



FILE# 19-9-19-#

R.HOLLADAY HILLS- BLOCK C, SITE PLAN

ADDRESS:

1888 East Rodeo Walk Dr.

LEGAL DESCRIPTION:

22-09-228-040
 BLOCK C, ROYAL HOLLADAY HILLS SUBDIVISION #2.

APPLICANT/REPRESENTATIVE:

Steve Peterson

PROPERTY OWNER:

KMW Development, LLC

ZONING:

R-M/U

GENERAL PLAN DISTRICT:

2007 SDMP

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 05/10

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.68

2007 SDMP - Open Zone

EXHIBITS:

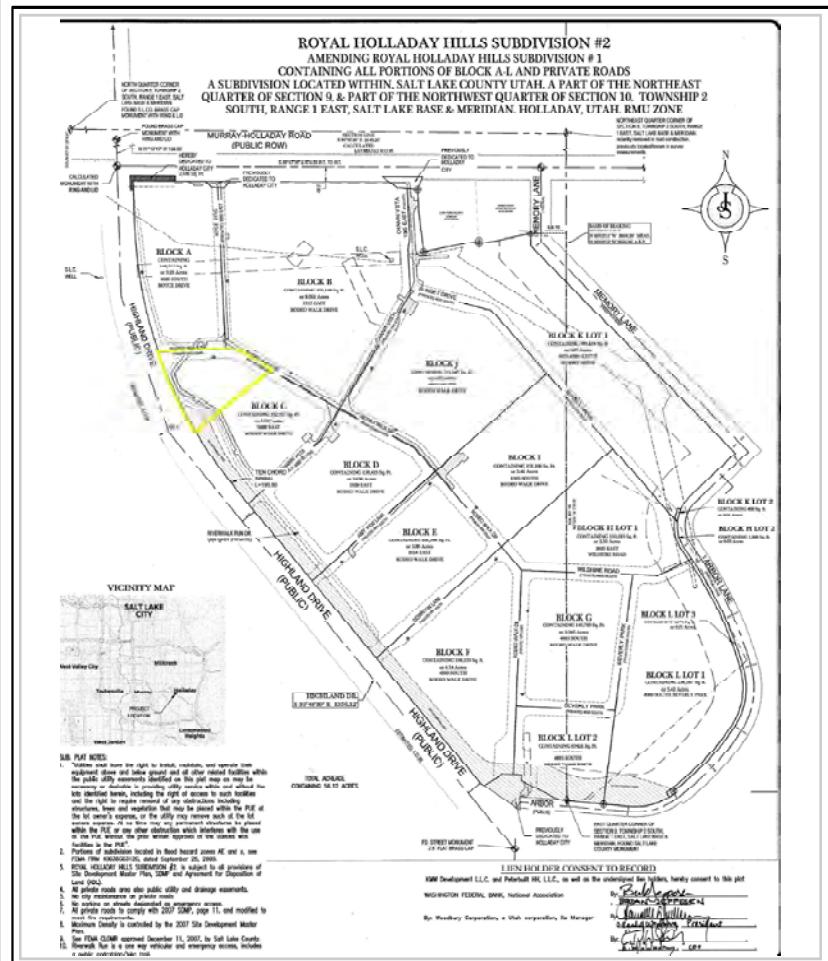
Zone map
 Staff Report
 Applicant Narrative
 Proposed Development Drawings

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP



Notes:

STAFF:

Jonathan Teerlink, City Planner



CITY OF HOLLADAY
Planning Commission
May 21st 2024
Item #1

Request: **Concept/Preliminary Site Plan - Block "C" within Royal Holladay Hills**
Project: Development plan review of a portion of the total 3.5 acres of land for single use commercial development as per 2007 Site Development Master Plan (SDMP)
Address: 1888 East Rodeo Walk Drive
Applicant: Steve Peterson, Holladay Hills, LLC
File No: 19-9-19-7
Notice: Mailed – 05/10/2024
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.65.070(C) 13.03 13.06 13.08.050 SDMP,2007	Regional Mixed-Use Zone (RM-U) SUBMISSION REQUIREMENTS ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES SITE PLAN SITE DEVELOPMENT MASTER PLAN (SDMP) – “OPEN” ZONE
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REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing required. PC shall make an administrative 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 development site plan requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plans**. 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 parcel.

SUMMARY

According to the approved subdivision plan for all Royal Holladay Hills, applicant, Steve Peterson proposes commercial development for .67 acres (29,064 sqft) or ~20% of total area of Block "C". Mr. Peterson and design representatives for "Chase Bank" will present a site layout and development plans for consideration and review against the 2007 Site Development Master Plan (SDMP). Review is subject to the provisions of the, "Open" Land Use District (O Zone). The O Zone is to be considered the most intense land use zone within this master planned development, offering a widest range of allowed uses and the tallest building heights (90 feet). In this case, the entire 3.5 acres is to be secured by a single-use commercial building, intended to be occupied by Chase Bank.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC is satisfied that the land use elements (zone compliance) of a conceptual site and preliminary development plan proposed for Block C provide all information needed for review of the Planning Commission. TRC recommends that the following items be highlighted by the PC as they are found to be critical elements required for SDMP compliance

- Financial Institution is an allowed Permitted land use within O Zone, see page 3 of the SDMP.
- Access to site is to be provided internally via a new section of Royce Drive a private street.
- Commercial intensity (maximum square footage) is considered to be dispersed across entire site (57 acres), see page 1 of the SDMP.
- Parking is required at 1 stall per 200 square feet. This site provides 23 stalls (17 required), see page 8 of the SDMP
- Building height is proposed at 23.5 feet (90 feet allowed), page 6 of the SDMP
- Architectural design is an element regulated by SDMP. Chosen commercial designs should be found to comply with the design palette on page 16 of the SDMP.

RECOMMENDATION

The required submittals for concept and preliminary site development plans of Block C are found by the TRC to be complete as per the City's submission standards, R-M/U zone regulations and SDMP site development standards. The TRC recommends the Planning Commission to hold the required public hearing and moderate a discussion with the applicants on the details of the development plan. The TRC feels the application may be approved and strongly requests that potential PC decisions be accompanied with findings. Additionally, and if acceptable to the commission, the TRC can recommend that the PC delegate **FINAL** approvals to staff.

Suggestion motions

*"I motion to (approve _deny _continue) the **CONCEPT AND PRELIMINARY COMMERCIAL SITE DEVELOPMENT PLAN** for "**Royal Holladay Hills, Block C**" in the R-M/U zone located at 4833 South Sunset Blvd Lane with **FINAL SITE PLAN & PLAT** approvals to be delegated to staff, finding that the proposal;*

- 1) *Proposed land use of financial institution is a allowed permitted use.*
- 2) *Access, site details and construction elements and details are found to be acceptable by divisions the Technical Review Committee*
- 3) *All development details and all related components comply with the R-M/U zone & SDMP as a master planned project*

Conditions for Final Approval – to be submitted to and verified/approved by Community and Economic Development Director with a recommendation by the TRC

- 1) *Work with city engineering on any clarifications to submitted storm water drainage report*
- 2) *Applicant to work with staff on all needful clarifications, if any, made by the commission during this meeting.*

SUPPORTING MATERIALS

- Applicant information and associated submittals
- Overall subdivision of Royal Holladay Hills plat.
- Applicable pages of the 2007 SDMP.



City of Holladay

COMMUNITY DEVELOPMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890 FAX: 801-527-3891

SITE PLAN REVIEW APPLICATION

Name of Project: Chase East 39th South Relo			
Address of Project: E Murray Holladay Rd. and Highland Dr. Holladay, UT 84117			
Applicant (Please Print) Alexa Marquez			
Applicant's Mailing Information Address: 3003 North Central Avenue, Suite 1100 city: Phoenix State: Arizona Zip: 85012			
Phone (Include Area Code): (623) 715 - 0558	FAX (Include Area Code): ()		
Contact Person (Please Print): Name: _____ Phone: _____ Fax: _____ Date: _____			
Nature of Request: Construction of a new bank branch and associated site improvements. The proposed project is in a master planned mixed-use development called Holladay Hills located in Holladay, Utah.			

PLEASE NOTE: 1. Attendance at the Planning Commission meeting is required by the applicant or a representative of the applicant. 2. Applications must be <u>COMPLETE</u> at the time of submittal or they will not be accepted.
--

FILING FEES (CH. 03.35)		OFFICE USE ONLY	
SITE PLAN			
<input type="checkbox"/> Permitted Use -	\$600.00	PROJECT MANAGER: _____	
<input type="checkbox"/> Conditional Use - Residential	\$900.00 + \$50.00 per unit	PROJECT NUMBER _____	
Commercial	\$1,000.00 + \$35.00 per acre	PARCEL NUMBER _____	
APPEALS			
<input type="checkbox"/> Administrative -	\$500.00	GENERAL PLAN DESIGNATION: _____	
<input type="checkbox"/> Residential	\$500.00	ZONE: _____	
<input type="checkbox"/> Commercial	\$1,000.00 + \$35.00 per acre	SLU CODE: _____	
		DATE FILED: _____	
		PC ACTION: _____	DATE: _____
		CC ACTION: _____	DATE: _____

CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 1888 East Rodeo Walk drive, Holladay, Utah

SITE PLAN HOLLADAY HILLS BLOCK C PLAT C LOT 1

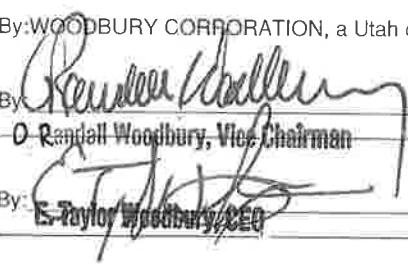
A.P.N.: 22-09-228-040

PROPERTY OWNER

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

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By: 
O. Randall Woodbury, Vice Chairman
By: 
C. Taylor Woodbury, CEO

By: MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

By: _____
Steven Peterson, Manager

ACKNOWLEDGMENT

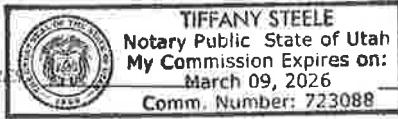
STATE OF UTAH

COUNTY OF Salt Lake

) ss,

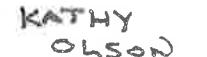
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2024, WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

My COMMISSION EXPIRES





NOTARY PUBLIC


Kris
Longson

Kathy
Olson

AGENT AUTHORIZATION

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

ACKNOWLEDGMENT

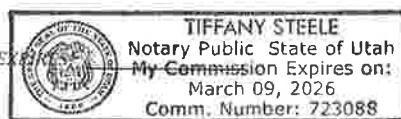
STATE OF UTAH

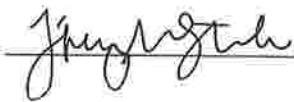
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NOTARY PUBLIC



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

COMMERCIAL SITE PLAN – HOLLADAY HILLS “BLOCK C”

Date: **Tuesday, MAY 21st 2024**
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

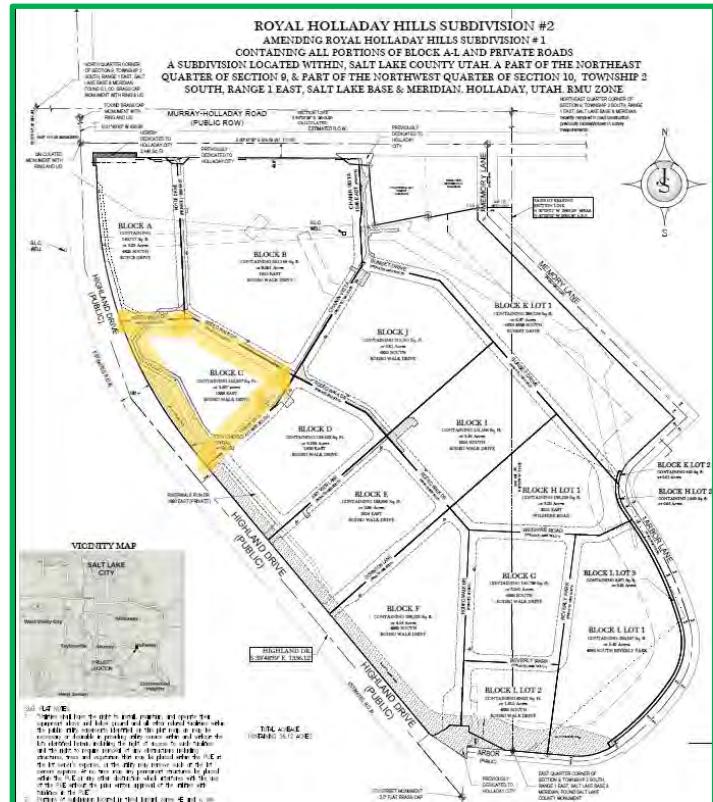
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***No zone or ordinance change is proposed in conjunction with this application. ***

Please submit comments via email by 5:00 pm 05/20/2024 to Jonathan Teerlink, jteerlink@holladayUT.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.



