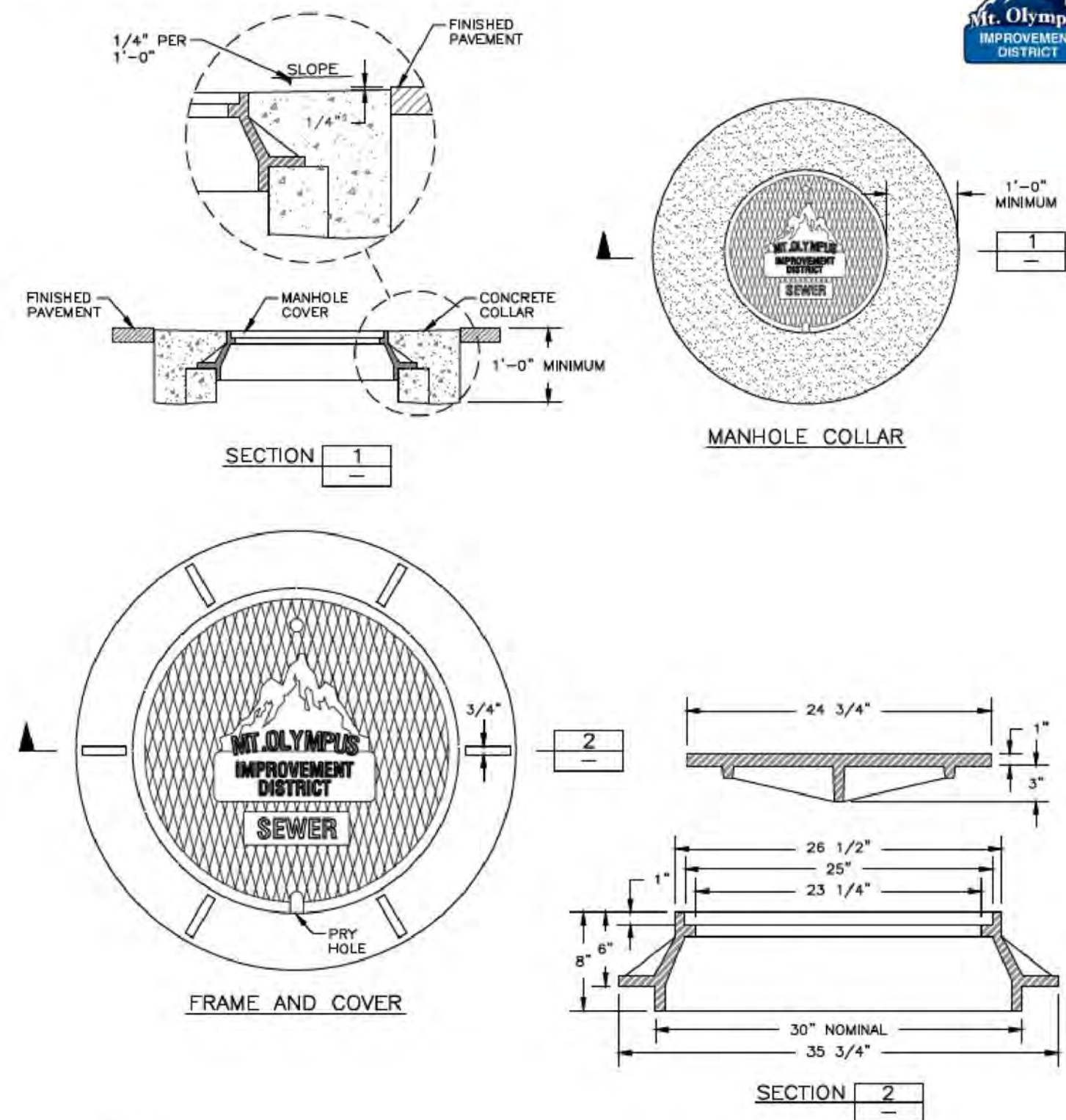
LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

1 1/2" and 2" meter

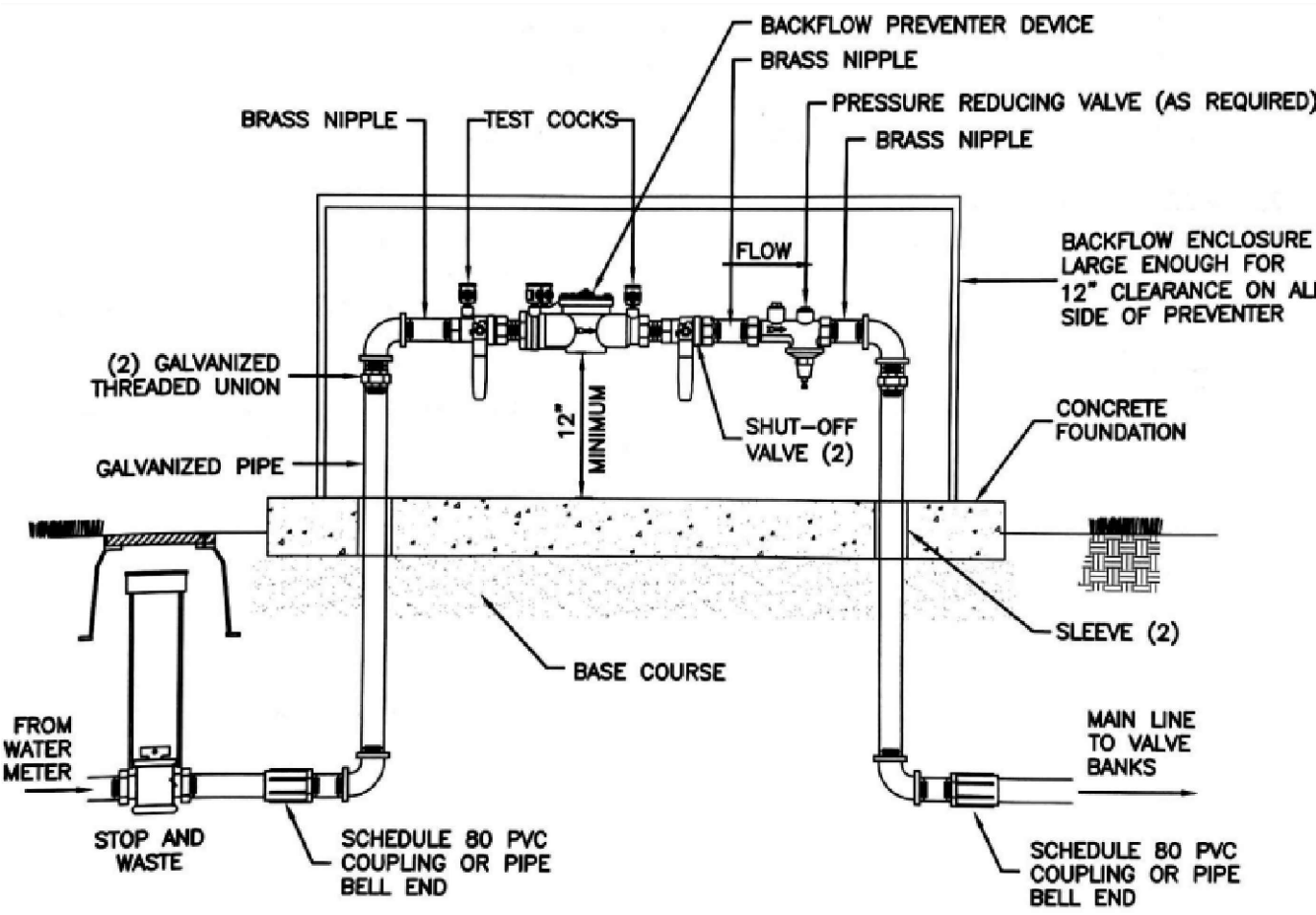
Plan
522

Manhole Collar



- NOTES:
- CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
 - BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.1.
 - GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361. MTDID ALLOWS THE USE OF WHIRLYGIG OR APPROVED EQUIVALENT FOR SETTING GRADE RINGS.
 - CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
 - LID SHALL BE CAST WITH "MTDID" LOGO.