CITY of HOLLADAY

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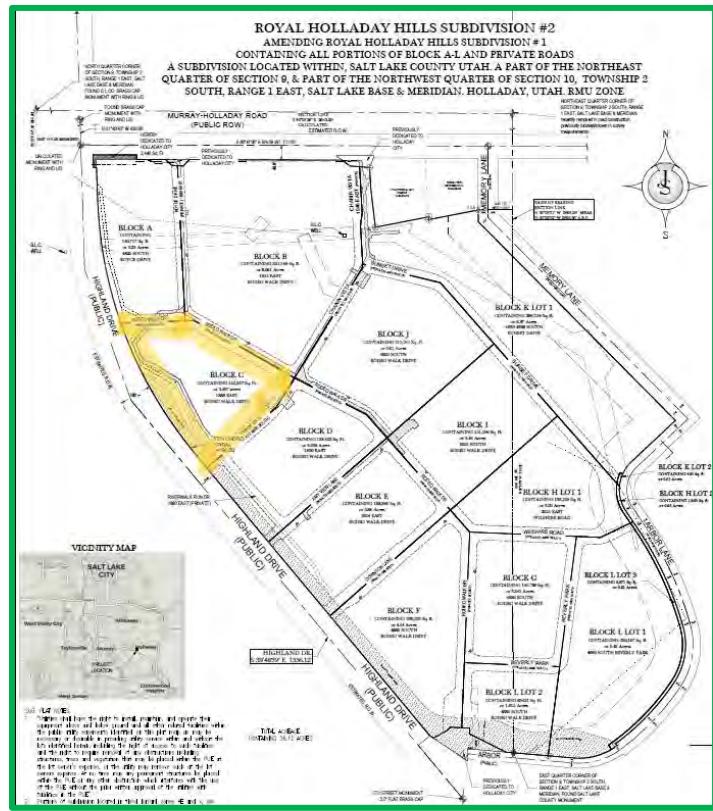
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PROJECT TEAM

○ KEYNOTES

DEVELOPMENT NAME:

CLIENT/OWNER:
J.P. MORGAN CHASE, N.A.
CORP. REAL ESTATE SERVICES
10 SOUTH DEARBORN, FLOOR 25
CHICAGO, IL 60603

PROPERTY OWNER:
KMW DEVELOPMENT/WOODBURY CORP.
2733 EAST PARLEYS WAY SUITE 300
SALT LAKE CITY, UT 84109

KRAIG ERIKSON
T: 801.485.7770

ARCHITECT (APPLICANT):
APMI, INC.
3003 NORTH CENTRAL AVENUE,
SUITE 1100
PHOENIX, ARIZONA 85012

WILLIAM J. REILLY A.I.A
T: 480.998.0709
E: wreilly@apmi.com

LEGEND

	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT/EXCEPTION LINE
	PROPOSED PLANTING AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVER
	PROPOSED NEW ASPHALT
	PROPOSED PLANTING AREA W/GRAVEL

1. PROPOSED CURB AND GUTTER.
2. REMOVE EXISTING ASPHALT PAVING.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED ADA SIGNAGE DETAIL.
5. PROPOSED ADA RAMP.
6. PROPOSED 9'X18' STANDARD PARKING STALL.
7. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE.
8. PROPOSED PAINTED TRAFFIC MARKING AND SYMBOLS.
9. PROPOSED LANDSCAPE AREA.
10. PROPOSED TRASH ENCLOSURE.
11. PROPOSED "DO NOT ENTER" SIGN.
12. PROPOSED PEDESTRIAN CROSSWALK.
13. EXISTING DRIVE ACCESSES.
14. PROPOSED DRIVE ACCESSES
15. EXISTING ELECTRICAL BOX TO REMAIN.
16. EXISTING TREES TO REMAIN.
17. PROPOSED DRIVE UP ATM WITH FREESTANDING SIGNATURE ATM CANOPY BY SIGN VENDOR. MATERIAL ALUMINUM STATIONARY REVEAL.
18. PROPOSED PLANTER. HEIGHT 3'-0". MATERIAL FILLED WITH RIVER ROCK.
19. 40' SETBACK FROM BIG COTTONWOOD CREEK.
20. APPROXIMATE LOCATION OF REGULATORY FLOODWAY PER FEMA FLOOD MAP.
21. BIG COTTONWOOD CREEK.
22. NEW TREE. SEE LANDSCAPE.
23. REMOVE EXISTING 6" CURB.
24. EXISTING FIRE HYDRANT TO REMAIN.
25. PROPOSED LIGHT POLE.
26. PROPOSED BICYCLE RACK.
27. PROPOSED PLANTING AREA W/GRAVEL.
28. EXISTING CURB TO REMAIN.
29. PROPOSED ASPHALT PAVING.
30. PROPOSED TURNAROUND

AREA CALCULATIONS		
	SQUARE FEET	PERCENTAGE OF TOTAL (%)
TOTAL AREA	29,239 S.F.	100%
TOTAL BUILDING AREA	3,293 S.F.	12%
TOTAL IMPERVIOUS AREA	16,804 S.F.	57%
TOTAL LANDSCAPE AREA	9,142 S.F.	31%

PROJECT DATA

EXISTING ZONING:
COMMERCIAL – MIXED USE

PROPOSED USE:
FINANCIAL INSTITUTION

BUILDING HEIGHTS:
40'-0" MAXIMUM
PROPOSED: 23'-6"

PARKING:
REQUIRED PARKING (1 / 200 S.F.)

REQUIRED ADA PARKING:	22 SPACES
PROVIDED ADA PARKING:	1 SPACE
REQUIRED ADA PARKING:	2 SPACES
PROVIDED ADA PARKING:	2 SPACES

THE WISE WORDS OF JESUS.



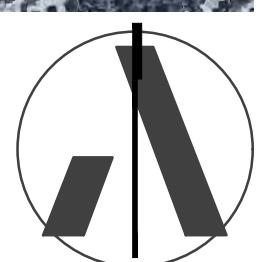
PRELIMINARY - NOT
FOR CONSTRUCTION
NOR RECORDING

DRAWN A
DATE 21.MAY.2022
PROJECT 221156

ARCHITECTURAL SITE PLAN

VICINITY PLAN

SCALE: NOT TO SCALE





EXTERIOR FINISH MATERIALS	
MANUFACTURED BRICK VENEER	
MANUFACTURER	ACME BRICK COMPANY
PRODUCT	FACE BRICK
COLOR	"RED SUNSET"
SIZE	8" WIDE x 4" HIGH x 4" THICK
GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
BR-2	
NOTES	
FIBER CEMENT PANEL- DARK	
MANUFACTURER	NICHIHA FIBER CEMENT
PRODUCT	RIBBED AWP 3030
COLOR	DARK BROWN (CUSTOM COLOR)
SIZE	18" NOMINAL X 120" NOMINAL
FC-4	
NOTES	
FIBER CEMENT PANEL - LIGHT	
MANUFACTURER	NICHIHA FIBER CEMENT
PRODUCT	ILLUMINATION AWP 1818
TRIM	TBD
COLOR	LIGHT GRAY (CUSTOM COLOR)
SIZE	18" NOMINAL X 72" NOMINAL
EPT-1	
NOTES	
EXTERIOR PAINT (COPING, METAL DETAILS)	
MANUFACTURER	PETERSEN ALUMINUM / PAC-CLAD
PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
COLOR	DE 6385 "BLACK BEAN"
RC-1	
FINISH	SEMI-GLOSS

EAST 39TH SOUTH RELO
SEC OF MURRAY-HOLLADAY ROAD AND HIGHLAND DRIVE, HOLLADAY, UTAH

CHASE

architecture

480.998.0709

3003 NORTH CENTRAL AVENUE SUITE 1100
PHOENIX, ARIZONA 85012

PRELIMINARY - NOT FOR CONSTRUCTION NOR RECORDING

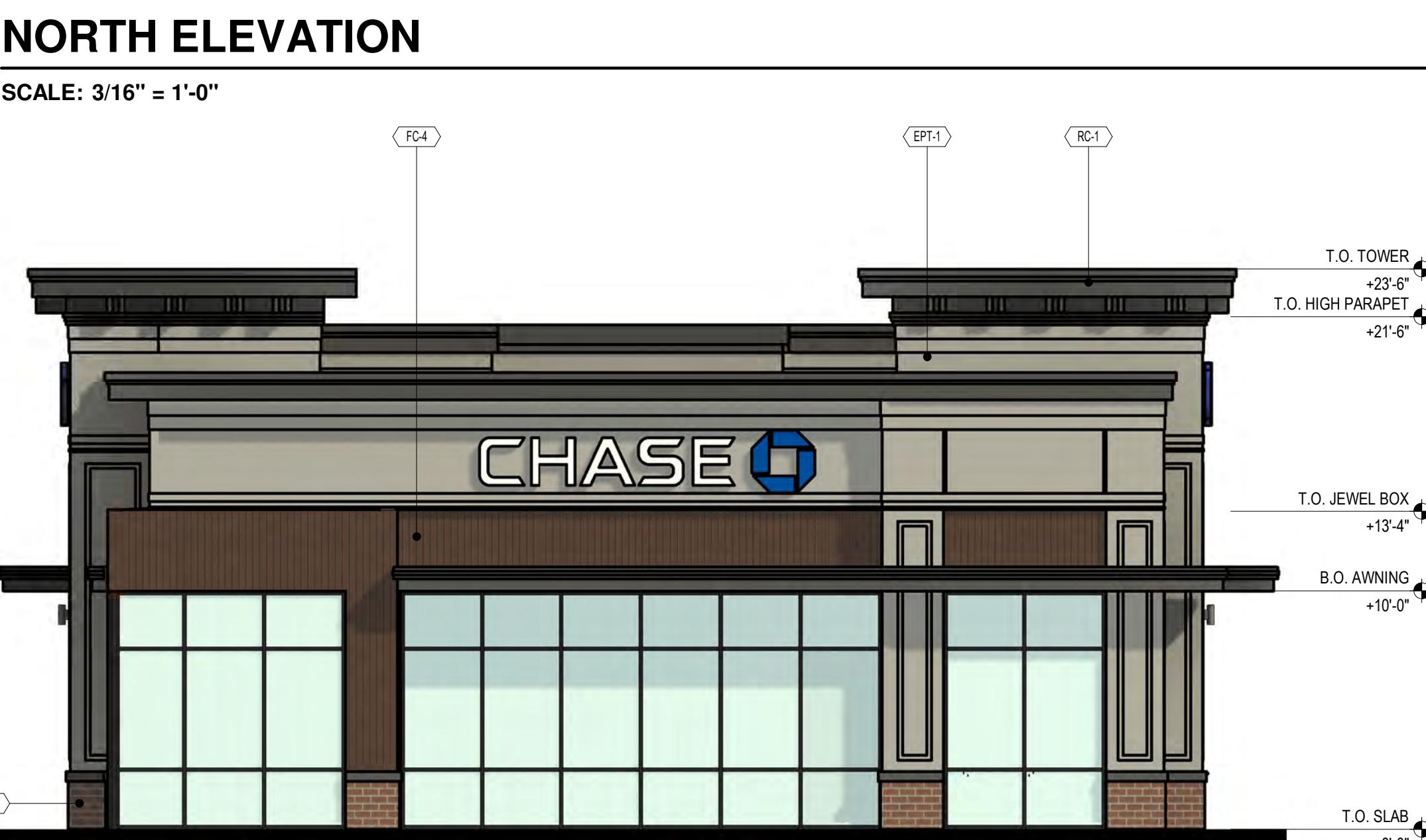
DRAWN
DATE
PROJECT

BUILDING
ELEVATIONS

A1.0



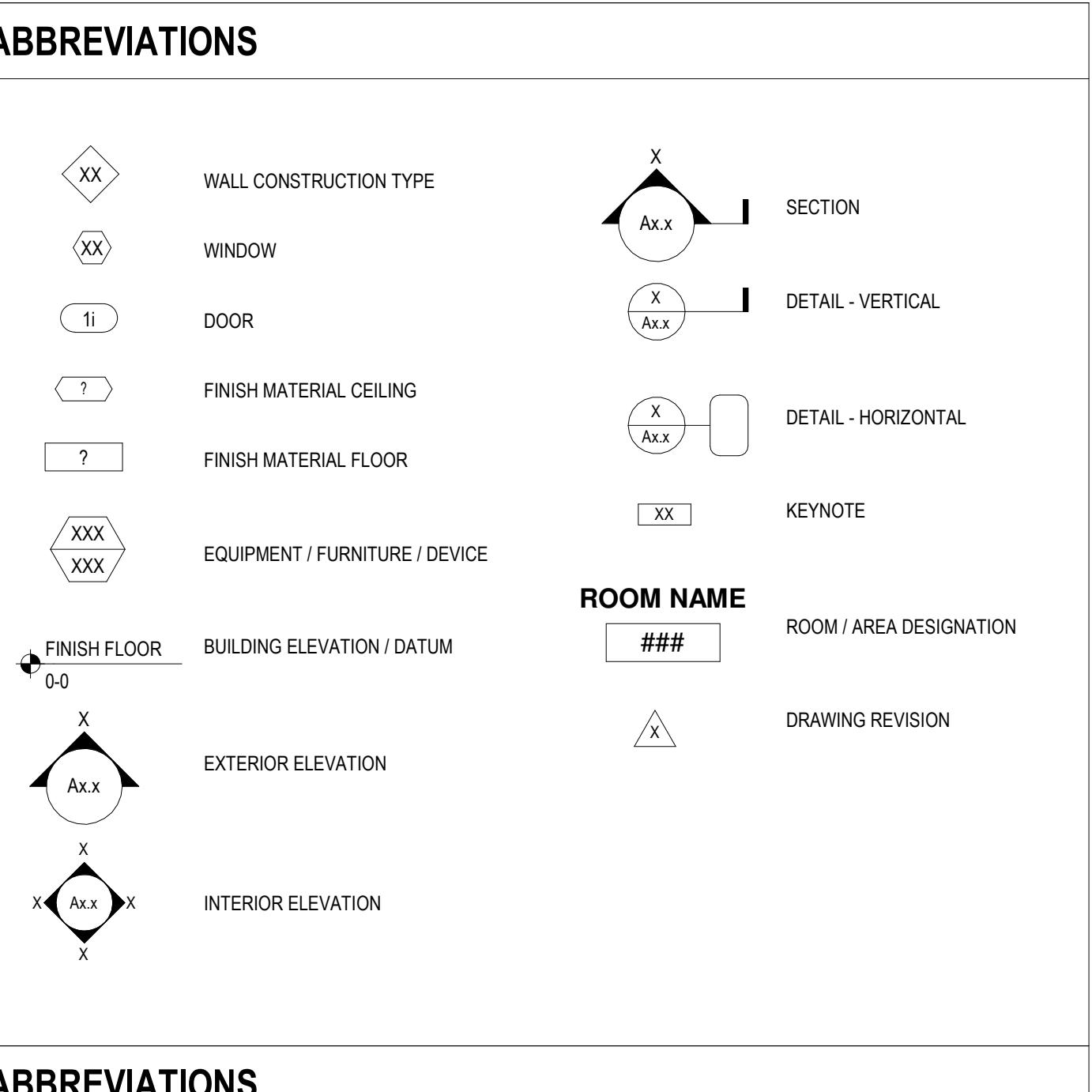
PERCENTAGE EXTERIOR FINISH MATERIALS PER ELEVATION			
ELEVATION	MATERIAL	SQUARE FEET	PERCENTAGE OF TOTAL (%)
SOUTH	BR-2	96 S.F.	6%
	FC-4	98 S.F.	6%
	EPT-1	753 S.F.	45%
	RC-1	177 S.F.	11%
TOTAL AREA		1,680 S.F.	100%
NORTH	BR-2	55 S.F.	3%
	FC-4	140 S.F.	8%
	EPT-1	652 S.F.	39%
	RC-1	172 S.F.	4%
TOTAL AREA		1,680 S.F.	100%
WEST	BR-2	26 S.F.	2%
	FC-4	124 S.F.	12%
	EPT-1	360 S.F.	35%
	RC-1	184 S.F.	12%
TOTAL AREA		1,075 S.F.	100%
EAST	BR-2	65 S.F.	6%
	FC-4	87 S.F.	8%
	EPT-1	656 S.F.	61%
	RC-1	160 S.F.	15%
TOTAL AREA		1,075 S.F.	100%