DETAIL 2.0



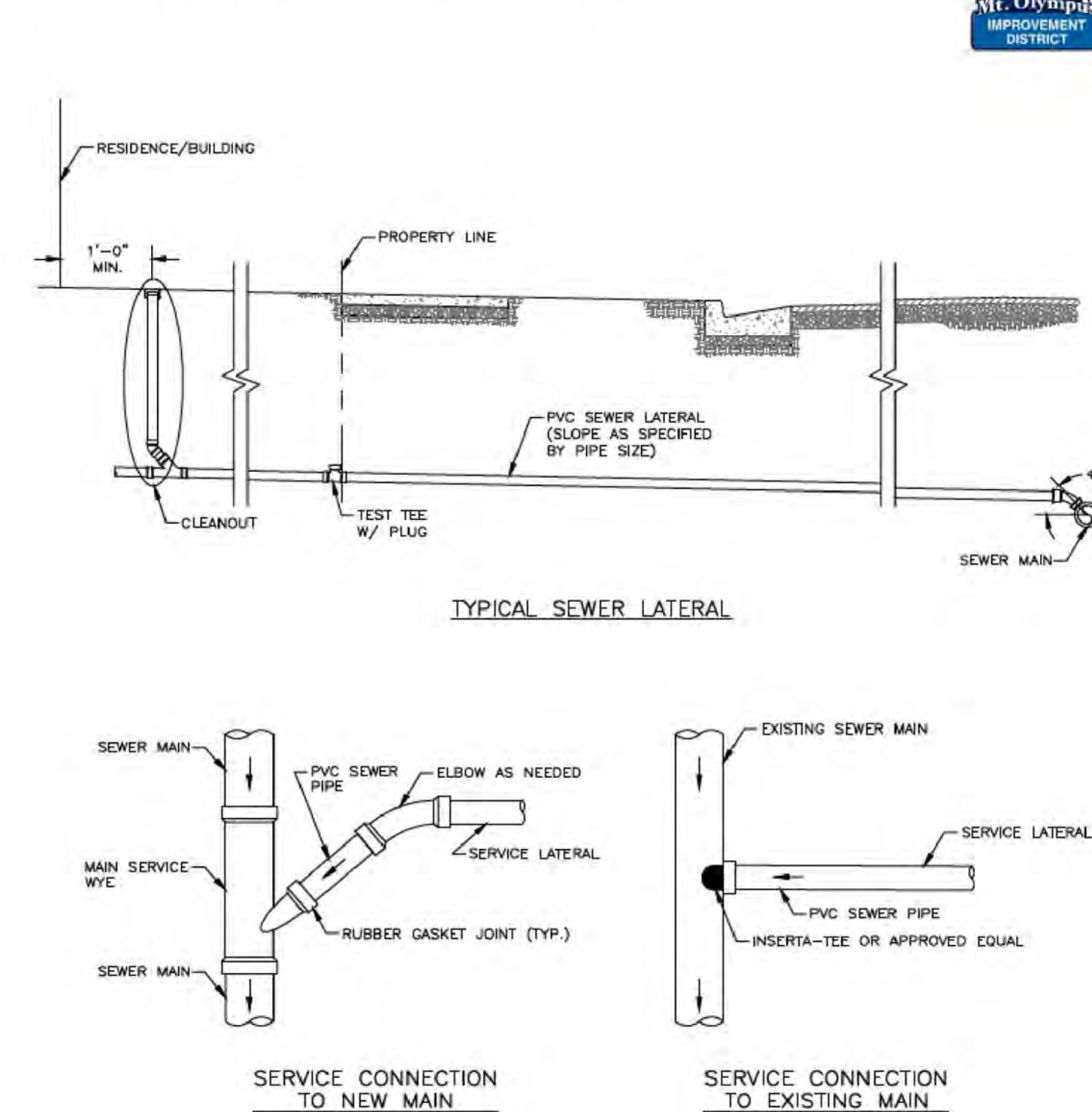
Backflow preventer

Plan

631

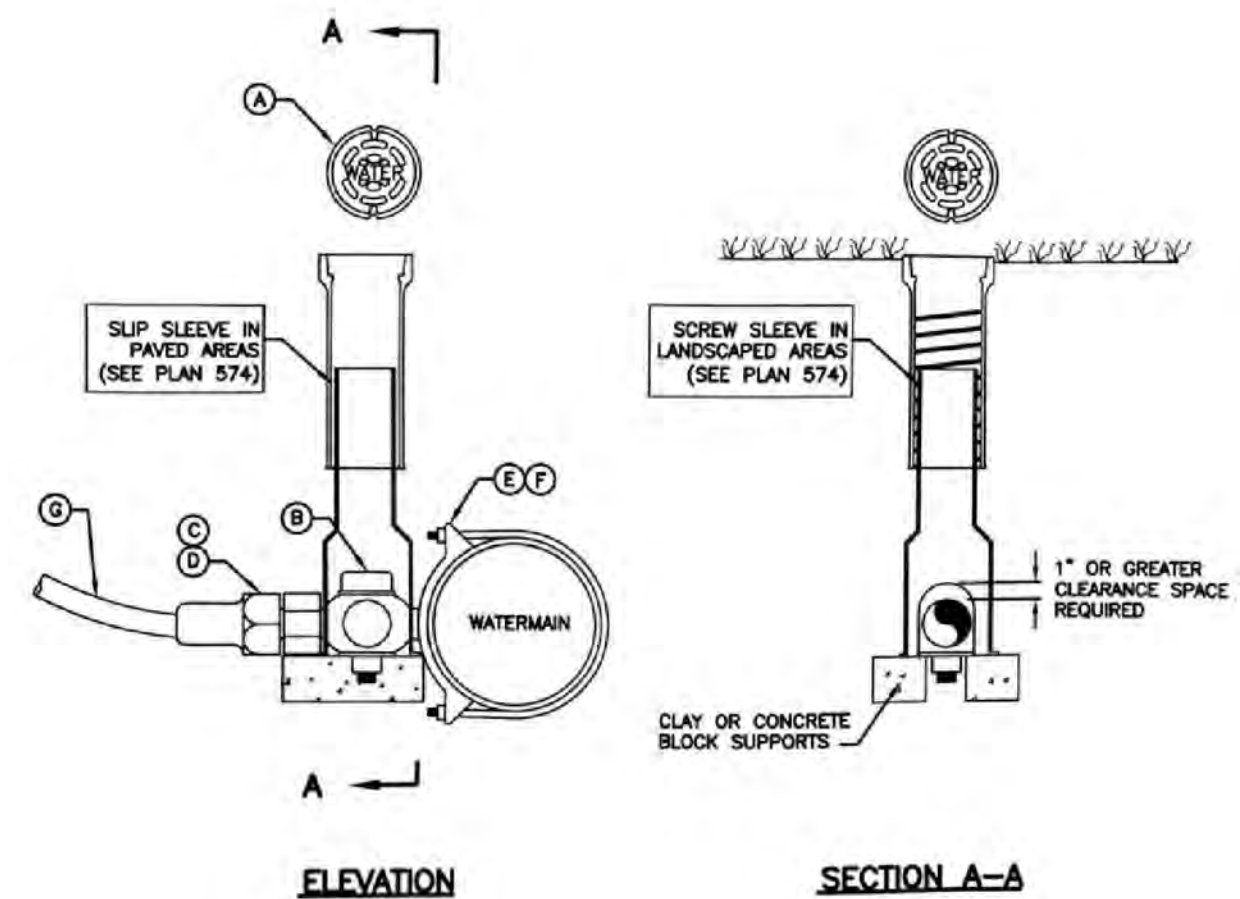
Sheet 1 of 2

Typical Sewer Lateral & Cleanout



- NOTES:
- SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
 - SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT EITHER A 22.5° OR 45° ANGLE.
 - LATERAL CONNECTIONS SHALL BE A MINIMUM OF 24 INCHES OFF OF BELL SPIGOT OF SEWER MAIN.
 - ONLY ONE (1) NEW LATERAL CONNECTION SHALL BE ALLOWED PER 4 FOOT SEGMENT OF SEWER MAIN PIPE.

DETAIL 3.0



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		VALVE BOX WITH LID	2 PIECE CAST IRON
(B)		CORPORATION STOP	BRASS
(C)		COPPER ADAPTER	
(D)		FLANGE OR PACK JOINT COPPER ADAPTER	
(E)		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)		SERVICE SADDLE CLAMP	P.V.C.
(G)		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

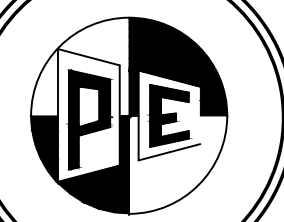
Plan

DETAIL 4.0

DETAIL 5.0

DETAIL 6.0

PROJECT # F-23-043
DRAWN: M. CROFT
CHECKED: D. PETERSON



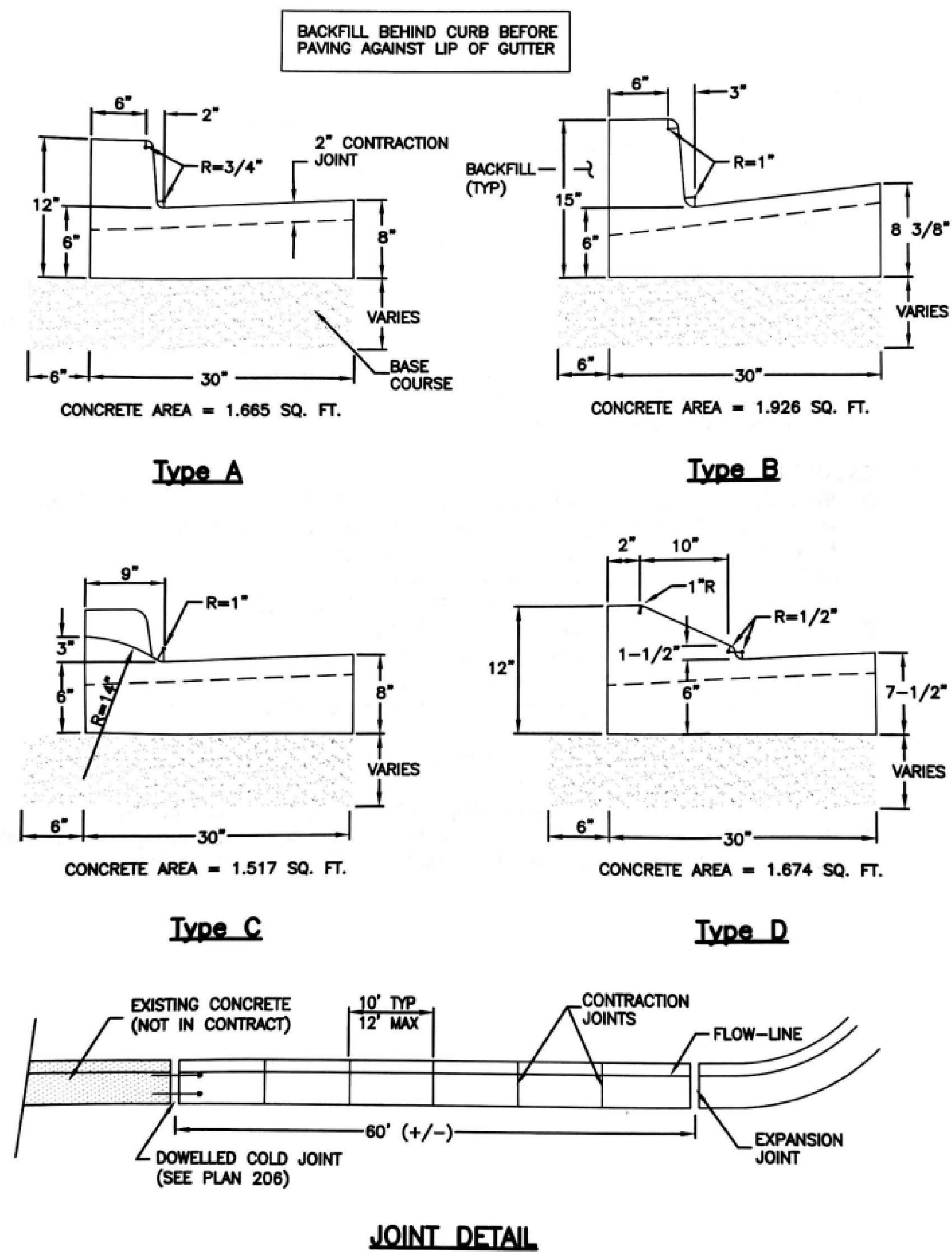
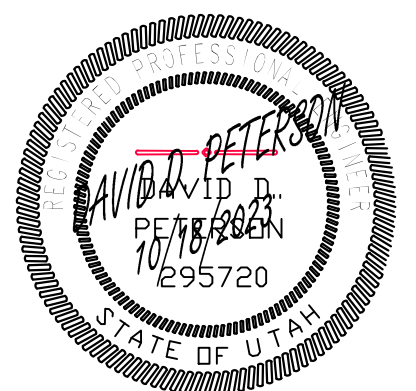
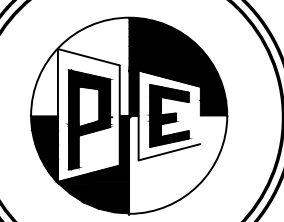
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2761 EAST 4510 SOUTH
HOLLADAY, UT 84117

DETAIL SHEET

PAGE: 10 OF 11

D1.0



DETAIL 7.0

MINUTES

2761 E 4510 S – Neighborhood Meeting

05/04/23 6:00 | *Wasatch Room Holladay City Building*- Grant Harrison

Approval of Minutes

- 1- Grant Harrison the developer is head of the meeting with Mark Harrison the builder and Sage Harrison the marketing coordinator
- 2- Approx. 23 people are in attendance

Questions by Neighbors:

1. **What type of buildings are proposed on the four lots?** – 4 lot single family residences controlled by an HOA
2. **When will the project begin and how long will the project last?** – We approximate roughly breaking ground in September if everything goes to plan. We project a completion date 2 years in advance.
3. **What are the developers going to do to mitigate noise, dust, traffic concerns, and environmental concerns?** – Holladay City has a noise ordinance that we will abide by. Construction traffic will be managed by the private road that will keep construction vehicles on the private road and off the street.
4. **Will asbestos in the old home be controlled?** – Yes we are bound by state law to mitigate any leakage of contaminants into the environment.
5. **What are you going to do to keep my children safe during construction?** - We will put up a temporary perimeter in the form of a construction fence as well as no trespassing signs.
6. **What will be the vibrational impact to my home and my comfort?** – There should not be much compacting other than the construction of the private street.
7. **Will there be a permanent 6 foot fence around the property and how tall will it be, can we heighten the fence with a variance?** – We will look into a variance for a height increase in certain areas but not the entire project.
8. **Are you going to protect trees and green area?** – Yes we plan to keep as many trees as possible and abide by the Holladay City tree ordinance.
9. **Will curb gutter and sidewalk be installed?** – Only if required by the city but there are no plans for curb gutter or sidewalk at this time.
10. **Will the developers be open to suggestions though the construction period and can we decide the style of your buildings?** – The design will be up to the buyer of the lot, but we will do our best to be conducive to the area.
11. **Are you going to ask the city for a variance for anything unusual** – No, we are not asking for any variances at this time.
12. **Will there be a survey?** – Yes a boundary survey is ordered and will be available to those effected.

After the meeting people were relieved that a quality development will be going in and that it is being built by a local developer. We have an open door policy with the neighbors and they know that. We have established a positive relationship with the attendees of the meeting.

MT. OLYMPUS IMPROVEMENT DISTRICT

CHAIRMAN
AMI ANDERSON NEFF

3932 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84107-1895
PHONE (801) 262-2904
FAX (801) 265-0551

GENERAL MANAGER
KERRY S. EPPICH

TRUSTEES
GILES DEMKE
C. KIM BLAIR

COUNSEL
KIRTON & MCCONKIE

May 3, 2023

Ms. Jessica Antezano, Director
Bureau of Water Quality
788 East Woodoak Lane
Murray, Utah 84107

PROJECT: SWEETEN COURT
ADDRESS: 2761 E 4510 S
DEVELOPER: GH PROPERTIES
REF. #: HOLLADAY CITY
DISTRICT #: 167

Dear Ms. Antezano:

This will advise that Mt. Olympus Improvement District agrees to provide sanitary sewer service to this property subject to conformity by the Developer with the District's Code of General Regulations and the District's Rules and Regulations and the following:

All Pretreatment requirements of the District must be met.

Payment of all applicable fees to the District prior to making a connection. Payment of all utility fees after making a connection. Single Family Residential properties are billed four months after a sewer connection is made. Commercial and all other properties are billed at six months after a sewer connection is made.

Development of site so as to provide proper slope of sanitary sewer mains and laterals, in addition to the minimum required cover. It is the developers responsibility to field verify all elevations and contact the District prior to any outdoor sanitary sewer work being done.. The Development must also be designed and constructed to allow the District's maintenance equipment to access and perform maintenance operations. Developments without adequate access shall remain private.

Connection by the developer of sanitary sewer mains to existing mains as recommended by our District Engineer.

Duplexes and Townhomes require two lateral lines. Each individual unit for townhomes, condos, and detached ADU requires a separate lateral.

Granting of easements to the District for sanitary sewer mains on private property. Developer is responsible to provide all addresses and lot numbers prior to obtaining a permit for work in the District.

Because of the growth in the District and this commitment of system capacity for service, this service commitment is good for two years from the above date. If there are any significant changes to the size, scope, or the outdoor sanitary sewer design of the project a new letter should be obtained from the District.

Sincerely,

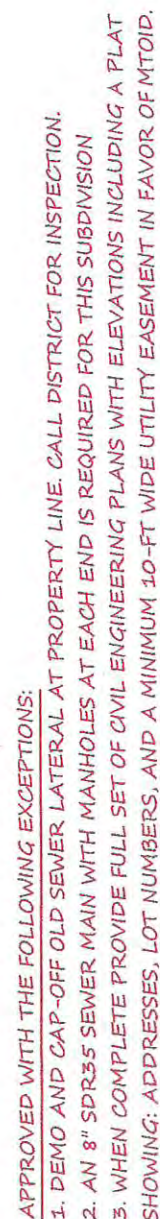
Dean D. Ayala

Dean D. Ayala, P.E., District Engineer
Mt. Olympus Improvement District

Enclosure: One copy of Preliminary Sanitary Sewer layout

cc: GH Properties





3. WHEN COMPLETE PROVIDE FULL SET OF CIVIL ENGINEERING PLANS WITH ELEVATIONS INCLUDING A PLAT SHOWING: ADDRESSES, LOT NUMBERS, AND A MINIMUM 10-FT WIDE UTILITY EASEMENT IN FAVOR OF MTIOLD.



This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.

As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced.

Prepared and published by
Salt Lake County Recorder
Kathleen Hobbs
2001 S. State Street #41-600
Salt Lake City, Utah 84190
385-468-8115
recorder@slco.utah.gov

Scale 1"=100'

0 100' 200'

Feet

22-02-31

1/17/2023

W 1/2 SW 1/4 Sec 02 T2S R1E
SALT LAKE COUNTY, UTAH

Section											
Area											
6	5	4	3	2	1						
7	6	5	4	3	2	1	11	12	21	22	
13	14	15	16	17	18	19	23	24	25	26	27
10	9	8	7	6	5	4	31	32	41	42	
31	32	33	34	35	36						

Page

FILE# 23-9-03

HOLLADAY VILLAGE, BUILDING DESIGN

ADDRESS:

4708 South Holladay Blvd

LEGAL DESCRIPTION: 22-10-201-002

BEG S 118.8 FT & E 10.56 FT FR N 1/4 COR SEC 10, T 2S, R 1E, SLM; N 56° E 246.29 FT; S 38°00'30" E 146.36 FT; S 56° W 200.02 FT; N 55° W 156.42 FT TO BEG. 0.75 AC

APPLICANT/REPRESENTATIVE:

THE FOX GROUP

PROPERTY OWNER:

ROBERT C MEIER REV TR MEIER,

ZONING:

HV

GENERAL PLAN DISTRICT:

Mixed Use-Holladay Village (MU-HV)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Administrative - Design Approval

APPLICABLE REGULATIONS:

13.71.070

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting drawings

STAFF:

Jonathan Teerlink, CED Director

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP



Notes:



Request: **BUILDING DESIGN UPDATE – HOLLADAY VILLAGE ZONE**
Address: 4708 South Holladay Blvd
Zone: Holladay Village (HV)
Applicant: Cara Fox
File No: 23-9-03
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.06.050B	ADMINISTRATIVE DECISION PROCEDURES
	13.08.010D	ADMINISTRATIVE APPROVAL PROCEDURES
	13.71	HOLLADAY VILLAGE ZONE DEVELOPMENTS

REQUIRED PLANNING COMMISSION ACTIONS: *Administrative*

Public hearing is required. PC shall make a motion of either, approve or to continue discussion on this permitted, by-right application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. §13.71.065

BACKGROUND

Built in early 1960's this building is located on Holladay Blvd was home for the well-known, "Meier's Chicken". New tenants are poised to remodel and take over this retail space.

The city requires all remodeling of existing structures within the HV Zone to update or likewise "remodel" the façade. Such projects are required to approved by the Planning Commission prior to construction. Cara Fox, applicant and The Fox Group, Desingers and have been working with the Holladay Technical Review Committee (TRC) in proposing a faced update the which complies the Holladay Village zone design standards.



PROJECT SUMMARY

The applicant proposes a new retail business. A boutique of home goods featuring ice cream and backed goods for local vendors.

- *No proposal for an expansion of the building footprint or overall height*
- New interior remodel intends to support a convert to a retail space use.
- HV Zone requires a façade update when any interior remodel and/or change of use is proposed (Ord. §13.71.020)
- Onsite parking layout is static and directly affects the number of available patron tables.

TECHNICAL REVIEW COMMITTEE ANALYSIS

Retail/commercial uses are a permitted use in the Holladay Village zone. However, as the applicant propose to change the use of the property, the applicant must update the building design prior to building permit approval. It is the opinion of the TRC that the proposed façade update, as currently presented to the Planning Commission, is in step with the aesthetic goals of the HV zone.

DESIGN: Critical and fundamental design focus is clearly stated by ordinance: Holladay Village Building Design ([13.71.080.E](#)). The applicant's proposed design came as a result of a review process by the TRC under direction of the Community and Economic Development Director as well as a direct experience of the applicant's designer, serving on Holladay's Design Review Board (DRB) for 3+years.

Currently, the membership of the Holladay DRB is under filled. City administration is reviewing applications to replace outgoing members. According to §13.71.070B3, in lieu of a DRB recommendation, the TRC can recommend that the PC can review an overall building design which is in harmony with stated design elements. The proposed result is a façade update of an existing building fits that with the motif of the Holladay Village and intends to be welcome addition to the mix of designs and styles of buildings in the Village.

STAFF RECOMMENDATIONS

The PC should allow the applicant to present the project in detail. For procedural clarity, the required motion is to either *approve* or to *continue* the applicant's chosen building design and related site features as they relate to 13.71. It is the staff's recommendation to the PC that the application be approved by confirming the project follows design guidelines established by the zone ordinance for an existing building. They include;



- Compatibility with objectives of the HV zone
- Building Design
 - Building Mass, no continuous mass of uniform height for more than 100'
 - Breaks in the roofline with distinct roof character which relates to façade articulations.
 - Structural Articulation
 - Façade Embellishments
 - Recessed primary entrances
 - Consistency of chosen architectural style featuring
 - Window and door treatment which embellishes the façade.
 - Decorative light fixtures.
 - Unique façade treatment, such as decorative materials and design elements.
 - Decorative paving.
 - Trellises, railings, gates, grillwork, or unique landscaping
 - High quality exterior finishes
- Public amenities, art, plaza, patios, etc.
- Landscaping as provided in 13.77
- Lighting, if any, shall be Dark Sky Complaint and be of LED in the warm kelvin spectrum

As the TRC held discussions with the applicant over the above points, a recommendation by the CED Director is provided based upon the following findings;

1. In accordance with 13.71.070.B3 this department has waived the DRB review step as described in 13.71.070.C based upon the following findings
 - a) Current reorganization of the Holladay DRB membership will cause undue delay to this remodel project, and
 - b) The existing building is not proposed to be rebuilt, expanded or added to, and
 - c) The TRC has found the proposed façade update to be compliant with the Design Standards of the Village zone, and
 - d) The designer is a 6-year member of the Holladay Design Review Board, and
 - e) Planning Commission review remains the as a final approving body.
2. The redesign is found to be in harmony with design standards set forth in 13.71.080 as architecture which will "...improve the quality and compatibility of development in the HV Zone", by representing the vision of the Holladay Village master plan providing a range of retail uses by enhancing existing, small scale buildings by updating the building styles.

SAMPLE MOTION: "I move to _____ (approve, continue) the amended building design for 4708 South Holladay Blve., in the HV zone. Finding that this design"



City of Holladay
Community and Economic Development

October 18th 2023

Cara Fox

The Fox Group
2290 East Murray Holladay Rd
Holladay Utah 84117

RE: Remodel of 4708 South Holladay Blvd – Holladay Village Zone Design Compliance

Dear Mrs. Fox,

As the Holladay City administration is currently in the process of interviewing new DRB members and backups this process is causing undue delays, here is what I propose. I will be evoking the following Holladay code:

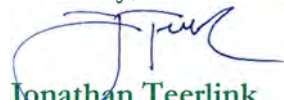
§13.71.70. When the Community and Economic Development Director determines, after review of the conceptual design [design] plan, that one or more of the application requirements and procedural steps is not applicable to the application under consideration, such requirements may be waived in writing.