EAST 39TH SOUTH RELO E MURRAY HOLLADAY RD. AND HIGHLAND DR. HOLLADAY, UT. 84117

PROJECT ID: 48200R002314



GENERAL ABBREVIATIONS		CHASE ABBREVIATIONS	
A	ANNEALED	PT	PRESSURE TREATED
AC	AIR CONDITIONING	PTD	PAINTED
ACM	ALUMINUM COMPOSITE MATERIAL	QT	QUARRY TILE
ACT	ACOUSTIC CEILING TILE	R	RADIUS
AFF	ABOVE FINISH FLOOR	REBAR	REINFORCING BAR
AHU	AUTHORITY HAVING JURISDICTION	REF.	REFERENCE
AHU	AIR HANDLING UNIT	REQD.	REQUIRED
AL	ALUMINUM	RO	ROUGH OPENING
ASPH	ASPHALT	SB	SIMILAR
BMS	BUILDING ENERGY MANAGEMENT SYSTEM	SIM	SPECIFICATION
CJ	CONTROL JOINT	SPEC	STAINLESS STEEL
CING	CEILING	SS	STEEL
CMU	CONCRETE MASONRY UNIT	STL	STORAGE
COL	COLUMN	SUSP	SUSPENDED
CONC	CONCRETE	T	TEMPERED
CONT	CONTINUOUS	TYP	TYPICAL
CPT	CARPET	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	VCT	VINYL COMPOSITION TILE
CL	CENTERLINE	VERT	VERTICAL
DBL	DOUBLE	WD	WOOD
DEFS	DIRECT-APPLY EXTERIOR FINISH SYSTEM	WP	WATERPROOF
DF	DRINKING FOUNTAIN	WRB	WEATHER-RESISTIVE BARRIER
DIA	DIAMETER	WWF	WELDED WIRE FABRIC
DIM	DIMENSION		
DN	DOWN		
DS	DOWNSPOUT		
EA	EACH		
EJ	EXPANSION JOINT		
ELEC	ELECTRICAL		
ELEV	ELEVATION		
EQ	EQUAL		
EXIST	EXISTING		
FD	FLOOR DRAIN		
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISH FLOOR		
FR	FIRE RATED		
FRP	FIBERGLASS REINFORCED PLASTIC		
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		
HC	HANDICAP		
H.D. GALV	HOT-DIP GALVANIZED (STEEL)		
HDW	HARDWARE		
HM	HOLLOW METAL		
H.O.P	HIGH-OPERABLE PART		
HT	HEIGHT		
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
INSUL	INSULATION		
JAN JC	JANITOR, JANITOR'S CLOSET		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MO	MASONRY OPENING		
MR	MOISTURE RESISTANT		
MTL	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPP	OPPOSITE		
PF	PRE-FABRICATED		
PSF	POUNDS PER SQUARE FOOT		
PT	PRESSURE TREATED		

USE	RETAIL BANKING CENTER	
OCCUPANCY CLASSIFICATION	BUSINESS GROUP B	
BUILDING AREA	100 GROSS SF	
OCCUPANCY LOAD PER CLASSIFICATION:	100 GROSS SF	
AREA/100 HSF		
SF/100 GSF=3,293 SF / 100	= 33 TOTAL OCCUPANTS	
SPRINKLERED	YES	
FIRE ALARM	YES	
CONSTRUCTION TYPE	TYPE V-8	
EGRESS WIDTH:	32" MINIMUM	
OCCUPANTS X 0.2		
33 X 0.2 = 10" WIDTH REQUIRED	7"	160" PROPOSED
EGRESS WIDTH:	32" MINIMUM	
EXITS AND EXIT ACCESS DOORWAYS		
EXITS	2	2
DOOR WIDTH	32" MINIMUM	36", 72"

GENERAL NOTES:			
A0.0	GENERAL NOTES TABLE OF CONTENTS ABBREVIATIONS DRAWING SYMBOLS LEGEND	C8.0 C8.1 C8.2 L2.00 L3.00	CONSTRUCTION DETAILS CONSTRUCTION DETAILS LANDSCAPE PLAN LANDSCAPE DETAILS
C1.0	COVER SHEET GENERAL NOTES 1 OF 1 ALTA SURVEY EROSION CONTROL PLAN DEMOLITION PLAN SITE PLAN GRADING AND DRAINAGE PLAN UTILITY PLAN	IR1.00 IR2.00 IR2.01 EP1.0 EP1.1	IRRIGATION PLAN IRRIGATION DETAILS IRRIGATION DETAILS PHOTOMETRY PLAN PHOTOMETRY PLAN CUTSHEETS
		A0.1 A1.0 A2.3	ARCHITECTURAL SITE PLAN BUILDING ELEVATIONS DRIVE-UP CANOPY ELEVATIONS

GENERAL NOTES:			
1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.			
2. THE ARCHITECT OF RECORD SHALL DESIGN, AND THE GENERAL CONTRACTOR SHALL CONSTRUCT, THE BUILDING TO CONFORM TO THE LEAST RESTRICTIVE AND MOST ECONOMICAL I.B.C. CONSTRUCTION TYPE PERMITTED BY AUTHORITIES HAVING JURISDICTION. FOR NEW CONSTRUCTION PROTOTYPICAL PROJECTS, CONSTRUCTION TYPE V-B IS GENERALLY SUFFICIENT. CONSTRUCTION SHALL CONFORM TO I.B.C. 602.1.1 MINIMUM REQUIREMENTS.			
A BUILDING OR PORTION THEREOF SHALL NOT BE REQUIRED TO CONFORM TO THE DETAILS OF A TYPE OF CONSTRUCTION HIGHER THAN THAT TYPE WHICH MEETS THE MINIMUM REQUIREMENTS BASED ON OCCUPANCY EVEN THOUGH CERTAIN FEATURES OF SUCH A BUILDING ACTUALLY CONFORM TO A HIGHER TYPE OF CONSTRUCTION.			
3. GEN. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.			
4. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.			
5. THE DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC. VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.			
6. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE- AND BELOW-GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. G.C. SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.			
7. GENERAL CONTRACTOR SHALL ALSO OBTAIN FINAL SITE ADDRESS.			
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.			
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.			
10. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.			
11. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.			
12. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.			
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.			
14. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF POWER COMPANY ELECTRICAL TRANSFORMER, PAD, PRIMARY & SECONDARY CONDUITS, AND SECONDARY CABLING IN BASE BID.			
15. SIGNAGE: A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CODE-REQUIRED EXTERIOR DIRECTIONAL TRAFFIC SIGNAGE. B. OWNER'S SIGNAGE VENDOR SHALL PROVIDE AND INSTALL ALL NON-CODE-REQUIRED SITE DIRECTIONAL AND EQUIPMENT INSTRUCTIONAL SIGNAGE.			
C. UNLESS OTHERWISE DIRECTED BY THE OWNER, GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL BASE WORK FOR SITE MONUMENT AND/OR PYLON SIGN(S), INCLUDING EXCAVATION, CONCRETE FOUNDATION, SIGN BASE VENEER/FINISH AND CAP WHEN REQUIRED, ELECTRICAL ROUGH-IN AND WIRING TO BASE-MOUNTED SIGN JUNCTION BOX, FINISH GRADING AND LANDSCAPING.			
D. OWNER'S SIGN CONTRACTOR SHALL PROVIDE AND INSTAL BUILDING EXTERIOR AND SITE BRAND SIGNAGE, AND MAKE FINAL ELECTRICAL CONNECTIONS FROM SIGN JUNCTION BOXES.			
E. OWNER'S SIGN VENDOR SHALL PROVIDE AND INSTALL ALL INTERIOR BRAND, ROOM IDENTIFICATION AND ACCESSIBILITY SIGNAGE. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING AS REQUIRED FOR SIGN SUPPORT AND ELECTRICAL ROUGH-IN AND WIRING TO ALL POWERED SIGNS FOR FINAL CONNECTION BY THE OWNER'S SIGNAGE VENDOR.			
16. GENERAL CONTRACTOR TO PROVIDE FOUR (4) 30 YARD DUMPSTERS DURING CHASE RETAIL MOVE-IN.			
17. GENERAL CONTRACTOR SHALL PROVIDE ONE SKILLED LABORER FOR ONE WEEK DURING CHASE RETAIL MOVE-IN. (40 HOURS).			
18. GENERAL CONTRACTOR SHALL PERFORM A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON CIVIL DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK.			
19. ALL EXTERIOR FLOOR PLAN DIMENSIONS ARE TO EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.			

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Kraig Erikson<br			

SITE DEVELOPMENT PLANS

FOR

CHASE BANK

E MURRAY HOLLADAY ROAD & HIGHLAND DRIVE HOLLADAY, UT 84117

BASIS OF BEARING

FROM SURVEY

BENCHMARK

FROM SURVEY

LEGAL DESCRIPTION

FROM SURVEY



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY MILLCREEK AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE MILLCREEK PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE MILLCREEK PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH MILLCREEK AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE MILLCREEK PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING, IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 8:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.
- IN GENERAL, LIMITS OF SITE WORK ARE UP TO THE FACE OF BUILDING.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

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C5.0	SITE PLAN
C6.0	GRADING AND DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS

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CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PREPARED UNDER THE DIRECTION
OF CHRISTOPHER PAUL, P.E.
UTAH REGISTRATION NO.
10844212-2202
5/15/2024
STATE OF UTAH

DRAWN AMB
DATE 5/13/2024
PROJECT 09360005

COVER SHEET

C1.0

EAST 39TH SOUTH RELO
E MURRAY HOLLADAY RD, AND HIGHLAND DR, HOLLADAY, UT 84117

CHASE

Kimley-Horn

1850 ASHTON BLVD, LEPH, 84083

tel. No. (385) 235-6536

CITY OF SALT LAKE WATER NOTES

- WATER UTILITIES
 - INSPECTIONS - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.
- DAMAGE TO EXISTING UTILITIES - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES, WHETHER OR NOT LOCATED NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES AS NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- UTILITY LOCATIONS - CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHoling A MINIMUM OF 300 FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SALT LAKE CITY PUBLIC UTILITIES MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.
- UTILITY RELOCATIONS - FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
- FIELD CHANGES - NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.
- PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY - FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.
- PUBLIC UTILITIES WATER MAIN SHUT-DOWN - THROUGH THE SLC PUBLIC UTILITIES DIRECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.
- WATER AND SEWER SEPARATION - IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
- SALVAGE - ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES AND TO PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.
- WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS - SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURLY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/LINE UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 1 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER SATURATION CONDITIONS AT FLANGE FITTINGS, ETC.
- ALL WATERLINES INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1: DOCUMENT TO READ MINIMUM 10' DEPTH SHALL NOT BE THE POINT OF PENETRATION. S.I. GAUGE TO THE POINT OF PENETRATION BE TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
- CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN A MANNER THAT IS PERTINENT TO THE WATERMAIN SERVICE TAKEN CONSIDERATION. WATER METERS, CATCH BINS, CLEANOUTS, MANHOLE COVERS, ETC. TO CHECK FOR CONTRACTOR ASSEMBLIES RELATED TO BACKFLOW DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.
- BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR IS TO INSTALL BACKFLOW PREVENTION DEVICES ON ALL APPROVED BACKFLWER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 4 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSESS STANDARDS 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.
- GENERAL WATER REQUIREMENTS - ALL WATER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
- ALL HYDRANTS, VALVES, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL VALVES PER PUBLIC UTILITIES STANDARDS.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION, UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

ENGINEERING DEMOLITION NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL GENERAL CONTRACTORS ARE TO ENSURE THAT ALL MANUFACTURER'S WARRANTIES SHALL BE HONORED.
- ALL DEMOLITION MATERIALS NOT REUSED OR RELOCATED SHALL BE REMOVED BY THE CONTRACTOR. COORDINATE WITH THE OWNER REGARDING MATERIALS TO BE SALVAGED BY THE OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF EXISTING MATERIALS TO BE REUSED ON-SITE OR OWNER SUPPLIED MATERIALS AND EQUIPMENT UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING BUT NOT LIMITED TO ALL GENERAL CONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- DURING DEMOLITION AND RECONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S CONSTRUCTION MANAGER ANY SAFETY BARRIERS AND/OR BARRICADES USED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP EXISTING INTACT AND IN SAFE CONDITION DURING THE REMOVAL OF ITEMS AND NEW CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.
- ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
- WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.
- THE CONTRACTOR SHALL USE A WET SAW FOR SLAB SAWING. NO JACK HAMMERS WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE OWNER'S CONSTRUCTION MANAGER.

ENGINEERING GRADING NOTES

- CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISHED GRADE.
- FOR GROUND TREATMENT OF ALL OPEN AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
- FIELD DENSITY TESTS SHALL BE TAKEN AT REGULAR FREQUENCY AS REQUIRED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE WATER BODY. THE PROJECT WORKER AND BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS.
- SOD OR SOILMULCH MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT VEGETATIVE PROTECTIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN COMPACTED BASE MATERIAL. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.
- STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES IN GREEN AREAS. STOCKPILED TOP SOIL MAY NEED TO BE AMENDED TO MEET PROJECT SPECIFICATION SECTIONS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
- IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
- ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND FIVE (5) FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE SOILS REPORT.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
- BENCHMARK VERIFICATION CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARKS, BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE GEOTECH REPORT, THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECH REPORT ON THE SITE AT ALL TIMES.
- THE CONTOURS SHOWN REPRESENT FINAL GRADE, THE TOP SIX (6) INCHES OF MATERIAL IN THE LANDSCAPE AREAS SHALL BE TOP SOIL AS SPECIFIED IN THE LANDSCAPE PLANS.
- GRADES WITHIN ASPHALT AND/OR CONCRETE PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES TO INSURE NO STANDING WATER. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN, CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TEMPLATE MUST BE SUBMITTED TO HOLLOWAY ON OR BEFORE PRE-CONSTRUCTION. SWPPP TEMPLATES CAN ALSO BE FOUND AT [HTTP://WWW.WATERQUALITY.UTAH.GOV/UPDES/STORMWATER.HHT](http://WWW.WATERQUALITY.UTAH.GOV/UPDES/STORMWATER.HHT). IF AREA OF DISTURBANCE IS ONE OVER (1) ACRE, THEN A UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT NUMBER WILL NEED TO BE ACQUIRED WITH A NOTICE OF INTENT SUBMITTED THAT CAN BE OBTAINED AT THE WEB LINK BELOW.

ENGINEERING SANITARY SEWER NOTES

- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH HOLLOWAY STANDARDS AND SPECIFICATIONS.
- ALL GRAVITY SANITARY SEWER LINES SHALL BE PVC SDR-35 AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
- DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
- RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- ALL SANITARY SEWER MAIN TESTING SHALL BE ACCORDANCE WITH THE HOLLOWAY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL PROVIDED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
- COMPACTATION OF ALL TRENCHES WITHIN THE PUBLIC ROW MUST BE ATTAINED AND COMPACTATION RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
- CONTRACTOR TO USE OSHA STANDARDS FOR ALL TRENCHING AND HAVE AN OSHA STANDARD TRENCH BOX WITH A LADDER FOR EGRESS.
- GRAVITY SEWER AND STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED PRIOR TO WATER LINES AND DRY UTILITIES. GRAVITY SYSTEM CONSTRUCTION SHALL START AT THE POINT OF CONNECTION.

ENGINEERING PAVING NOTES

- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- UNLESS OTHERWISE INDICATED ON THE PLANS OR THE SPECIFICATIONS, ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
- ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 25-FOOT CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12 FEET ON CENTER MAXIMUM.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2-INCHES DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING DRAINAGE NOTES

- ON-SITE GRADING HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
- ALL BEDDING SHALL BE ASTM C-33 NO. 67 STONE. THE BEDDING SHALL BE 6-8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE PLACED TO A LEVEL 12 INCHES ABOVE PIPE.
- A MINIMUM VERTICAL CLEARANCE OF TWELVE (12) INCHES IS REQUIRED WHENEVER A STORM WATER PIPE CROSSES A WATERLINE, SANITARY SEWER, OR OTHER UTILITY LINE. IF TWELVE (12) INCHES OF CLEARANCE CANNOT BE MAINTAINED, A CONCRETE CRADLE SHALL BE INSTALLED.
- A MINIMUM HORIZONTAL CLEARANCE OF FIVE (5) FEET SHALL BE MAINTAINED BETWEEN THE STORM DRAIN AND WATERLINES, SANITARY SEWERS, AND OTHER UTILITIES RUNNING PARALLEL TO THE STORM DRAIN MAINLINES.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. THE ENGINEER OF RECORD MUST REVIEW AND APPROVE PRIOR TO ORDERING.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND ANY EXISTING PIPES TO BE CLEARED OUT TO REMOVE ALL SILT AND DEBRIS.
- THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.
- PRESSURIZED DISCHARGE LINES FOR STORM WATER DETENTION OR PERMANENT Dewatering SYSTEMS ARE NOT PERMITTED TO CONNECT DIRECTLY TO HOLLOWAY STORM DRAIN SYSTEMS. ONLY GRAVITY CONNECTIONS ARE PERMITTED.
- ALL INSTALLATION AND MATERIALS SHALL CONFORM TO HOLLOWAY STANDARDS, SPECIFICATIONS, AND PLANS.
- GRAVITY STORM DRAIN AND SEWER SYSTEMS SHALL BE CONSTRUCTED PRIOR TO WATER LINES AND DRY UTILITIES. GRAVITY SYSTEM CONSTRUCTION SHALL START AT THE POINT OF CONNECTION.

ENGINEERING CONSTRUCTION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS AND CONTRACTOR SHALL CLEAR ALL DEBRIS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. CONTRACTOR SHALL NOT ASSUME THAT ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE IN EXISTENCE. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES SHOWN ON THE DRAWINGS. THE CONTRACTOR IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES FOR TEMPORARY DRAINING, SHORING OR SAME. IF IT IS NECESSARY TO REMOVE A BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING COMPANY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING A NOTICE OF INTENT (NOI) PRIOR TO CONSTRUCTION. THE CITY SHALL BE PROVIDED A COPY OF THE PERMIT COMPLETE WITH ANY AND ALL SUBMITTAL DATA AND CONDITIONS OF APPROVAL THAT ARE GENERATED DURING THE REVIEW AND PROCESSING OF THE PERMIT. THIS INFORMATION SHALL BE RECEIVED BY THE CITY PRIOR TO START OF CONSTRUCTION.
- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO HOLLOWAY SPECIFICATIONS AND STANDARDS, (LATEST EDITION).
- CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.
- CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE AND SHALL ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- RECORD SURVEY: CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A "RECORD DRAWING" OF CONSTRUCTED SITE IMPROVEMENTS INCLUDING: CURB & GUTTER, STRIPING, GRADING, LIGHTING, LANDSCAPE, STORM SEWER, SANITARY SEWER, WATER, GAS, POWER, TELEPHONE AND CABLE FACILITIES INDICATING AS-BUILT DETAILS IN A "STRIKETHROUGH" FORMAT VERSION OF THE SITE DEVELOPMENT PLANS. RECORD SURVEY SHALL IDENTIFY ANY HORIZONTAL AND VERTICAL CHANGES TO THE AFOREMENTIONED IMPROVEMENTS.
- VARIANCES FROM THE NOISE ORDINANCES OR WORK HOURS REGULATED BY HOLLOWAY MUNICIPAL CODE MUST BE APPLIED FOR BY THE GENERAL CONTRACTOR TO HOLLOWAY.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES

- ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA

ALTA /NSPS LAND TITLE SURVEY
1888 EAST RODEO WALK DRIVE
HOLLADAY CITY, UT



AEGIS LAND SURVEYING
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SURVEYING.COM

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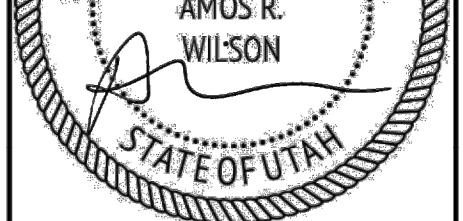
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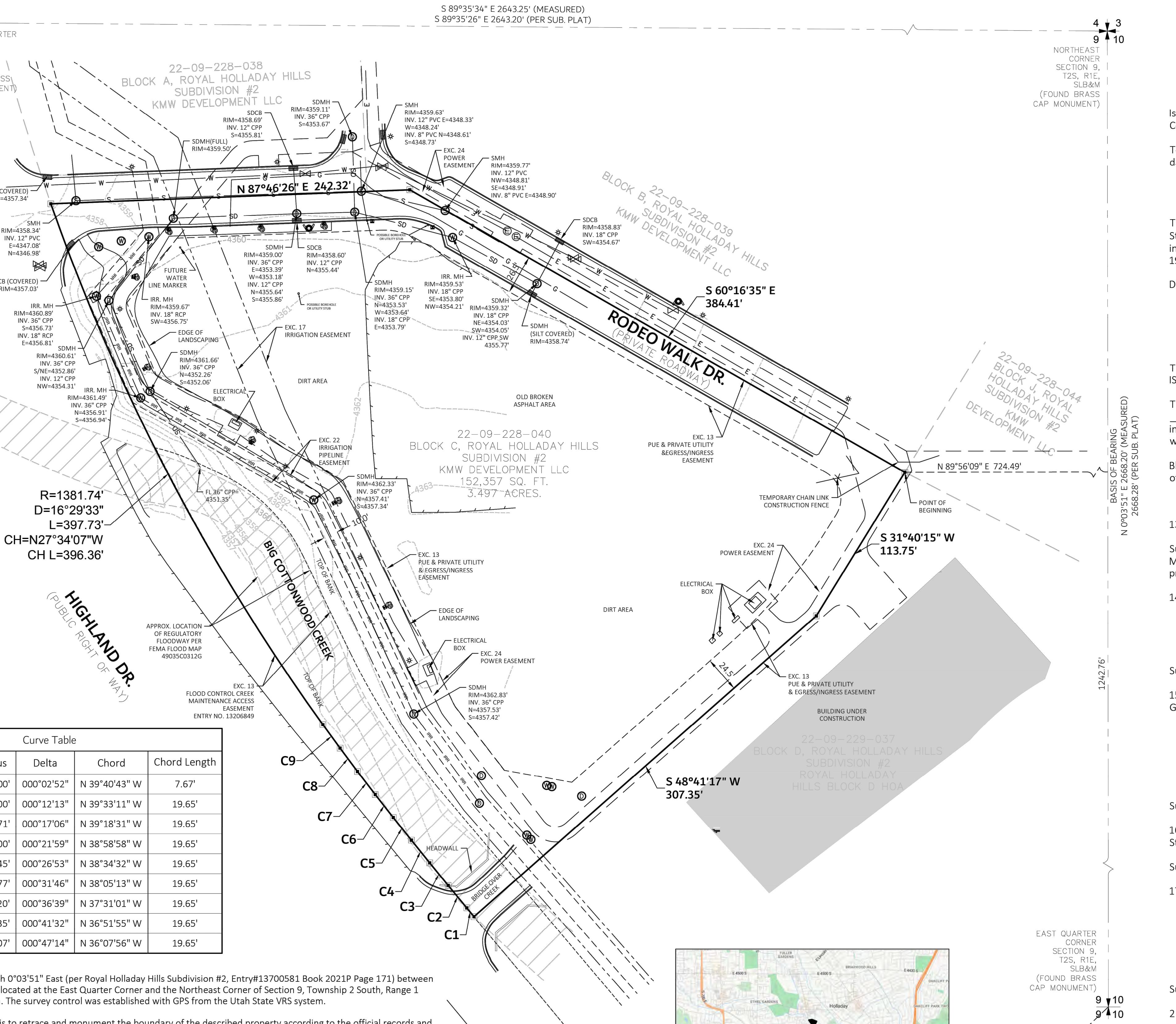
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ALTA/NSPS LAND TITLE SURVEY
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KIMLEY-HORN



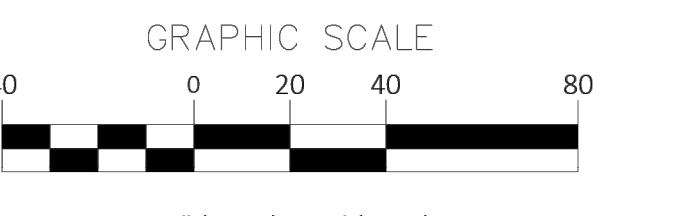
Notes:

- The basis of bearing is North 0°03'51" East (per Royal Holladay Hills Subdivision #2, Entry#13700581 Book 2021P Page 171) between the found brass cap monuments located at the East Quarter Corner and the Northeast Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property in Title File Number U0050093-801-T81-S1C, dated July 17, 2023.
- The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. The above ground manholes had differing lids that didn't always correlate with the structure in which it covered. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- Manhole and catch basins labeled "Covered" have silt cover and inverts were unable to be obtained.
- The property contains 152,357 square feet or 3.497 acres.
- The property has access to Highland Drive.
- The Purported address of the site is 1888 East Rodeo Walk Drive, Holladay, UT 84117.
- The property lies within Flood Zone AE, Per Fema Panel 49035C0312G, effective 9/25/2009.
- The property lies within the Regional/Mixed Use (R/M-U) per the Holladay City Zoning Map.
- The Property contains no parking spaces at the time of conducting fieldwork.
- There is evidence of recent earth moving work and building construction along the north and east portions of the property observed in the process of conducting fieldwork.
- There are no proposed changes in the right of way. There is evidence of a recent street construction along the north portion of the property, observed in the process of conducting fieldwork.



LEGEND

Boundary Line	Storm Drain Manhole
Adjoining Line	Sewer Manhole
Street Centerline	Fire Hydrant
Section Line	Property Corner
Easement/Exception Line	Water/Irrigation Water Manhole
Sanitary Sewer Line	Electric Manhole
Fence Line	Water Valve
Street Monument	Storm Drain Catch Basin
Street Corner	Light Pole
Quarter Section Corner	Electrical Box
	Tree(sapling)



FOUND 2.5" FLAT
BRASS CAP
MONUMENT

Issuing Office File Number: U0050093-801-T81-S1C
Commitment Date: July 17, 2023

To: A leasehold estate A (To Be) established in a lease dated _____, notice of which is shown in that certain _____ dated _____ and recorded _____ as Entry No. _____ in Book _____ at Page _____ of the Official Records
KMW Development, L.L.C., a Utah limited liability company
Fidelity National Title Insurance Co., National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on February 19, 2024.

Date of Plat or Map: February 26, 2024

Professional Land Surveyor
Amos R. Wilson, PLS
License No. 12600794

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SALT LAKE CITY, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

The Leasehold Estate created by the Lease executed by _____, as Lessor, to _____, as Lessee, dated _____, recorded in (recording info), (Notice which is given by the Memorandum of Lease dated recorded in (recording info)), demising and leasing for a term of _____ years, beginning and ending _____, the described property, to wit:

Block C, Royal Holladay Hills Subdivision #2, according to the official plat thereof, filed in Book "2021P" of Plats, at Page 171 of the Official Records of the Salt Lake County Recorder.

Schedule B- Section 2 Exceptions

13. Easements, restrictions, recitals, notes, and other matters shown and set forth on the recorded plat of said subdivision.

Survey Findings: Easements from said plat are shown herein. A Flood Control Creek Maintenance Access Easement, Recorded March 2, 2020 as Entry No. 13206849, in Book 10904 at Page 895 from said plat is shown in the southwestern portion of property.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In favor of: Miller Ditch
Recording Date: September 20, 1934
Recording No: 744227, Book 125 of Liens & Leases, Page 560

Survey Findings: The easement is located north of the property and does not directly affect the property.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Salt Lake City

Purpose: lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of increase the number of, and remove pipelines and such appurtenances thereto
Recording Date: April 16, 1954
Recording No: 1368561, Book 1079, Page 630
Also by recorded: April 20, 1954
Recording No: 1378777, Book 1080, Page 264

Survey Findings: The easement is located in the northwest of the property and does not affect the property.

16. An Acknowledgement and Disclosure Regarding Development of Property Located Within a Natural Hazards Special Study Area, recorded January 24, 1997, as Entry No. 6556273, in Book 7584, at Page 7 of the Official Records.

Survey Findings: Item is blanket in nature.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Big Ditch Irrigation Company
Purpose: installation, operation, maintenance, repair and replacement of irrigation water pipeline and appurtenant facilities
Recording Date: December 27, 2007
Recording No: 10310063, Book 9552, Page 8449

Survey Findings: The easement is located in the western portion of the property as shown.

21. A Notice of Private Sewer Agreement, recorded October 7, 2020, as Entry No. 13419652, in Book 11034, at Page 4152 of the Official Records.

Survey Findings: Item is blanket in nature.

22. Terms, conditions and easements contained in that certain Irrigation Pipeline Easement Agreement, recorded November 2, 2020, as Entry No. 13447958, in Book 11052, at Page 4699 of the Official Records.

Survey Findings: The easement is located in the western portion of the property as shown.