Based upon 13.71.070.B3 this department has waived the DRB review step as described in 13.71.070.C based upon the following findings

- 1) The existing building is not proposed to be rebuilt,*
- 2) The TRC has found the proposed façade update to be compliant with the Design Standards of the Village zone,*
- 3) Current reorganization of the Holladay DRB membership will cause undue delay to this remodel project,*
- 4) The designer for this project is a 6-year member and former of the Holladay Design Review Board, and*
- 5) Planning Commission review remains as the final approving body.*

As such, this department has scheduled your application for the upcoming Planning Commission meeting on October 24th at 7:00pm.

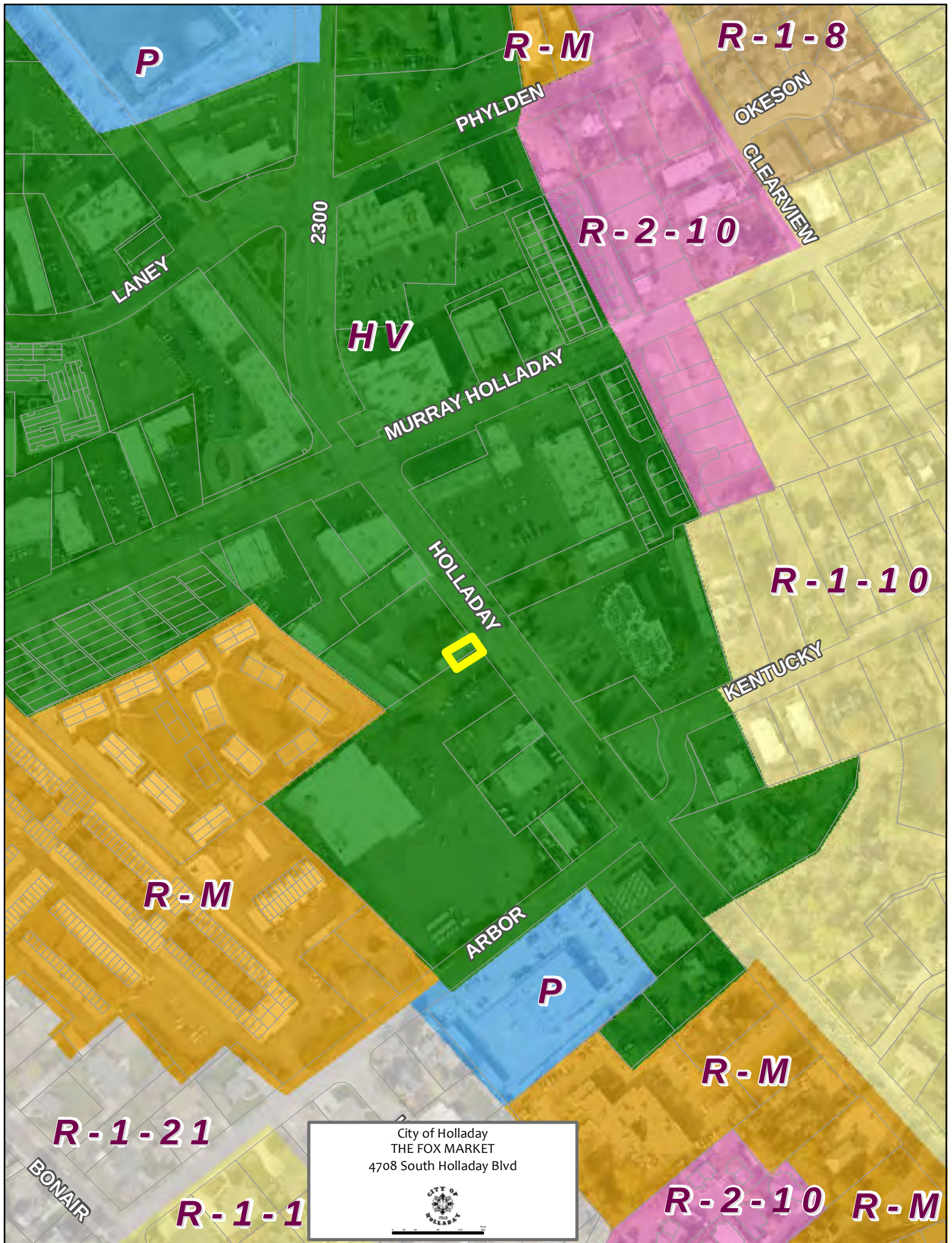
Sincerely,



Jonathan Teerlink
CED, Director



City of Holladay, 4580 South 2300 East, Holladay, Utah 84117





City of Holladay
THE FOX MARKET
4708 South Holladay Blvd







The Fox Market

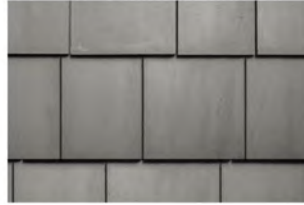


Inspiration color palette



Western Red Cedar

Semi-Transparent Color



Heritage Gray

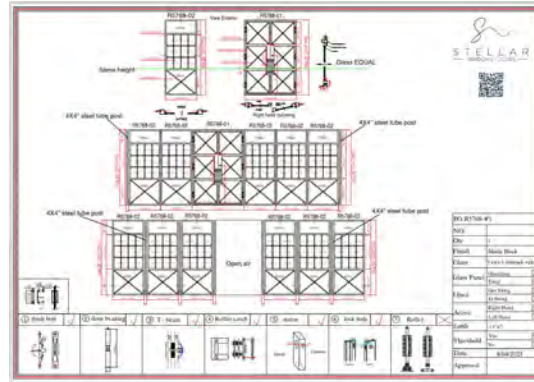
Sign to be same at the fox shop but says
"The Fox Market" in Boothbay Gray



Specifications in cm

Width: 17"
Height: 33.375"
Backplate: DP: 1" W: 6.5" H: 18.75" OB UP: 16.5" Rectangular
Socket: 4 - Candelabra - Torpedo
Rating: Wet Rated

Exterior Materials The Fox Market



Era Ash

Sunbrella Shade
96" x 144" (2440 x 3658)
\$4.00 / sample
In Stock



Boothbay Gray HC-165 | Benjamin Moore

Awning is same frame as Meier's
Chicken had but in this new outdoor fabric

Outdoor planters 22x19

Matte White steel windows

DATE: Sept 5, 2023

COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: n/a

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:



DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018

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

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

Notes:

Corrections made according to commission direction

STAFF:

Carrie Marsh, City Planner

DRAFT

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

Tuesday, September 5, 2023

5:30 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Martin Banks, Vice-Chair
Ginger Vilchinsky
Paul Cunningham
Dennis Roach
Karianne Prince
Angela Gong

City Planner, Carrie Marsh
Brad Christopherson, City Attorney

WORK SESSION

Vice-Chair, Martin Banks, called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed.

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

Vice-Chair Banks called the Regular Meeting to order at approximately 6:03 p.m. He read the Commission Statement for the benefit of those present and discussed the Public Hearing process.

PLANNING COMMISSION ELECTION

It was noted that the Planning Commission election would take place at the end of the agenda. Following the Public Hearing and Action Item on the Regular Meeting agenda, Vice-Chair Banks asked to discuss the Planning Commission election. He reported that there have been several recent vacancies on the Commission. Additionally, his three-year term would conclude at the end of the month. He was willing to stay on in his current role until new members are in place. Vice-Chair Banks asked for a motion to appoint a New Planning Commission Chair and Vice-Chair.

Commissioner Prince moved that Commissioner Roach be appointed to serve as Chair of the Planning Commission, which would be effective after the close of the current Planning Commission Meeting. Vice Chair Banks seconded the motion. The motion passed with the unanimous consent of the Commission.

1 *Commissioner Roach moved that Commissioner Prince be appointed to serve as Vice-Chair of*
2 *the Planning Commission, which would be effective after the close of the current Planning*
3 *Commission Meeting. Vice-Chair Banks seconded the motion. The motion passed with the*
4 *unanimous consent of the Commission.*

5
6 **PUBLIC HEARING**

7 **1. Text Amendment – 13.01.100; PERFORMANCE BONDS (A STATE REQUIRED**
8 **AMENDMENT) Review and Recommendation to City Council on Proposed Updates,**
9 **Consolidations and/or Clarifying Amendments to Title 13, of the Holladay City Code,**
10 **Land Use and Development Regulations as they Relate to Statute Obligations, Set**
11 **Forth by 2023 State of Utah Legislation within HB406, Modifying Provisions Related**
12 **to Improvement Completion Assurance Requirements (Bonding). Item to be**
13 **Reviewed as a Legislative Action, According to Procedures Set Forth in Holladay**
14 **Ordinance §13.07. File #23-4-04**

15 City Planner, Carrie Marsh, presented the Staff Report and stated that the text amendment is a
16 Legislative action. The Planning Commission will make a recommendation to the City Council.
17 The request was to amend Title 13 of the Land Development Code. The amendments had been
18 reviewed by an interdepartmental team that consisted of the Public Works, Legal, Community
19 Development, and Public Utilities Departments. The purpose of the Code Amendment was to
20 implement new State Legislation, House Bill (“H.B.”) 406, which was enacted last year. It was
21 related to improving completion assurances (bonding) and will comply with the provisions of the
22 Utah Municipal Land Use, Development, and Management Act (“LUDMA”).

23
24 Ms. Marsh explained that the proposed amendments would effectively remove requirements to
25 bond for on-site landscaping and amenities unless it is for public improvements, public
26 landscaping, or anything essential for public health and safety. The proposed Code changes also
27 set forth administrative procedures and requirements for improvement agreements and financial
28 assurance for construction improvements prior to recording a plat or obtaining a Building Permit.
29 The amendments would bring the City Code into compliance with the new requirements. All of
30 the proposed amendments were outlined in the Meeting Materials Packet. Large sections had been
31 removed and rewrites were done to outline where bonding is required. The amendments would
32 also remove areas where bonding could no longer be required.

33
34 Chair Banks opened the public hearing.

35
36 *Ron Hilton* gave his address as 2394 Murray Holladay Road. He had a question about what was
37 proposed. One of the changes would increase the bonding requirement from 25% of the cost to
38 100% of the cost. He wondered if that was a requirement under State Law. If it was not, he felt it
39 should be reconsidered because it would place a significant burden on the developer.

40
41 City Attorney, Brad Christopherson, clarified that bonding was not required. A developer could
42 install the improvements before something is recorded but if there was a desire to record
43 immediately, there needed to be a bond for 100% of the cost of the improvements. The developer
44 had some flexibility, but if bonding was chosen, then it needed to be for 100% of the cost of the
45 improvements. There was no reason that the rest of the residents of the City should pay for

1 improvements related to development. He explained that the reason this was being done was
2 because, in 2008, a lot of security bonding companies went out of business as did a lot of
3 developers. Cities and taxpayers were then left trying to fix the associated issues. Cities have
4 since adopted much stricter requirements to make sure something like that does not happen again.