24. Easement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

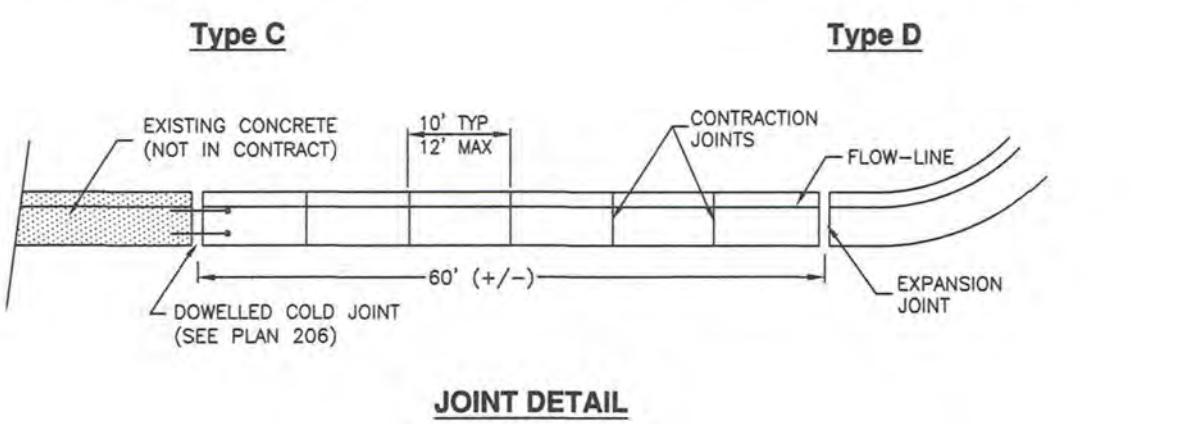
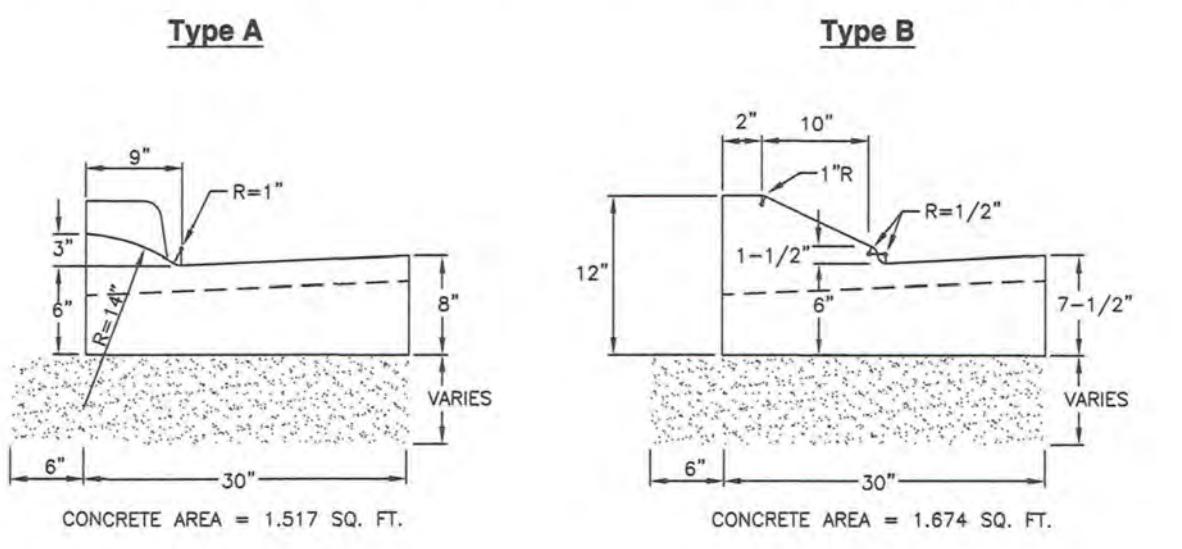
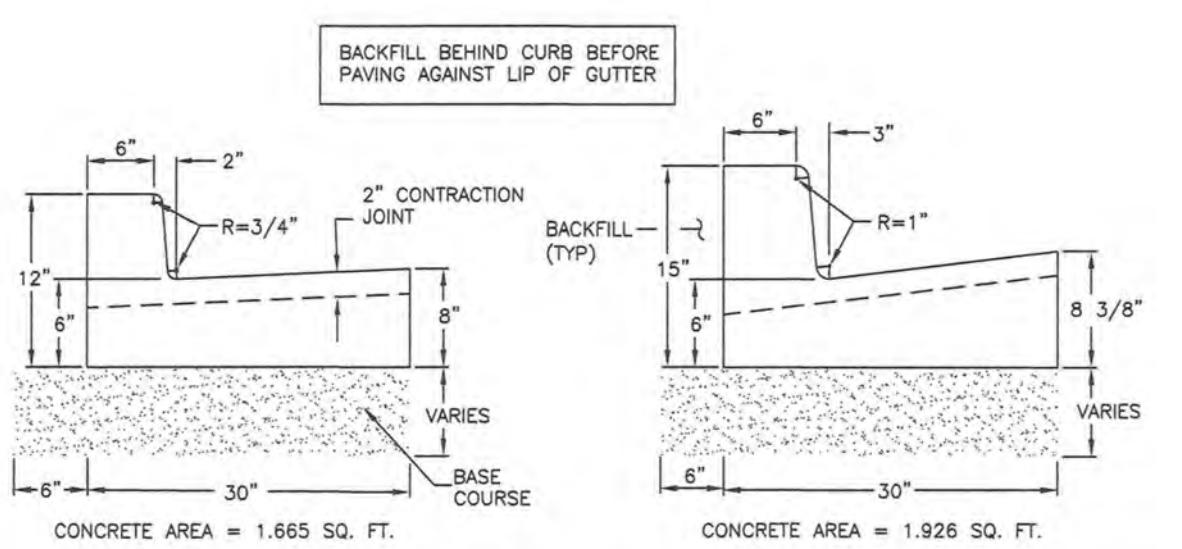
Granted to: PacifiCorp
Purpose: construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines appurtenances
Recording Date: January 6, 2021
Recording No: 13524396, Book 11094, Page 4637

Survey Findings: The easement is located in the western portion of the property as shown.

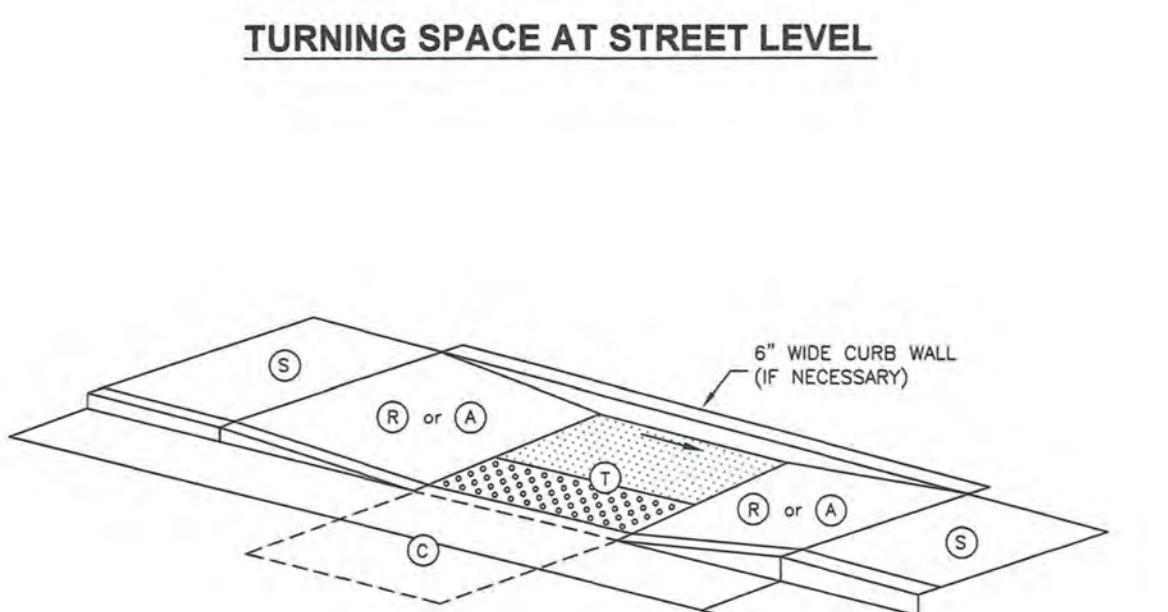
23. Any rights, easements, interests, claims or adverse circumstances which may exist or arise by reason of the matters shown on and disclosed by that certain ALTA/NSPS Survey, dated February 25, 2020, prepared by Johanson Surveying, as Project No. S-20-134, certified by R. Shane Johanson, License No. 7075114, and filed with the office of the Salt Lake County Surveyor as Survey No. 2021-04-0233.

Survey Findings: Survey was reviewed and was used for locating the easements and boundary.

SURVEY DATE: 2/19/24
DRAWN BY: MGO
DATE PLOTTED: 2/26/24
JOB No.: 23-0213
SHEET
1 OF 1



1 Curb and gutter Plan 205.1 December 2008



EXAMPLE 5

ELEMENT	DIMENSION
(R) (A)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM
WHERE TURNING SPACE IS CONSTRAINED ON 3 SIDES, PROVIDE 5 FEET MAXIMUM IN THE DIRECTION OF THE CROSSWALK	
TABLE OF DIMENSIONS	