5
6 Commissioner Prince asked if the 100% requirement was in the State Law that had passed.
7 Mr. Christopherson confirmed this. He noted that a few cities were used as examples for the
8 amendment. The intention was to protect residents and cities. The requirements were being
9 tightened, which means cities will require that all engineer estimates be current and compatible
10 with the City Engineer's estimates. Chair Banks asked about the premium percentage for these
11 types of bonds. Mr. Christopherson explained that it is usually a percentage of the engineer's
12 estimate. His recommendation as a City Attorney was not to use security bonds. If there is an
13 issue, it is difficult to receive the money and could be costly in terms of litigation. Security bonding
14 companies make it difficult to obtain the money, so many cities have now determined that those
15 would no longer be accepted as collateral. Either a Letter of Credit or a cash bond for the full
16 amount of the improvements would be more likely to be accepted.

17
18 There were no further comments. The public hearing was closed.

19
20 Commissioner Cunningham asked if the motion required findings to be listed. Ms. Marsh
21 explained that findings did not need to be listed as the Planning Commission is making a
22 recommendation to the City Council. This was a two-step process. Mr. Christopherson reported
23 that the Planning Commission needs to review the amendments and hold a public hearing before
24 the process moves to the City Council. The Council will then decide how to proceed. Vice-Chair
25 Banks wondered if there was a reason the example motion referenced findings. It was noted that
26 the motion could state that the text amendment was necessary to comply with H.B. 406.

27
28 ***Commissioner Prince moved that the Planning Commission forward a recommendation to the***
29 ***City Council to APPROVE the proposals by Holladay City Staff to amend various sections of***
30 ***Title 13 of the City of Holladay Land Use Code as they relate to required improvement***
31 ***completion assurances and warranties, based on the need to comply with H.B. 406.***
32 ***Commissioner Roach seconded the motion. Vote on Motion: Commissioner Vilchinsky-Aye;***
33 ***Commissioner Cunningham-Aye; Commissioner Roach-Aye; Commissioner Banks-Aye;***
34 ***Commissioner Prince-Aye; Commissioner Gong-Aye. The motion passed unanimously.***

35 36 **ACTION ITEMS**

37 **2. Approval of Minutes – June 6, 2023, July 11, 2023, July 25, 2023, and August 1, 2023.**

38 It was noted that the Commission could approve the Meeting Minutes at one time or individually.
39 Since there were no suggested corrections, it was determined that there would be one motion.

40
41 ***Commissioner Vilchinsky moved to APPROVE the City of Holladay Planning Commission***
42 ***Meeting Minutes from June 6, July 11, July 25, and August 1, 2023. Commissioner Prince***
43 ***seconded the motion. The motion passed with the unanimous consent of the Commission.***
44

1 **ADJOURN**

2 ***Vice-Chair Banks moved to ADJOURN. The motion passed with the unanimous consent of the***
3 ***Commission.***

4

5 The Planning Commission Meeting adjourned at approximately 6:25 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, September 5, 2023.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT

DATE: Sept 19, 2023

COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: n/a

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:

DECISION TYPE:

Administrative/Procedural:

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

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Effective 5/8/2018

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 - (iv) a record, by individual member, of each vote taken by the public body;
 - (v) the name of each person who:
 - (A) is not a member of the public body; and
 - (B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
 - (vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
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Notes:

Corrections made according to commission direction

STAFF:

Carrie Marsh, City Planner

DRAFT

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

Tuesday, September 19, 2023

5:30 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Dennis Roach, Chair
Ginger Vilchinsky
Paul Cunningham
Karianne Prince
Martin Banks
Angela Gong

City Planner, Carrie Marsh
Jonathan Teerlink, Community Development Director
Brad Christopherson, City Attorney

WORK SESSION

Chair Dennis Roach called the Work Session to order at approximately 5:37 p.m.

The agenda items were reviewed and discussed. City Planner, Carrie Marsh, reported that there were four Public Hearing items on the Regular Meeting Agenda. The first item was the “Highland 4141 Office Condominiums” Subdivision. It is an existing office building under one ownership, but the proposal was to divide each office suite into separate ownership. That required a conversion to a Condominium Plat. There would be a Concept, Preliminary, and Final Plat review. Final approval could be deferred to City Staff. Chair Roach asked whether renovations would occur. Ms. Marsh clarified that there would be tenant improvements for individual units, which would be handled under the Building Permit process. The separation into individual parcels was before the Commission for consideration. All appropriate paperwork had been completed.

Commissioner Banks referenced Page 2 of the Staff Report, which included the Technical Review Committee (“TRC”) analysis. It stated that “All improvements to meet current Building Code.” He wondered if that was a suggested condition. Ms. Marsh explained that it would be handled as part of the Building Permit process. The Building Official reviewed the application and determined that any improvements made would need to meet the current Building Code. Commissioner Banks referenced the Public Works/City Engineer section, which mentioned the replacement of the curb, gutter, and sidewalks. Ms. Marsh stated that this would not need to be done as part of the Condominium Plat. The City Engineer concluded that those were acceptable.

1 Chair Roach asked if the Staff Findings or TRC Analysis needed to be listed during the motion.
2 Ms. Marsh clarified that the Staff Findings would be read aloud during the motion. City Attorney.
3 Brad Christopherson, noted that there was a Concept, Preliminary, and Final Plat before the
4 Commission. The Commission could approve all of them at one time, however, if the Commission
5 found that not everything was complete, it was possible to separate out the steps.
6

7 The second item on the Regular Meeting agenda was a Zone Map Amendment. Ms. Marsh
8 reported that it was a rezone on Westmoor Road from the Public (P) Zone to the R-1-10
9 (Residential Single-Family) Zone. She explained that this is property that the church is selling.
10 As a result, the property requires a rezone. There was discussion about the cover letter in the
11 Meeting Materials Packet. It was administrative in nature and did not impact the overall
12 application.
13

14 Chair Roach asked if the R-1-10 Zone was found in the surrounding area. Ms. Marsh confirmed
15 this and explained that the rezone would default to the surrounding zones. Commissioner Prince
16 asked about Delaware Lane and Westmoor Road. She wondered if those had ever connected.
17 Ms. Marsh was not certain how long the church had existed on the site, but there may have been
18 some connection prior to the existence of the church.
19

20 The third item on the Regular Meeting agenda was another Zone Map Amendment. This was a
21 request for a rezone from the R-1-43 Zone to the R-1-10 Zone. The two neighboring parcels were
22 located at 4980 and 4900 South Holladay Boulevard. The two parcels do not conform to the R-1-
23 43 size and are currently 0.55 and 0.70 acres in size. With the smaller minimum lot size under the
24 R-1-10 Zone, the intention was to shift some of the property from each of those parcels onto the
25 property in the back that fronts Cottonwood Drive. To do that, there needs to be a rezone.
26 Ms. Marsh shared a map with the Commission for reference. The south property, which was not
27 part of the application, is 0.40 acres in size. The proposed rezone and lot line adjustment would
28 make the parcels approximately the same size. The map was further reviewed. The property on
29 the north has access through the Holladay Pines PUD, which is zoned R-1-10.
30

31 Commissioner Banks referenced the second page of the Staff Report, which stated, “Considering
32 the size of the two subject properties, 4980 South’s driveway being within the neighboring PUD
33 that is zoned as R-1-10, and the adjacent property on the south being 0.40 acres, Staff believes that
34 the parcels in question could reasonably be considered to fall within the Residential Single-Family
35 – Stable area.” Ms. Marsh identified the circled area in Figure 2. The protected area curved down
36 and there were no property boundaries there to make a firm determination. The decision to be
37 within the Stable Zone was based on the fact that the size of the properties did not conform to the
38 R-1-43 Zone. If there was a desire to go by what the zone was, it would be more likely to fall
39 within the Protected Zone. However, there would be non-compliance with the size of the homes
40 currently in that zone and that existed. Commissioner Prince referenced the aerial map. When
41 looking at that map, she understood why it could reasonably fall within the Stable Zone.
42

43 Chair Roach discussed the Bywater Basketball Barn and explained that this was adjacent to it. He
44 believed this would ensure that there was more of a buffer around the structure. Community
45 Development Director, Jonathan Teerlink, explained that accessory buildings have a maximum

1 building height of 20 feet regardless of the size of the lot. Commissioner Prince recalled the
2 discussion about the Bywater Basketball Barn but did not recall the specific outcomes.
3 Mr. Teerlink reported that there was a Conditional Use Permit. There was now a desire to change
4 some property lines to conform with the zones that were there. Ms. Marsh stated that there was
5 an approved Building Permit for the Bywater Basketball Barn based off of the current lot size.
6

7 Commissioner Gong reported that she is related to the Bywater family. As a result, she believed
8 she should recuse herself from the vote. She asked if there was a formal process to do that.
9 Mr. Christopherson clarified that when there is a financial interest, the conflict of interest needs to
10 be submitted in writing. If there is not a financial relationship, it was possible to make note of the
11 conflict during the meeting. He recommended that she recuse herself from the vote for that
12 particular item but he did not believe she was technically required to do so.
13

14 The fourth item on the Regular Meeting agenda was a Zone Map Amendment. Ms. Marsh reported
15 that there was a rezone request for three different properties located at 4437 Butternut Road, 2475
16 East 4500 South, and 2485 East 4500 South. She clarified that there were three separate property
17 owners with a joint application. The request was to rezone the property on Butternut Road from
18 R-1-8 to R-2-8 and the other two properties from R-1-10 to R-2-8. The R-2-8 Zone allows for a
19 single-family home on 5,000 square feet or an attached unit on 8,000 square feet.
20

21 Commissioner Prince noted that the summary stated the properties were historically zoned R-1-8,
22 but that had changed over the years. She wondered if that happened when the City of Holladay
23 was incorporated. Ms. Marsh confirmed this. It was likely that most of the surrounding properties
24 met the R-1-10 lot size. On the County historical maps, there was a lot of variation in the zones
25 shown. During incorporation, she believed the intention was to create more consistent zones
26 across larger areas of land. Mr. Teerlink explained that the majority of the City was rezoned during
27 incorporation. There was a desire to more closely describe what the actual land uses were. In this
28 case, because the lots are slightly larger, R-1-10 was selected as the zone for the area.
29

30 Ms. Marsh shared information about Accessory Dwelling Units (“ADU”). She explained that an
31 Internal Accessory Dwelling Unit (“I-ADU”) is rentable if the property owner lives on site. For
32 an External Accessory Dwelling Unit (“E-ADU”) to be rentable under the current Code, it needs
33 to be located on a lot that is twice the size as the minimum lot size in the zone. If there was a
34 10,000-square-foot property in an R-1-10 Zone and someone wanted to build a Detached ADU, it
35 would not be possible to rent it because it is not on a parcel that is twice the size required for the
36 zone. It is much more difficult for a property owner to rent an E-ADU than an I-ADU. That was
37 where an R-2 Zone would be more favorable in this instance because it would be possible to rent
38 an E-ADU if the lot size requirements were met. Ms. Marsh informed the Commission that the
39 requirement would be 10,000 square feet in the R-2-8 Zone.
40

41 Commissioner Paul Cunningham noted that the Meeting Materials Packet included a Future Land
42 Use Map. Ms. Marsh reported that it was from the General Plan. Mr. Teerlink explained that there
43 had been several iterations of that General Plan map but that area had not changed in long-range
44 land use since 2009. Commissioner Cunningham did not believe the map was done with precision.
45 Mr. Teerlink clarified that General Plan maps are not usually overly precise.