TABLE

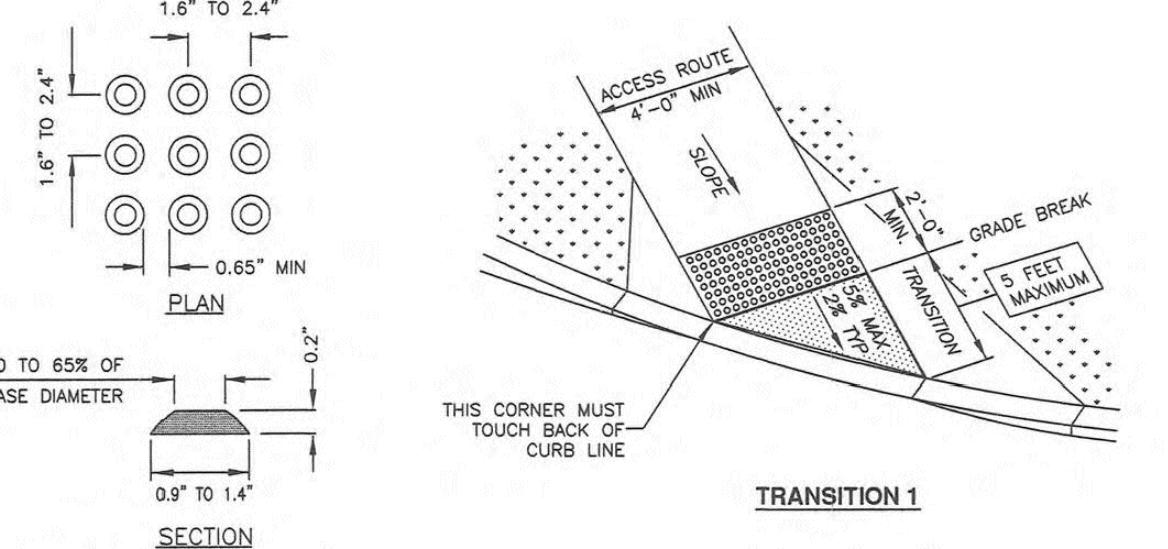
SLOPE TABLE

JOINT DETAIL

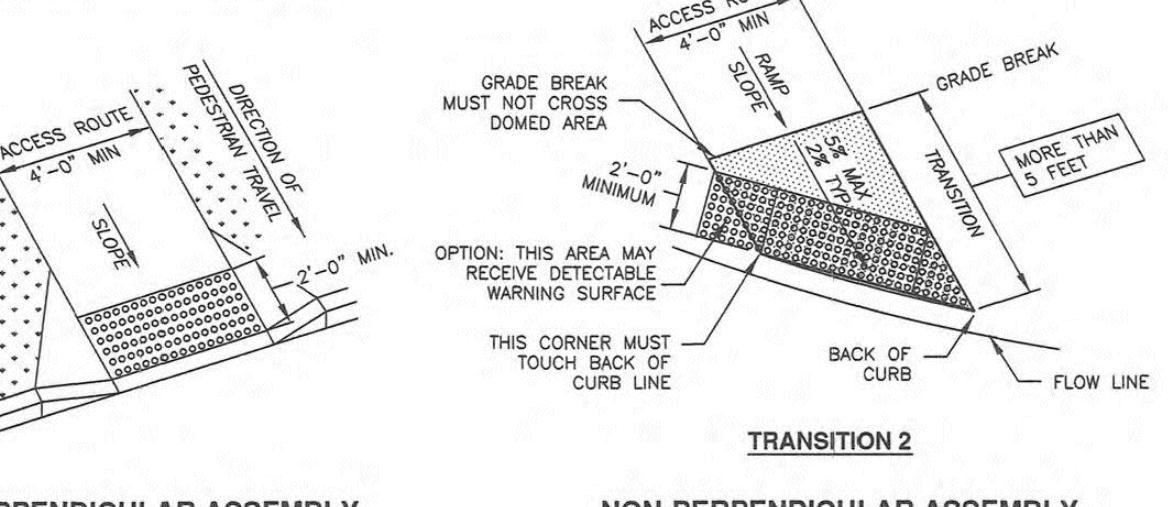
MATERIALS

PLAN

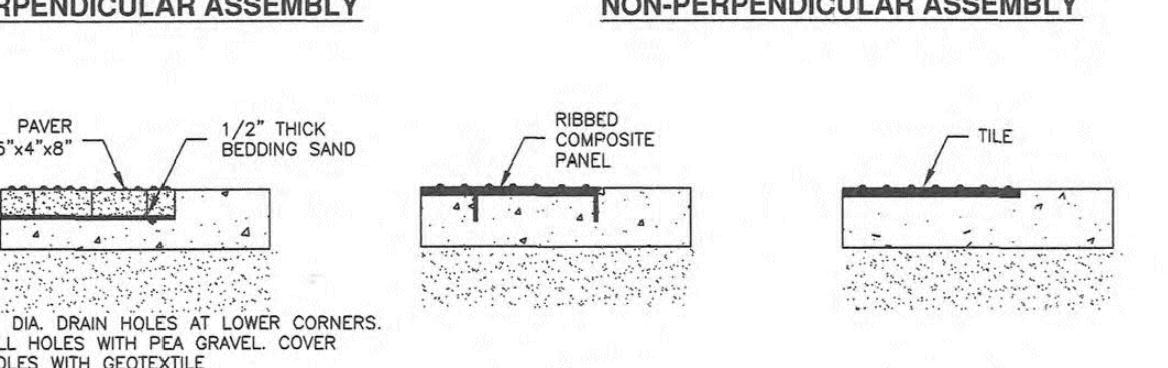
SECTION



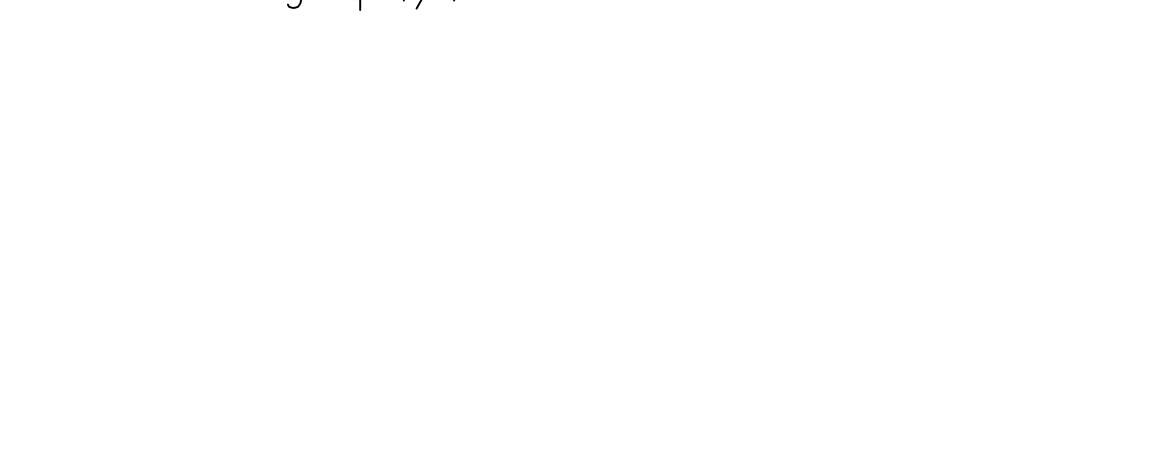
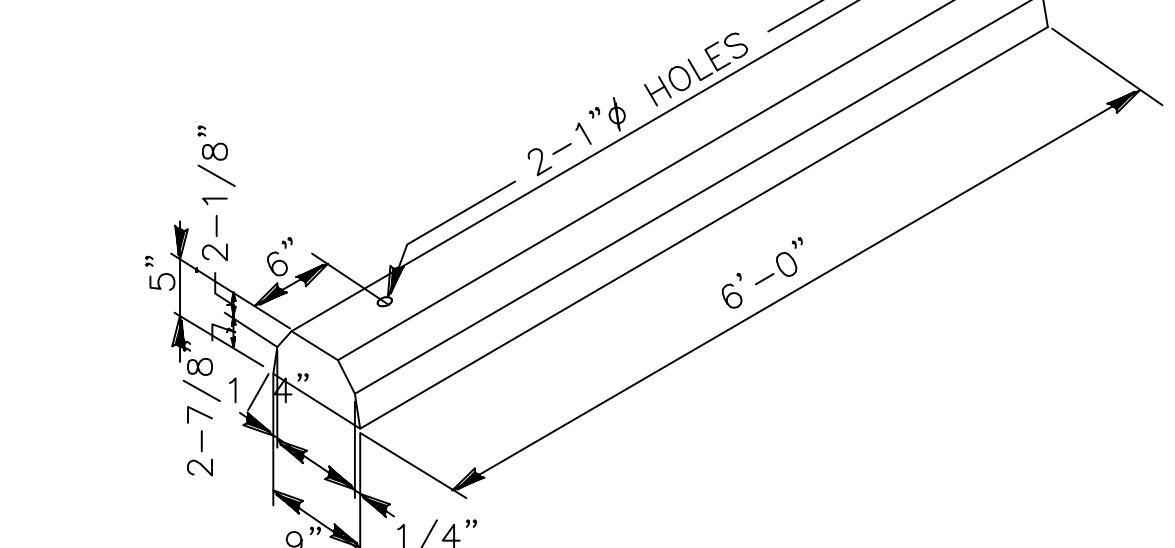
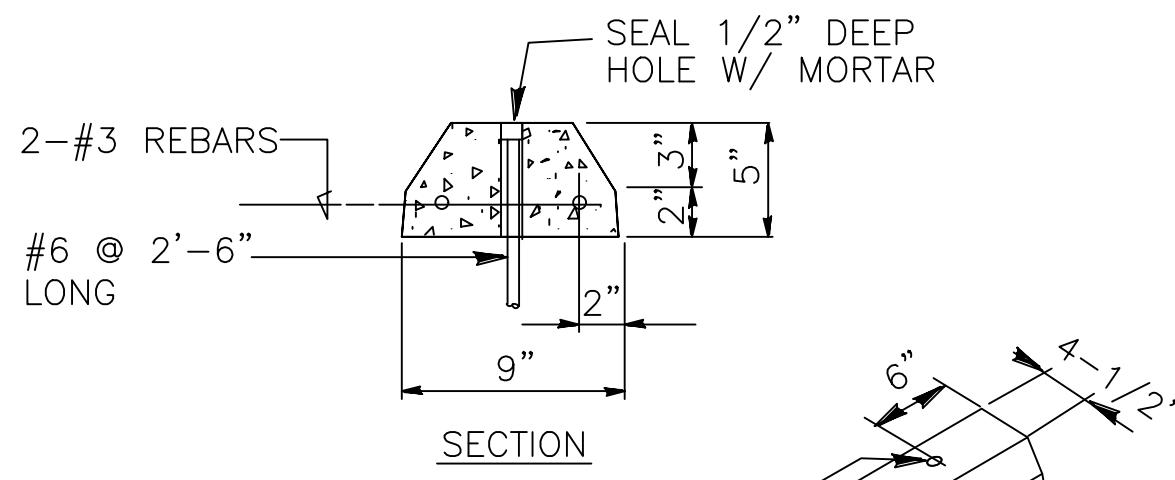
SECTION



SECTION



SECTION



1 CURB AND GUTTER

2 ADA RAMP

3 DETECTABLE WARNING SURFACE

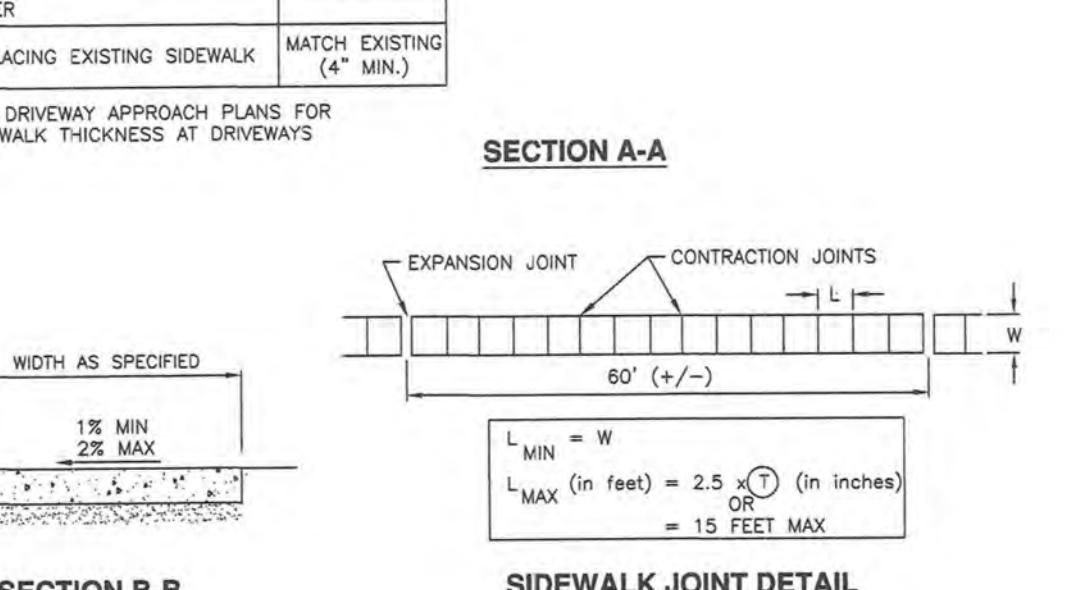
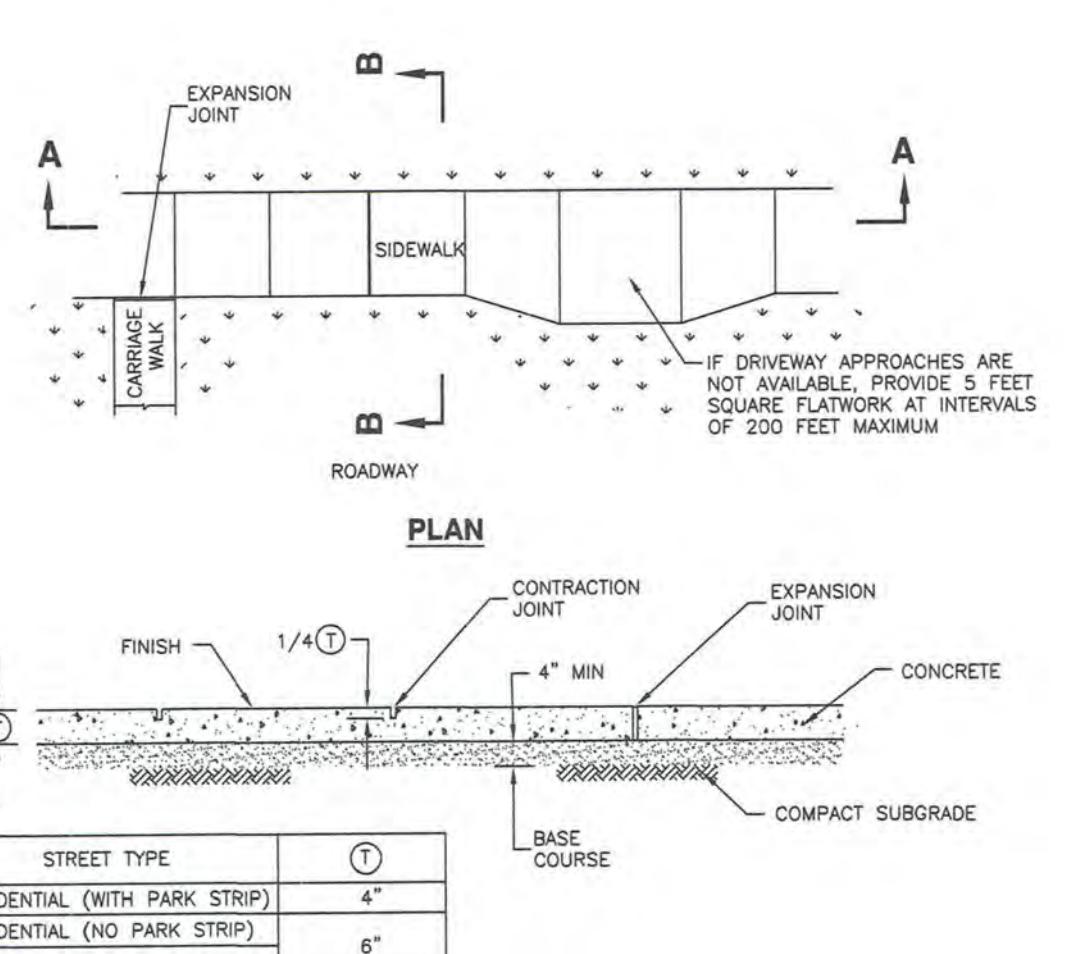
4 CONCRETE WHEELSTOP

SCALE: NTS

SCALE: NTS

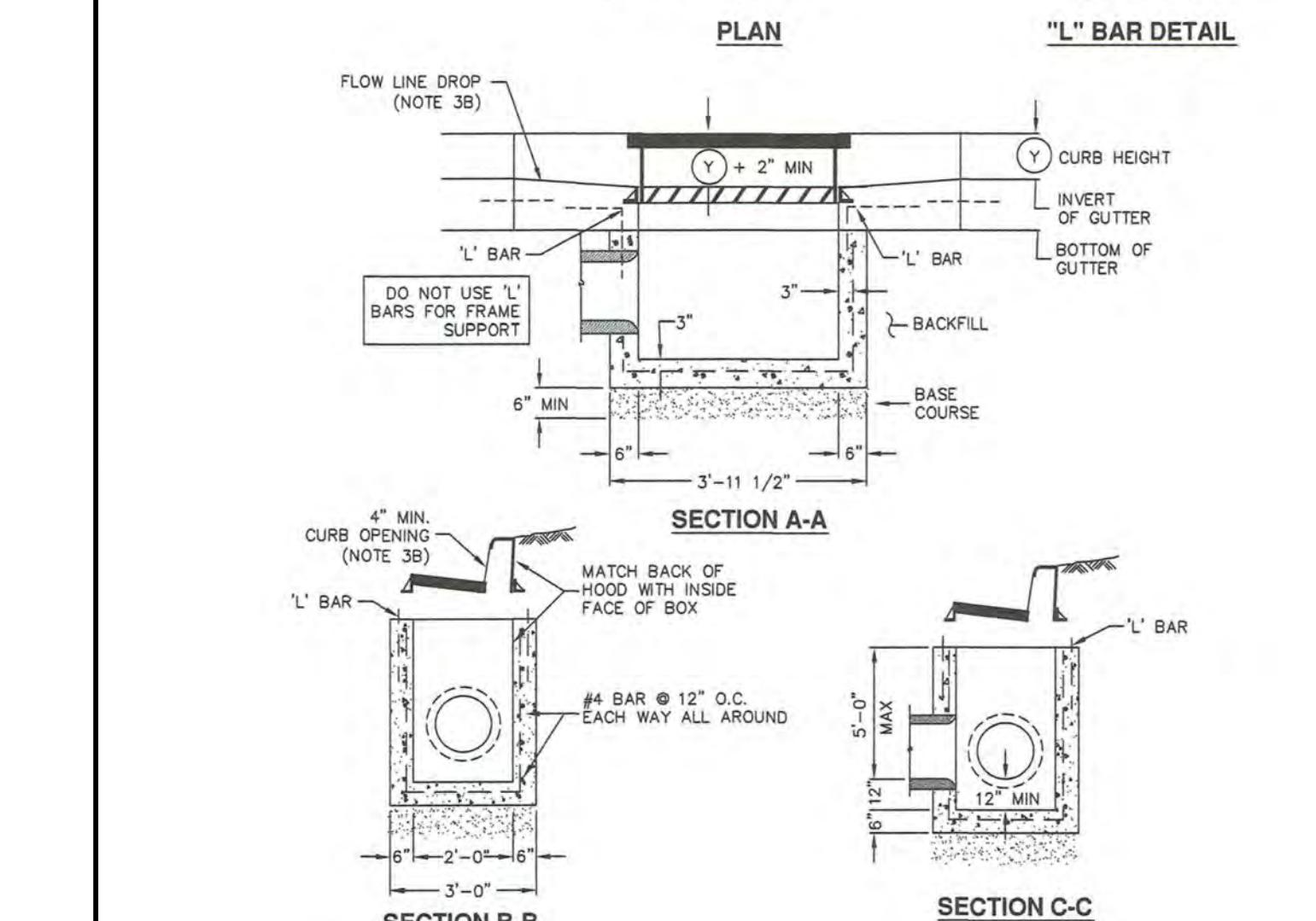
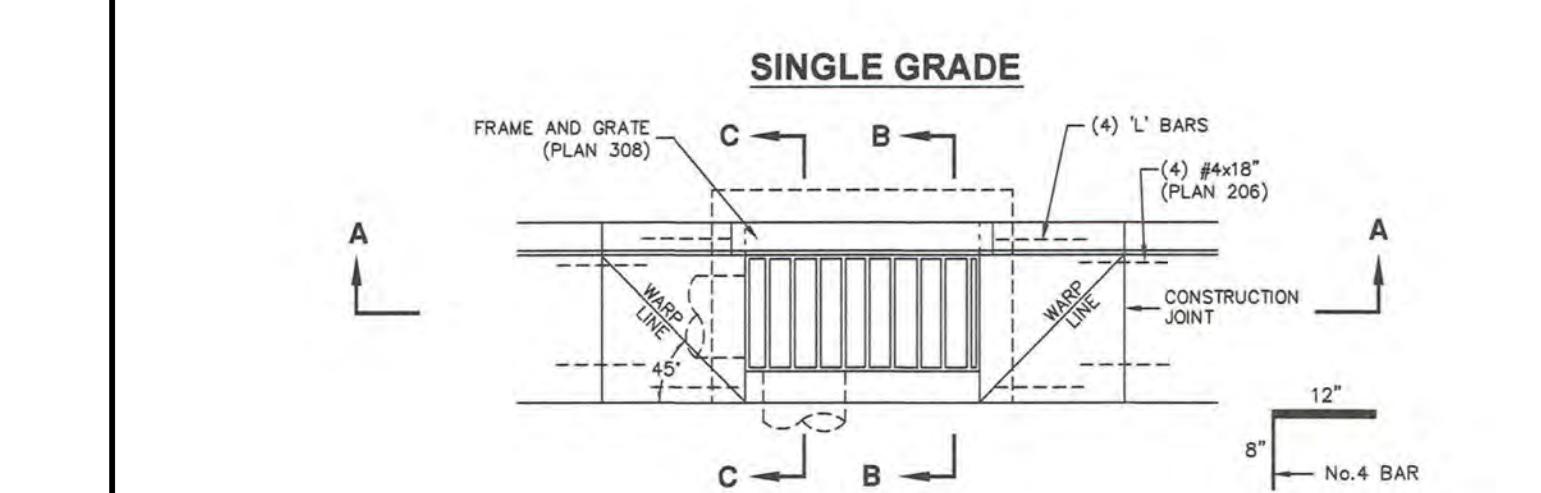
SCALE: NTS

SCALE: NTS



5 SIDEWALK

6 CURB CUT



7 CATCH BASIN

8 SEWER TRENCH

SCALE: NTS

SCALE: NTS

SCALE: NTS

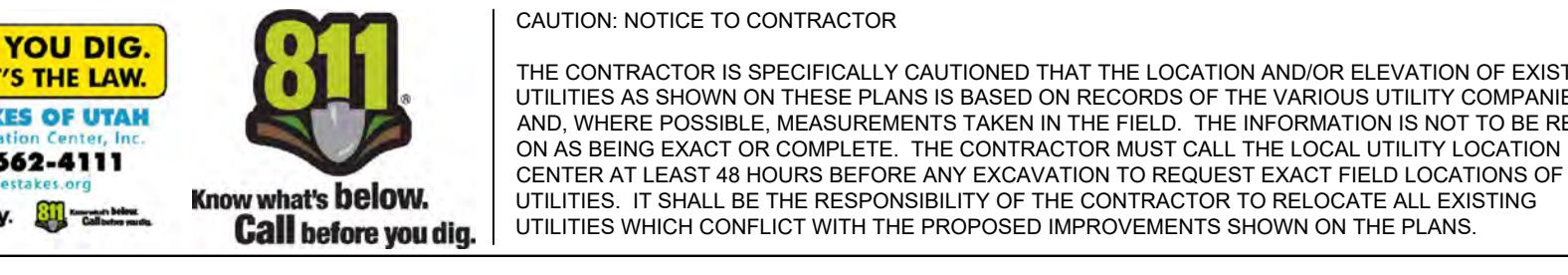
SCALE: NTS

9 CATCH BASIN

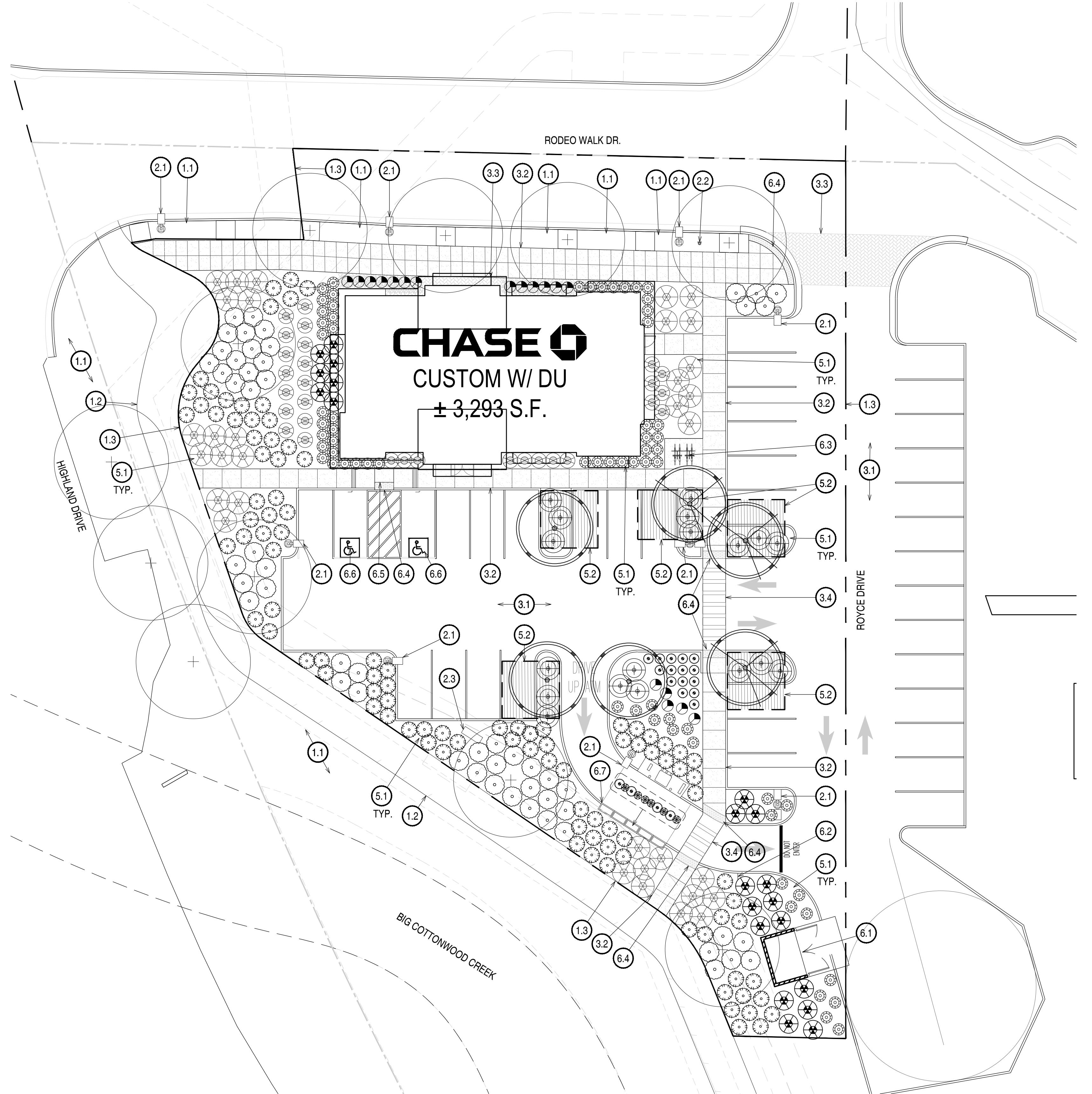
10 SEWER TRENCH

11 CONSTRUCTION DETAILS

12 C8.1



LANDSCAPE PLAN 01


 SCALE: 1/16" = 1'-0"
 0 4 8 16 32
 SCALE IN FEET: 1/16" = 1'-0"

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY APN, INC. AND/OR ITS CONSULTANTS AND IS INTENDED FOR USE ON THIS PROJECT. ON THIS PROJECT, THE PROPERTY OF APN, INC. AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE CONSTRUCTION WORK, PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, TEMPLATES AND RECORDS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHT WORK OF APN, INC. AND/OR ITS CONSULTANTS. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF APN, INC. AND/OR ITS CONSULTANTS IS PROHIBITED. REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF APN, INC. AND/OR ITS CONSULTANTS IS PROHIBITED.



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES
TREES				
	EXISTING TREE TO REMAIN	VARIES	11	-
	ACER GLABRUM ROCKY MOUNTAIN MAPLE	24" BOX OR EQUIV.	3	2" CAL. MIN.
	ACER GRANDIDEMTATUM BIG TOOTH MAPLE	24" BOX OR EQUIV.	3	2" CAL. MIN.
SHRUBS				
	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL	29	CAN FULL
	HELIOTROCHON SEMPERVIRENS BLUE AVENA GRASS	5 GAL	19	CAN FULL
	MISANTHUS SINENSIS GRACILIMUS MAIDEN GRASS	5 GAL	102	CAN FULL
	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	5 GAL	18	CAN FULL
	PINUS MUGO VAR MUGO GNOM DWARF MOUNTAIN PINE	5 GAL	67	CAN FULL
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	54	CAN FULL
ACCENTS				
	YUCCA GLAUCA SPANISH BAYONET	5 GAL	6	CAN FULL
GROUNDCOVERS				
	JUNIPERUS COMMUNIS COMMON JUNIPER	5 GAL	21	CAN FULL
	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	5 GAL	33	CAN FULL
	MAHONIA REPENS CREEPING BARBERRY	5 GAL	18	CAN FULL
INSERT MATERIALS				
	BARK MULCH TOP DRESSING @ 3" DEPTH TOP FINISH GRADE TO BE $\frac{1}{8}$ " BELOW TOP OF ADJACENT PAVEMENT. SUBMIT SAMPLE OF EXISTING AND PROPOSED FOR REVIEW. INSTALL IN ALL AREAS, INCLUDING IN R.O.W.			
	RIP RAP			
	LIMIT OF CU-STRUCTURAL SOIL 15' x 15' x 42" DEPTH.			
PLANTING GENERAL NOTES:				
1.	PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.			
2.	ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.			
3.	AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE.			
4.	ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.			
5.	IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.			
6.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.			
7.	NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.			
8.	THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.			

KEYNOTES:

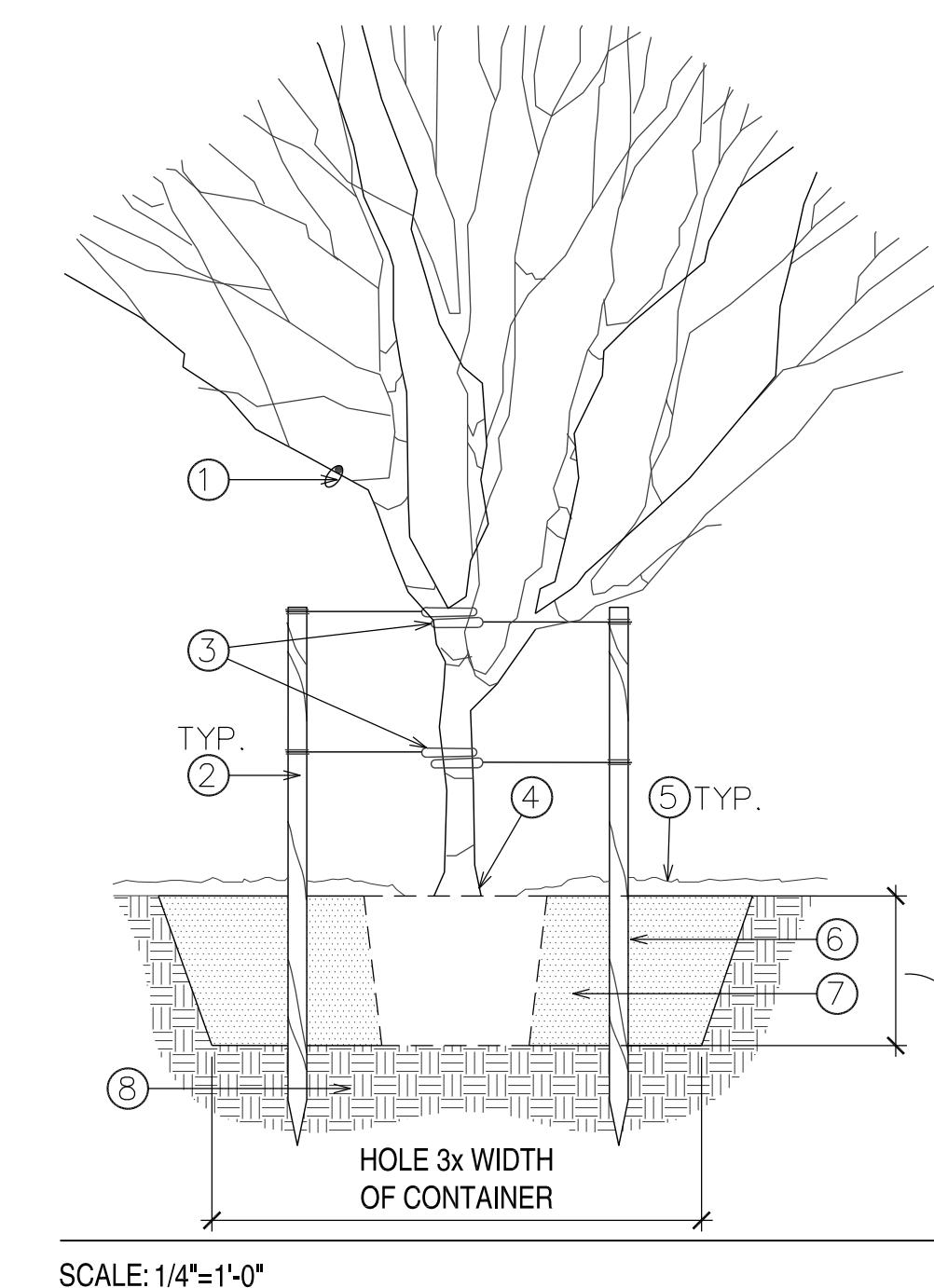
EXISTING CONDITIONS:	DETAIL/REFERENCE
1.1 EXISTING LANDSCAPE TO REMAIN	--
1.2 EXISTING ASPHALT PATH TO REMAIN	--
1.3 PROPERTY LINE	--
SITEWORK / UTILITIES:	
2.1 LIGHT POLE	PER CIVIL
2.2 FIRE HYDRANT	PER CIVIL
2.3 ELECTRICAL TRANSFORMER	PER CIVIL
CONCRETE / PAVING / FINISHES:	
3.1 PARKING	PER CIVIL
3.2 CONCRETE PAVING	PER CIVIL
3.3 PAVERS	PER ARCH
3.4 CROSS WALK	PER CIVIL
PLANTING & LANDSCAPE:	
5.1 PLANTING AREA W/MULCH	1,2,3,5/L3.00
5.2 CU-STRUCTURAL SOIL	4,6,7/L3.00
MISC. / SITE FURNISHING:	
6.1 TRASH ENCLOSURE	PER ARCH
6.2 SIGN	PER CIVIL
6.3 BIKE RACK	PER ARCH
6.4 TRUNCATED DOMES	PER CIVIL
6.5 ADA RAMP	PER CIVIL
6.6 ADA PARKING	PER CIVIL
6.7 RAISED PLANTER	PER ARCH
6.8 CLEAR SIGHT TRIANGLE	PER CIVIL