1
2 Mr. Christopherson reminded the Commissioners that for rezone applications, the Planning
3 Commission would make a recommendation to the City Council. The fourth item on the Regular
4 Meeting Agenda involved different parcels and different property owners but it was one
5 application. As a result, the Commission would decide between all three of the properties.
6

7 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
8 **Commission Chair.**

9 Chair Roach called the Regular Meeting to order at approximately 6:09 p.m. Commissioner
10 Vilchinsky read the Commission Statement aloud for the benefit of those present.
11

12 **PUBLIC HEARING**

13 1. **“Highland 4141 Office Condominiums” Subdivision - Concept/Preliminary/Final**
14 **Plat - 4141 South Highland Drive (“PO Zone”) Preliminary Level Review and**
15 **Consideration of Development Details by Applicant, Stout Building Contractors.**
16 **Review of this 1.9-acre Development is Conducted According to Concurrent Concept**
17 **and Preliminary Review Procedures According to PO Zone Compliance and**
18 **Conversion to Condominium Development Requirements of Holladay Ordinance**
19 **§13.85. File #23-1-09.**

20 Ms. Marsh presented the Staff Report and explained that the application was for the "Highland
21 4141 Office Condominiums" Subdivision. Before the Planning Commission was a Concept,
22 Preliminary, and Final Plat for property located at 4141 South Highland Drive in the PO Zone.
23 The subdivision would convert the existing office use from single ownership to multiple. This
24 required a vertical plat to be recorded with Salt Lake County to create 12 individual units that
25 could be individually owned. The application was reviewed by the TRC and the comments from
26 each department were noted in the Staff Report. The TRC recommendation was that the Planning
27 Commission hold a public hearing and consider comments. Staff found that all of the required
28 elements had been submitted and the application was complete. As a result, the TRC
29 recommended that the Planning Commission approve the Concept and Preliminary Subdivision
30 Plat that had been presented and defer the Final Plat to Staff approval.
31

32 The applicant, Mike MacFarlane, introduced himself and explained that he is with Stout Building
33 Contractors and is the Project Manager. Mr. MacFarlane explained that the property is an existing
34 single-owner office space that would be converted into condominium spaces with some common
35 areas that include restrooms and the entrance. Each plat will be sold and a Building Permit be
36 required for the new buyers to remodel the space to suit their needs. The common space upgrades
37 would include hallways, entrances, and emergency stair exits. There would also be upgrades to
38 the railings and floors in the common areas as well as new windows and a new façade to the
39 building to modernize the overall look.
40

41 Chair Roach opened the public hearing. There were no comments. The public hearing was closed.
42

43 ***Commissioner Banks moved to APPROVE the Concept, Preliminary Plan, and Final Plat***
44 ***application by Stout Building Construction for Highland 4141 Office Condominiums, a 12-unit***

vertical subdivision, located at 4141 South Highland Drive in the Professional Office (PO) Zone subject to the following:

Findings:

1. *The development details required for a Preliminary and Final Site Plan have been submitted and reviewed by the TRC.*
2. *The development complies with regulations within the Professional Office Zone.*
3. *The development complies with the General Plan.*
4. *The required submittals for Conceptual and Preliminary Subdivision development have been provided where applicable and are complete and acceptable.*
5. *Fire access has been approved by the Unified Fire Authority.*
6. *Separate utility meters and shutoffs for each unit are not required.*

Also, within one year, and in accordance with 13.08.010D5, administrative review and approval of the Final Plat should be deferred to the Community and Economic Development Director following a positive, written recommendation from the TRC. Commissioner Vilchinsky seconded the motion. Vote on Motion: Commissioner Gong-Aye; Commissioner Cunningham-Aye; Commissioner Vilchinsky-Aye; Commissioner Prince-Aye; Commissioner Banks-Aye; Commissioner Roach-Aye. The motion passed unanimously.

2. Zone Map Amendment - Rezone from P to R-1-10 - 4930 South 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.

Ms. Marsh presented the Staff Report and stated that the application is for property located at 4930 South Westmoor Road. It is currently zoned Public due to its use as a church. The applicant is requesting a rezone to R-1-10, which matches the surrounding neighborhood since the use of the church would be discontinued. The rezone was necessary to facilitate development. The property is 2.88 acres in size and the R-1-10 Zone requires a minimum lot size of 10,000 square feet. The TRC reviewed the rezone proposal and found that it meets the goals of the General Plan. As a result, Staff was in favor of the application and recommended approval.

The applicant, Benjamin Wheat, introduced himself to the Commission and reiterated that the request is for the property to be rezoned from the current Public Zone to the R-1-10 Zone.

Chair Roach opened the public hearing.

1
2 *Harold Bateman* gave his address as 1694 Bunkerhill Road and stated that he was told that there
3 would be nine separate lots. He wanted to confirm that was still the case. Ms. Marsh reported that
4 the density of the property will be determined by the property size. The analysis, based on the size
5 of the property, indicated that it could accommodate up to 12 units. Mr. Bateman had spoken to
6 Mr. Wheat previously and indicated that there would only be nine units on the property.

7
8 There were no further comments. The public hearing was closed.
9

10 Commissioner Gong believed the question about the number of lots was important to consider in
11 the future; however, since the property was to be rezoned to R-1-10, the same zone as the
12 surrounding neighborhood, there would likely be the same character and feel of the surrounding
13 neighborhood.
14

15 *Commissioner Prince moved that the Planning Commission forward a recommendation to the*
16 *City Council to APPROVE an application by Benjamin Wheat to amend the Holladay Zoning*
17 *Map for 2.88 acres of land, located at 4930 South Westmoor Road, from P to R-1-10, based on*
18 *the following findings:*

- 19
20 1. *The proposed amendment is consistent with the goals, objectives, and policies of*
21 *the General Plan.*
22
23 2. *The proposed amendment is harmonious with the overall character of existing*
24 *development in the vicinity.*
25
26 3. *The proposed amendment is not foreseen to adversely affect abutting properties.*
27
28 4. *Adequate facilities and services exist and will be part of any future subdivision*
29 *proposed after the amendment.*
30

31 *Commissioner Banks seconded the motion. Vote on Motion: Commissioner Gong-Aye;*
32 *Commissioner Cunningham-Aye; Commissioner Vilchinsky-Aye; Commissioner Prince-Aye;*
33 *Commissioner Banks-Aye; Commissioner Roach-Aye. The motion passed unanimously.*
34

- 35 3. **Zone Map Amendment - Rezone from R-1-43 to R-1-10 - 4980 South and 4990 South**
36 **Holladay Boulevard Review and Recommendation to City Council on a Proposal by**
37 **Applicants, Stephanie and David Bywater, to Amend the Holladay Zone Map at this**
38 **location from the Current, R-1-43 Zone (Residential Single-Family, 43,560 square**
39 **foot minimum lot size) to the R-1-10 zone (Residential Single-Family, 10,000 square**
40 **foot minimum lot size) for 2 Parcels Sized at 0.55 acres (23,958 square feet) and 0.70**
41 **Acres (30,492 square feet), which do not Conform to the Current Zone's Lot**
42 **Minimums. Item Reviewed as a Legislative Action, According to Procedures Set**
43 **Forth in Holladay Ordinance §13.07. File #23-4-06.**

44 Ms. Marsh presented the Staff Report and explained that the application is for a rezone from R-1-
45 43 to R-1-10. The adjacent parcels are located at 4980 South and 4990 South Holladay Boulevard.

1 4980 South Holladay Boulevard has a property size of 0.70 acres and 4990 South Holladay
2 Boulevard is 0.55-acre in size. The applicants were seeking to rezone the two properties from R-
3 1-43, which has a minimum lot size of one acre, to R-1-10, which has a minimum lot size of 10,000
4 square feet. Currently, both properties are non-conforming in the existing zone. The intention
5 was to rezone to adjust a property line boundary on a neighboring property on Cottonwood Lane.
6 The General Plan referred to the area as Residential Single-Family – Stable, which is on the
7 boundary of a protected area. The properties directly to the north of the 4980 parcel were zoned
8 R-1-10 so the properties about the zone.

9
10 The Low-Density Residential—Stable Zone supports rezoning for unclaimed density. It was not
11 foreseen that any additional density would be added with the zone change. The TRC recommended
12 that the rezone request be forwarded positively to the City Council based on the findings set forth
13 in the Staff Report.

14
15 The applicant, Brian Hebdon, introduced himself and stated that he is the Project Architect. His
16 office is located in Millcreek. The rezone was requested so it would be possible to add a detached
17 structure to the back of another property in the future. The two lots are non-conforming in the R-
18 1-43 Zone as the properties were grandfathered in. The rezone would ensure that the lots conform
19 to the requirements of the R-1-10 Zone.

20
21 Commissioner Prince asked if the intention was to take land from the two applicant parcels in the
22 future to add to the property on Cottonwood Lane. This was confirmed. Mr. Hebdon explained
23 that studies were underway to determine how that would be done. Even with the lot line
24 adjustment, the two lots would conform to the R-1-10 requirements. Commissioner Cunningham
25 asked if the potential future detached structure would impact the protected area shown.
26 Mr. Hebdon did not believe it would impact that area at all.

27
28 Chair Roach reported that the property owner came before the Planning Commission
29 approximately one year earlier to discuss the Bywater Basketball Barn. He wondered if the
30 additional structure mentioned would be in addition to that. Mr. Hebdon clarified that it would
31 involve a relocation. The intention was to move the basketball barn off of that particular property
32 by taking land from the two subject properties and adding the building to that location.
33 Commissioner Prince asked if a new proposal would be presented to the Planning Commission.
34 Mr. Hebdon did not believe it would need to come back before the Planning Commission because
35 portions of the other properties would be added to the property where the use was permitted. It
36 would still be possible to maintain the required setbacks and height restrictions on the property.

37
38 Chair Roach believed that during the previous discussions about the Bywater Basketball Barn,
39 there were concerns expressed about trees. There is also a fairly wooded area at the back of the
40 two properties being discussed. He wondered if the lot line adjustment would impact what was
41 previously approved as far as the Tree Ordinance. Mr. Hebdon stated that the majority of the trees
42 there are of small caliper. As part of the landscaping efforts, more foliage would be added to the
43 backyard, and foliage shown in the originally proposed locations would be preserved.

1 Commissioner Cunningham reported that he was not on the Planning Commission when the
2 Bywater Basketball Barn was previously reviewed. He asked for additional information about that
3 project. Mr. Hebdon clarified that it would not be for commercial use. The basketball barn is a
4 place where families can play basketball, pickleball, and other kinds of sports. Additionally, it
5 would be possible to hold a wedding reception for family members in the barn area. It was only
6 for personal use. There would be no commercial use on the site. Commissioner Cunningham
7 asked about the relocation of the building with the lot line adjustment. He wanted to know if there
8 would be an additional impact on the neighbors in terms of the noise. Mr. Hebdon reported that
9 the basketball barn would be further away from the neighbors in that scenario. By adding more
10 land to the current parcel, there would be more privacy and flexibility. There will not be a lot of
11 noise associated with the basketball barn because there will be an interior sports court.
12 Commissioner Prince noted that the Planning Commission was being asked to consider the zone
13 amendment for the two properties. Any lot line considerations will be discussed at a later date.