RA
16.MAY.2024
23115.00

DRAWN
DATE
PROJECT

LANDSCAPE
DETAILS

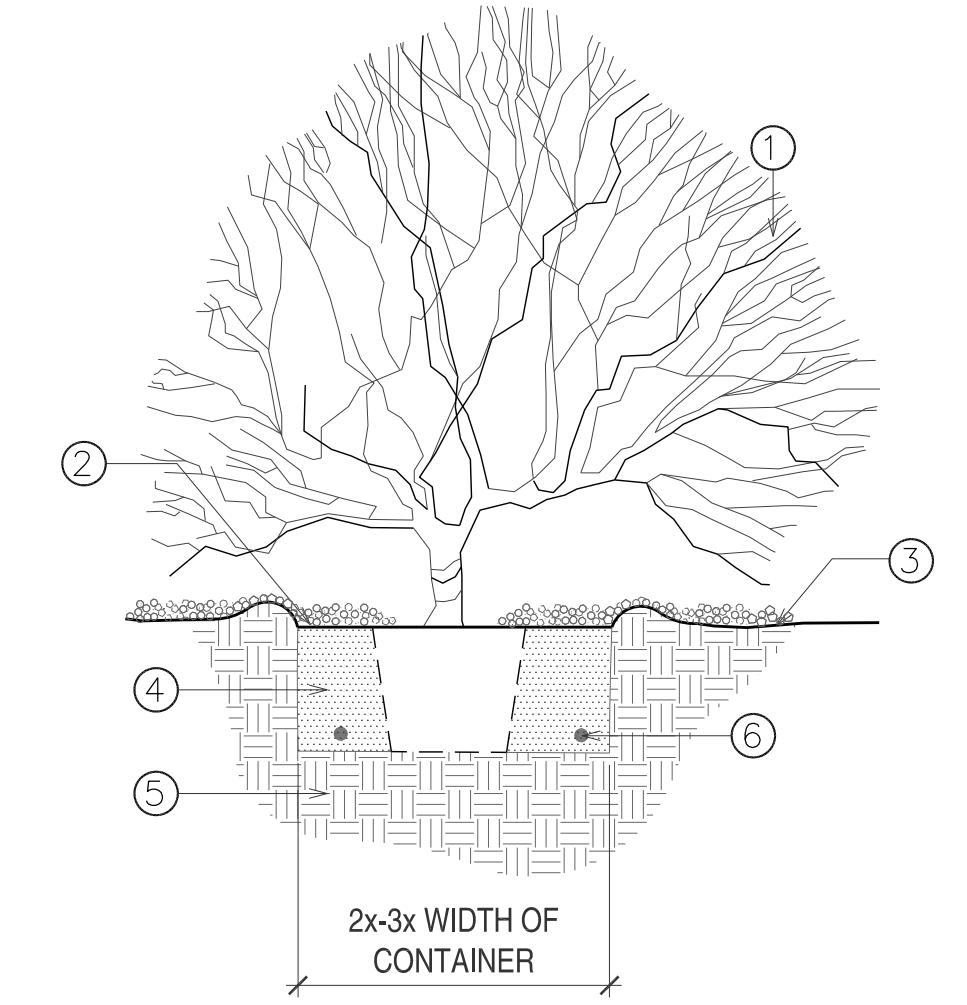


KEYNOTES

1. ALL TREE IDENTIFICATION, TRADEMARK, SALVAGE TAGS TO REMAIN ON TREE.
2. STAKE ONLY WHEN NECESSARY. 2 MIN-12' LODGE POLE STAKES DRIVEN OUTSIDE ROOTBALL INTO SUBGRADE (18" MIN.) PRIOR TO BACKFILLING AS NECESSARY FOR FIRM SUPPORT.
3. IF STAKING, USE SOFT FASTENING MATERIALS SUCH AS WIDE FABRIC STRAPS AROUND TREE.
4. ROOT FLARE SHALL BE ABOVE FINISH GRADE.
5. ADD 2 TO 3 INCHES OF WOOD CHIP MULCH. ALLOW SPACE BETWEEN WOOD CHIP MULCH AND TRUNK.
6. SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING.
7. BACKFILL w/ PRE-EXISTING SOIL. WATER & TAMP TO REMOVE AIR POCKETS. DO NOT ADD FERTILIZER OR GRAVEL TO HOLE.
8. UNDISTURBED SOIL.

NOTES:

- ROOTBALL AND TOP OF WELL TO BE FLUSH WITH FINISH GRADE. DEPTH OF HOLE SHALL BE NO DEEPER THAN THE ROOT BALL.
- PAINT CUTS OVER 1" DIAMETER
- IF STAKING, POSITION STAKES TO AVOID RUBBING ROOTBALL, BRANCHES & PIERCING (AS PER SPECIFICATIONS)
- IF STAKING, PLACE TREE TIES FOR MAXIMUM SUPPORT WITH TOP TIE ABOVE SCAFFOLD BRANCHES AND SECOND TIE MIDWAY TO THE GROUND LEVEL.
- ALLOW FOR SOME TRUNK MOVEMENT.
- WOOD CHIPS SHALL BE REMOVED FROM TOUCHING TRUNK.
- DO NOT CUT CENTRAL LEADER OF TREE. ONLY PRUNE DEAD, BROKEN, OR DAMAGED BRANCHES.
- IF TREE IS IN BURLAP, CUT AND REMOVE BURLAP AND BINDINGS FROM AT LEAST UPPER 2/3 OF ROOT BALL.



KEYNOTES:

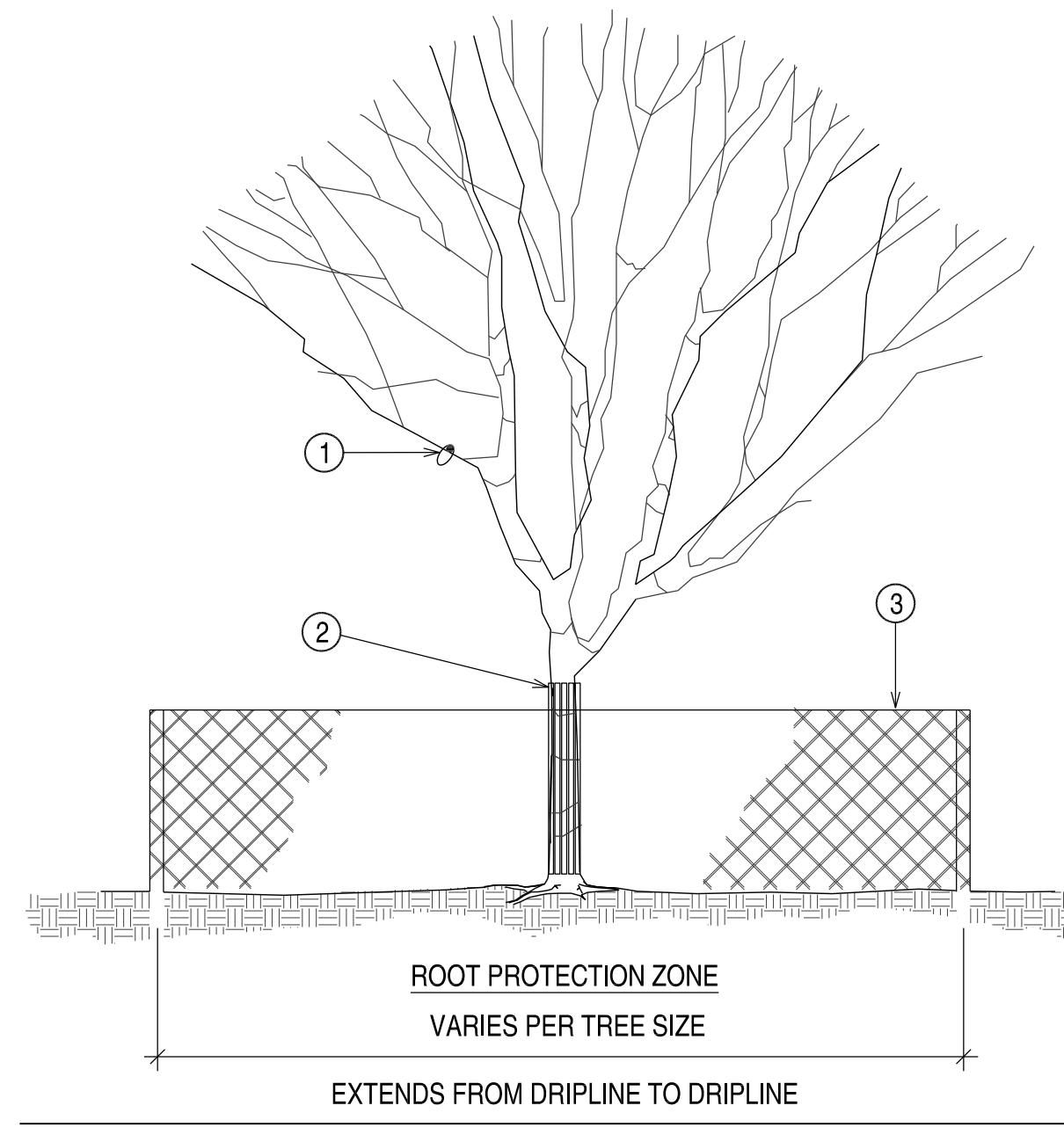
1. SHRUB.
2. TOP OF ROOTBALL AND WELL TO BE 2" BELOW SAUCER.
3. FINISH GRADE OF DECOMPOSED GRANITE, KEEP OFF BASE OF PLANT.
4. BACKFILL w/ NATIVE SOIL OR APPROVED TOPSOIL. WATER & TAMP TO REMOVE AIR POCKETS.
5. UNDISTURBED SOIL.
6. PLANT TABLET, TYP.

TREE PLANTING AT GRADE 01
DETAIL

SCALE: 1/4"=1'-0"

SHRUB PLANTING AT GRADE 02
DETAIL

SCALE: 1/4"=1'-0"



KEYNOTES:

1. SALVAGE TAG TO REMAIN ON TREE.
2. TRUNK PROTECTION REQUIRED IF WHEELED EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
3. BRANCH PROTECTION. PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN).
4. TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
6. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT.

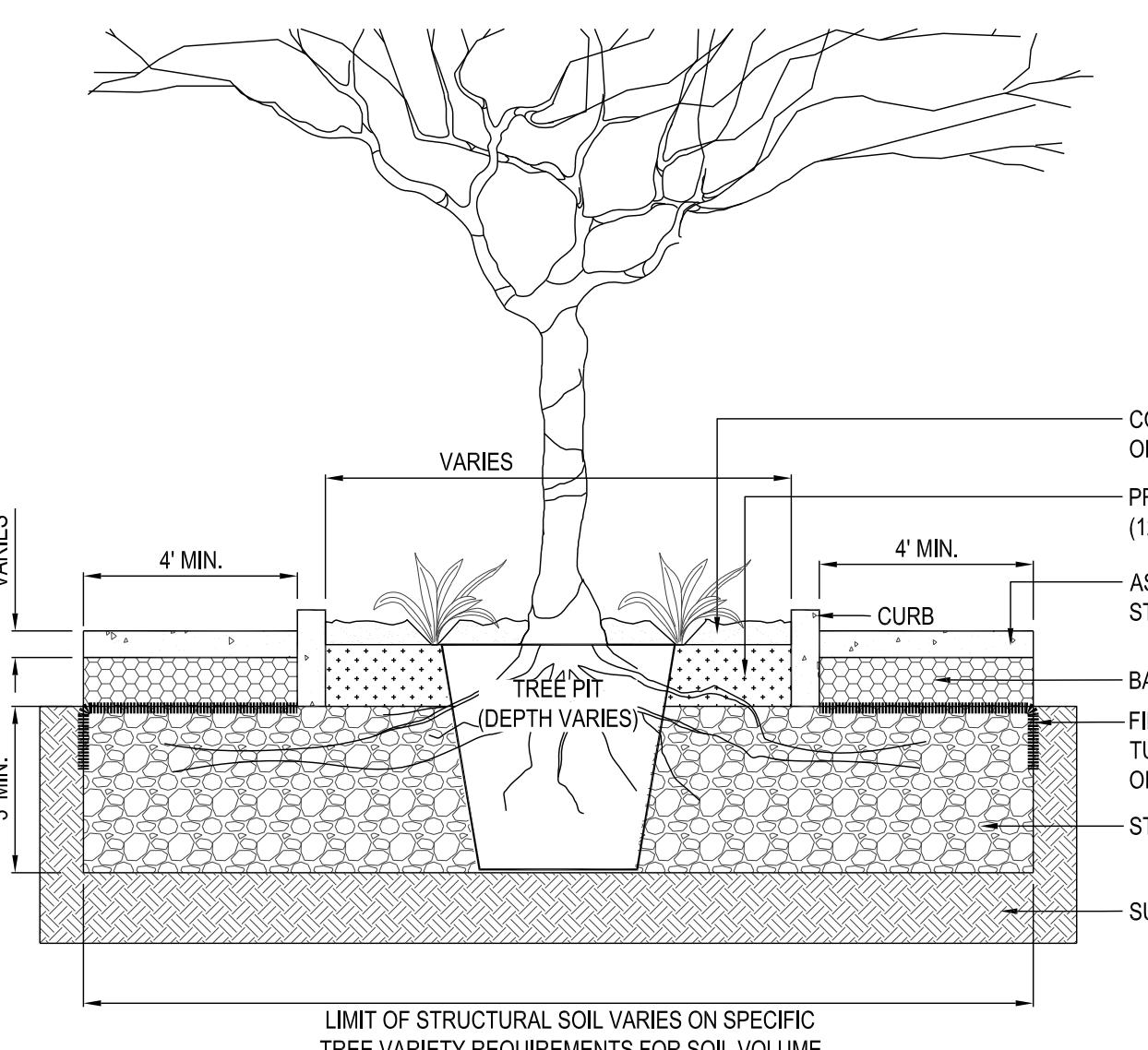
NOTES:

WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS, EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.

8. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
9. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
10. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITY.
11. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
12. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
13. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

TREE PROTECTION FENCE 03
DETAIL

SCALE: 1/2"=1'-0"



KEYNOTES

1. CONCRETE EDGE / WALK
2. MULCH IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED
3. FINISHED GRADE OF PLANTING AREA
4. ROUGH GRADE
5. BACKFILL OR UNDISTURBED SOIL. REFER TO GEOTECH.

NOTES:

1. SIZE & COLOR OF MULCH NOTED ON PLANT LEGEND.
2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF DECOMPOSED GRANITE & MULCH AFTER INSTALLATION.
3. DEPTH OF MULCH