14
15 Chair Roach opened the public hearing.

16
17 *John Crandall* gave his address as 4956 Holladay Pines Court and stated that he lives in the PUD
18 adjacent to 4980 South Holladay Boulevard. He noted that 4980 South Holladay Boulevard shares
19 a road with the Holladay Pines PUD. Mr. Crandall expressed concerns about the rezone. If it
20 occurs and there is not a property line readjustment, there could be additional homes built on the
21 parcels. Ms. Marsh reported that with a 10,000-square-foot minimum lot size, rezoning means the
22 0.77-acre parcel on the south side could potentially be subdivided into three. The parcel on the
23 north could be subdivided into two. Mr. Crandall reiterated his concerns about that. He also
24 pointed out that sewer is an issue in the area already. If there are two parcels on the 4980 South
25 property, there could be additional sewer issues created for the existing PUD.

26
27 Chair Roach noted that a subdivision application would need to be submitted to the City if the
28 desire is to subdivide. What is currently being considered by the Commission is a rezone.
29 Ms. Marsh confirmed this and explained that a subdivision would require a separate process.
30 Mr. Hebdon reported that there is a legal non-conforming situation currently taking place. For
31 there to be a lot line adjustment, the applicants need to bring the lots into conformity.

32
33 There were no further comments. The public hearing was closed.

34
35 Commissioner Gong disclosed a familial connection to the property and reported that Stephanie
36 Bywater is her cousin. As a result, she would recuse herself from the discussion and vote.

37
38 Commissioner Cunningham pointed out that none of the representations about the lot lines are
39 legally binding. It would be possible for something different to be proposed in the future.
40 Mr. Christopherson explained that this was the first step of the rezone process. The Planning
41 Commission was being asked to make a recommendation to the City Council. Ultimately, there
42 would need to be Council approval before there was a zone change approved. Commissioner
43 Cunningham noted that even if lot line adjustments do not occur, the rezone would still bring non-
44 conforming lots into compliance. That was enough of a reason to move the application forward.

1 Commissioner Vilchinsky moved that the Planning Commission forward a recommendation to
2 the City Council to APPROVE an application by Stephanie and David Bywater to amend the
3 Holladay Zoning Map for 0.55 and 0.70 acres of land, located at 4980 and 4990 South Holladay
4 Boulevard from R-1-43 to R-1-10, based on the following findings:

- 5
6 1. The proposed zone amendment is consistent with the goals, objectives, and
7 policies of the General Plan.
- 8
9 2. The proposed zone amendment is harmonious with the overall character of
10 existing development in the vicinity.
- 11
12 3. The proposed zone amendment does not substantially affect abutting properties.
- 13
14 4. The proposed facilities and services are adequate for the zone amendment.

15
16 Commissioner Prince seconded the motion. Vote on Motion: Commissioner Gong-Abstain;
17 Commissioner Cunningham-Aye; Commissioner Vilchinsky-Aye; Commissioner Prince-Aye;
18 Commissioner Banks-Aye; Commissioner Roach-Aye. The motion passed unanimously.

- 19
20 4. Zone Map Amendment - Rezone from R-1-8 to R-2-8 - 4437 Butternut, 2475 East
21 4500 South, and 2485 East 4500 South Review and Recommendation to City Council
22 on a Proposal by Applicants, Daniel Kemp, Choompone Watchalotone, and Kevin
23 Holman to Amend the Holladay Zone Map at this Location from the Current, R-1-8
24 and R-1-10 Zones (Residential Single-Family, 8,000 square feet and 10,000 square
25 foot minimum lot size) to the R-2-8 Zone (Residential Two-family) for Three Separate
26 Parcels Sized at 7,840 square feet (0.18 acres), 17,859 square feet (0.41 acres), and
27 11,325 square feet (0.26 acres). Item Reviewed as a Legislative Action, According to
28 Procedures set forth in Holladay Ordinance §13.07. File #23-4-07.

29 Ms. Marsh presented the Staff Report and explained that the application was for a Zone Map
30 Amendment. The application involves properties at 4437 South Butternut Road, 2475 East 4500
31 South, and 2485 East 4500 South. The application was brought forward by three individual
32 property owners in one application. The proposal was to change the zone from R-1-8, which was
33 the zone for the property on 4437 South Butternut Road, and R-1-10, which was the zone for the
34 two properties on 4500 South. The request was to change the zone for all three of those properties
35 to the R-2-8 Zone. The property owners wanted to either utilize existing structures or be able to
36 create additional dwelling units on the individual properties. Ms. Marsh reported that the
37 maximum number of additional dwelling units that could be gained by the rezone was five.
38 However, restrictions would apply for each property based on attached units or detached units.

39
40 Commissioner Prince reported that there are currently three properties with three structures, one
41 of which has a unit in the basement of the garage. She wondered if this meant there could be a
42 maximum of two additional properties added. Ms. Marsh reported that it is based on the size of
43 each property. For example, the property on Butternut Road could not add an additional unit based
44 on the lot size unless the property size is increased or the dwelling unit beneath the garage is
45 attached in some way. Adjustments would need to be made for the unit underneath the garage to

1 be legally rentable. As for the middle property, there were more options there based on lot size.
2 There could be a maximum of four units. The final property, located at 2485 East 4500 South
3 would be eligible for one more single-family unit.
4

5 Ms. Marsh reported that the General Plan referred to the area as Medium Density Residential –
6 Transitional/Two-Family (MDR-T). She noted that rezoning would meet the goals stated in
7 Chapter 5 of the General Plan related to Moderate-Income Housing. A bus stop is located on the
8 corner of 4500 South and Butternut Road, so the properties were located along a transit corridor.
9 Enabling a rezone on a transit corridor would meet a moderate-income housing strategy.
10

11 The TRC reviewed the application and had concerns with the narrow, 20-foot-wide substandard
12 road between the park and the subject properties. It was noted that additional units would not
13 cause a significant increase in traffic. If additional units were added, the increase in traffic would
14 be negligible and the roadway could still be used by the neighbors. If any additional units were
15 added to the subject properties, parking would be managed on-site. There is no parking on the
16 park side of the road. Most parking for the park should occur on 4500 South where there is a large
17 area on the shoulder. The TRC and City Staff suggested that a positive recommendation be
18 forwarded to the City Council. Chair Roach noted that there are three applicants. Ms. Marsh
19 clarified that one applicant would speak as a representative. Public comments were submitted to
20 the City before the meeting and included in the Meeting Materials Packet for review. Those
21 comments did not need to be read aloud but would be included as part of the public record.
22

23 The representative, Daniel Kemp, introduced himself and stated that he lives at 4437 Butternut
24 Road. The reason this situation came about was that he purchased the property recently and it was
25 already configured with a Detached ADU beneath the garage. There was initial excitement about
26 the possibility of renting that out but it was later determined that it was not possible to rent due to
27 City Code. There was a desire to find out how to make the space rentable in a legal manner. It
28 was brought to his attention that the neighbors to the east were also interested in the same rezone.
29 Ultimately, the decision was made to apply together.
30

31 Mr. Kemp reported that his lot was 8,000 square feet in size initially, but a small portion of the
32 property was given back to the City at some point, which made it approximately 160 square feet
33 short of that. He was informed that the Detached ADU requirements did not make renting possible
34 on the site, because it is less than 10,000 square feet in size and it did not appear that lot line
35 changes would occur. However, there was still a desire to move forward with the rezone because
36 the other applicants were interested in their lots being rezoned. At the current time, he was unable
37 to utilize the ADU and rent the unit but noted that there were ADU discussions scheduled to take
38 place in the City. Mr. Kemp reported that the owner of the property at 2475 East 4500 South wants
39 to add one more single-family home on the property and the owner of 2485 East 4500 South
40 intends to build a detached garage with an ADU. Neighbors were concerned about traffic and he
41 wanted to be mindful of that.
42

43 Commissioner Banks reported that Mr. Kemp indicated that he was interested in seeing the traffic
44 decrease on the street. He asked for suggestions to decrease the traffic levels. Mr. Kemp explained
45 that access to buses would be useful for potential ADU rentals. Commissioner Banks believed

1 that might mitigate the expansion of traffic but he indicated that there was a desire to reduce the
2 current traffic levels. Mr. Kemp explained that there had been discussions about possible
3 scenarios. He acknowledged that people like to utilize it as a thru street but there could be speed
4 issues.

5
6 Chair Roach wondered what it would take to turn the detached ADU into an attached ADU on the
7 Butternut Road property. Ms. Marsh explained that it would require a significant amount of work
8 to make it attached. That kind of work could also be costly. Mr. Kemp stated that adding
9 something like an awning would not make it attached. It needs to be enclosed. There was
10 discussion about parking and the garage on the subject property. Commissioner Banks asked what
11 was desired on the other properties. Mr. Kemp stated that the owner of the middle property wants
12 to build an additional structure so a family member can live nearby while the other property owner
13 wants to build something similar to what is on his property, which is an ADU.

14
15 Chair Roach opened the public hearing.

16
17 *Jeff Beck* gave his address as 4416 South Butternut Road. He was not opposed to density increases
18 when they make sense but he was opposed to this particular rezone application. The home
19 Mr. Kemp bought has an ADU that was not legal to rent out. He was not sure that a rezone was
20 an appropriate way to try to address that problem. Mr. Beck shared information about 4470 South,
21 which is the narrow substandard street referenced earlier. Density increases made sense on 4500
22 South because there is a large road and a lot of traffic could be accommodated. He commented
23 that 4470 South does not make sense because of the current road conditions. He felt it was
24 important to remember that this is not 4500 South being discussed but 4470 South. The intent of
25 the General Plan would not be met by increasing the density in the area.

26
27 Commissioner Banks asked what portion of the General Plan he felt the proposal was inconsistent
28 with. Mr. Beck stated that the General Plan identifies 4500 South as a corridor that should have
29 increased density but the subject properties would impact 4470 South. Where there is a large
30 arterial, it makes sense to have increased density but not elsewhere.

31
32 *Alicia Derr* gave her address as 2413 East Butternut Circle and pointed out that there are No
33 Parking signs along the park side, however, it is possible to see where two feet of the grass have
34 been destroyed because vehicles park there anyway. She was concerned that the City of Holladay
35 does not have the resources to continue to enforce the No Parking regulation on that side. Ms. Derr
36 expressed concerns about increased parking in the area and the existing issues. She noted that the
37 majority of homes on the north side of 4500 South are zoned R-1-10 or R-1-8. There is nothing
38 on the north side of 4500 South that is zoned R-2. On the south side, the homes that are within the
39 R-2-10 Zone have small private streets that allow for parking in the rear. She was concerned that
40 it would not be possible to accommodate additional parking if there was a rezone. As for the
41 General Plan goal related to affordable housing, she did not believe that additional units on the
42 subject properties would result in affordable housing, so that goal would not be met.

43
44 *Andrew Webb* gave his address as 4348 South Butternut Road and stated that there are many
45 families in the area with children. That was the reason that traffic was such a significant concern

1 to neighbors. He was sensitive to Mr. Kemp's situation and understood his frustrations about the
2 ADU. He did not, however, believe that the rezone would be appropriate in this instance.
3

4 *Cheryl Farr* gave her address as 4400 Butternut Road and agreed with some of the comments
5 made. As for 4470 South, there is no sidewalk on either side of the street. There is a lot of foot
6 traffic coming from the school down through 4470 South and the park. The sidewalk on the north
7 side of the park is the only pedestrian access in the area. When children walk from Howard R.
8 Driggs Elementary School, there are safety concerns due to the lack of sidewalks. She has also
9 witnessed pedestrian accidents in the area. Ms. Farr shared information about the configuration of
10 the streets. She was concerned about an increase in traffic because she believed it would make the
11 existing issues worse.
12

13 Ms. Farr had concerns about a potential increase in density. As for the moderate housing goal, she
14 did not believe the properties would provide anything affordable as it was a more expensive area.
15 She was also concerned about the character of the neighborhood. If new homes are built on the
16 subject properties, it would not fit with the existing character since most homes in the area are
17 single-level homes with basements.
18

19 *Elaine Erikson* gave her address as 4388 South Wander Lane and stated that she lives to the north
20 of the subject properties. She was concerned about the potential increase in density if the rezone
21 was approved. Ms. Erikson agreed with the other comments shared.
22

23 *Caitlin Beck* gave her address as 4416 South Butternut Road and stated that there is a lot of
24 connectivity in the area. If one vehicle is parked on the narrow street it is difficult to move through.
25 That road is already a problem and concerning to potentially add more density and traffic. She
26 reiterated concerns about traffic and accidents.
27

28 *Robert Bradley* gave his address as 4375 South 2490 East. He clarified that one of the properties
29 was zoned R-1-10 a few years ago and then converted to R-1-8. Historically, it had been R-1-10.
30 Chair Roach asked for confirmation from a member of City Staff. Mr. Teerlink reported that the
31 1999 County Zoning Maps showed the property as R-1-8. During incorporation, it was changed
32 to R-1-10. The resident was correct in the fact that a few years ago, it was rezoned to R-1-8.
33

34 *Kevin Holman* identified himself as one of the property owners associated with the application and
35 the owner of the property at 2485 East 4500 South. The closing documents when he purchased
36 the property referenced 4500 South. He had never seen 4470 South referenced in relation to his
37 property. For the last three years he has worked from home and his living room window looks out
38 at the street all day. He can see the speeds people drive and did not feel it was appropriate for
39 children to walk there unsupervised. He had witnessed a lot of near misses. Mr. Holman believed
40 the concerns related to traffic were valid but could be addressed by adding a sidewalk on the park
41 side of the road. He reiterated that it is unsafe to allow children to walk in the area unsupervised
42 or to cross 4500 South to Wander Lane unsupervised.
43

44 There was discussion about what Mr. Holman wants to do on his property in the future. He
45 explained that there was a desire to build an ADU on the site. Mr. Holman wanted to build one

1 unit for one of his older children to live in. It would allow them to live on-site but have privacy.
2 The idea was to have the ADU attached to the garage. All parking would be captured on-site.

3
4 Commissioner Banks asked about the parking taking place on the street. Mr. Holman explained
5 that people frequently park on the street, which creates congestion. People often park in front of
6 his home. There is plenty of parking along 4500 South but vehicles often park partially on his
7 property. There is a No Parking sign there because people hit his fence.

8
9 *Ms. Erekson* shared another comment about the difference between 4500 South and 4470 South.

10
11 There were no further comments. The public hearing was closed.

12
13 Mr. Kemp addressed some of the comments shared during the public hearing. He reiterated that
14 Mr. Holman wants to have an ADU similar to what was seen on his property. There would not be
15 four units in that location but the addition of one ADU. As for the middle property, he believed
16 the intention was to add one additional home. He reminded those present that anything desired for
17 the sites would need to come before the City for consideration and approval in the future. As for
18 his unit, the rezone to the R-2-8 Zone would not change much, unless the lot line is shifted.
19 Pedestrian access was a concern for everyone and he liked the idea of a sidewalk on the side of the
20 park. He noted that a sidewalk goes through a portion of the park.

21
22 Chair Roach reminded the Commissioners that when reviewing a Zone Map Amendment, certain
23 factors need to be considered. Those factors included the following:

- 24
- 25 • Whether the proposed amendment was consistent with the goals, objectives, and policies
 - 26 of the General Plan;
 - 27 • Whether the proposed amendment was harmonious with the overall character of existing
 - 28 development in the vicinity of the subject property;
 - 29 • The extent to which the proposed amendment may adversely affect abutting properties;
 - 30 and
 - 31 • The adequacy of facilities and services intended to serve the subject property, such as
 - 32 roadways, parks and recreation facilities, police and fire, schools, stormwater drainage
 - 33 systems, environmental hazard mitigation, water supply, and wastewater/refuse collection.
 - 34

35 Commissioner Banks reported that the third criterion referenced impacts on the abutting properties.
36 He believed the application might adversely and materially impact the surrounding neighborhood
37 in terms of pedestrian use and safety. He would be open to Conditions of Approval that would
38 mitigate the issues but he had not heard a lot of suggestions so far. It was important to encourage
39 ADUs given the housing shortages in the community, but he did not want to disregard the factors
40 that needed to be considered for a Zone Map Amendment to be made. Chair Roach understood
41 the concerns raised about impacts on the abutting properties and the overall neighborhood.

42
43 Commissioner Gong commented that a lot of residents appear to have concerns but it seemed that
44 the intersections are already dangerous outside of the context of a rezone. She asked City Staff if
45 there had been traffic studies conducted in the area or if there had been broader discussions about

1 mitigation. Whether ADUs are added to the properties or not, there are clearly issues already.
2 Ms. Marsh believed that Mr. Teerlink could share additional insight about the creation of the
3 narrow road when the alignment of 4500 South is adjusted. As for traffic, after speaking to the
4 City Engineer, it was determined that the impact of adding the additional dwelling units would
5 have a negligible impact on the roadway. In terms of the safety concerns related to pedestrians
6 and other vehicles utilizing the road, the majority of the use sounded like it came from the
7 neighborhood. It would be possible to look into how the traffic issues could be addressed but that
8 would need to be done in consultation with the City Engineer. Mr. Teerlink added that 4500 South
9 is a Utah Department of Transportation (“UDOT”) road. UDOT conducts street analyses each
10 year and those details were shared with the City. It was a collector road with high speeds.

11
12 Commissioner Cunningham shared some of the concerns expressed by Commissioner Banks. It
13 was previously noted that enabling a rezone on a transit corridor would meet a moderate-income
14 housing strategy but this seemed to be an exception to the rule. From 2300 to I-15, he did not
15 believe there would be concerns but this particular area has a lot of issues due to the park and
16 narrow road. He did not believe this was the appropriate location to add ADUs. He had not been
17 persuaded that it was the best decision to make based on the limitations in the area.

18
19 Commissioner Prince was sympathetic to the concerns about the traffic but was not convinced that
20 traffic from a few new units would materially alter the situation. The utilization of the road and
21 the traffic on the road were unlikely to change in a notable way due to the addition of a few more
22 units. She believed there was value in considering options that would allow a property owner to
23 utilize their property in the way they desire. It did not make sense to dismiss all possible options
24 simply because neighbors want a sidewalk to be added to the area. There needs to be a balance
25 between the desires of the individual property owners and those of the surrounding neighborhood.
26 It was not necessarily clear at this point what would be best for all involved.

27
28 Commissioner Vilchinsky agreed with the comments shared by Commissioner Prince but also
29 agreed with some of the other comments shared by the Commission. Something she was
30 concerned about was the fact that a rezone occurred a few years back. It was already determined
31 that the R-1-8 Zone was adequate for the area and it seemed too soon to consider another rezone.
32 She understood the arguments made about property owners being able to utilize their properties
33 but believed there were still options available to the property owners within the current zone.

34
35 Chair Roach referenced Future Land Use Map Figure 2.3. It showed the Medium-Density
36 Residential – Transitional/Two-Family (MDR-T) that runs along 4500 South. Something that
37 stood out to him on that map was that there was a line drawn along the road. There was a spot
38 there for open space but that was not represented within the line that had been drawn along 4500
39 South. He recognized that the park in the area is very small and there is not a lot of park space in
40 the City of Holladay. There is a park there, which changed the dynamic when looking at the
41 Medium-Density Residential – Transitional/Two-Family (MDR-T) as it was drawn out in the
42 General Plan. He did not think that the park there had been taken into account. Chair Roach was
43 sympathetic to the desires of the applicants but there were complications.

1 Commissioner Gong thought it was interesting that the three property owners had chosen to apply
2 together. She had a different opinion about something that was already there, such as the ADU
3 that exists on one of the properties versus the addition of something new. She wondered if the
4 Commissioners would feel differently about the properties if the applications were separate.

5
6 Commissioner Prince wondered how a Building Permit had been obtained to build the ADU that
7 already exists. Ms. Marsh explained that a builder can build a space that is not attached to a home
8 and in the accessory building but the use is determined by what is permitted in the City Code. It
9 was described by the builder as a bonus space that is separated from the house. However, it was
10 not possible to rent out that space in this instance. There was discussion about the difference
11 between mother-in-law apartments, ADUs, and short-term rentals.

12
13 Commissioner Gong pointed out that if the rezone is approved, it does not necessarily mean that
14 the application to build an ADU would be approved as well. Ms. Marsh confirmed this. She
15 explained that each property would need to meet regulations to have an ADU. Looking at the
16 corner property on Butternut Road, with the R-2, it still would not be possible to rent that unit
17 unless it was somehow attached to the house. There would be an option for the property owner to
18 convert space within the house and rent out an I-ADU in the basement or upstairs unit.
19 Commissioner Cunningham noted that the Commission would make a recommendation to the
20 Council. There was discussion about redevelopment funds for moderate-income housing.

21
22 ***Commissioner Banks moved that the Planning Commission forward a recommendation to the***
23 ***City Council to DENY an application by Daniel Kemp, Choompone Watchalotone, and Kevin***
24 ***Holman, to amend the Holladay Zoning Map for three individual parcels of land, located at***
25 ***4437 South Butternut Road, 2475 East 4500 South, and 2485 East 4500 South, from R-1-8 and***
26 ***R-1-10 to R-2-8, based on the fact that the rezone will impact the abutting properties and***
27 ***surrounding neighborhood in a material and adverse manner. Commissioner Cunningham***
28 ***seconded the motion. Vote on Motion: Commissioner Gong-Aye; Commissioner Cunningham-***
29 ***Aye; Commissioner Vilchinsky-Aye; Commissioner Prince-Aye; Commissioner Banks-Aye;***
30 ***Commissioner Roach-Aye. The motion passed unanimously.***

31
32 Mr. Christopherson explained that the Zone Map Amendment would move forward to the City
33 Council. The City Council would ultimately decide whether to approve or deny the rezone.

34 35 **ACTION ITEMS**

36 **5. Approval of Minutes –August 15, 2023.**

37 ***Commissioner Roach moved to APPROVE the Meeting Minutes from August 15, 2023. The***
38 ***motion was not seconded. The motion passed with the unanimous consent of the Commission.***

39 40 **ADJOURN**

41 ***Commissioner Prince moved to ADJOURN. The motion was not seconded. The motion passed***
42 ***with the unanimous consent of the Commission.***

43
44 The Planning Commission Meeting adjourned at approximately 7:52 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, September 19, 2023.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT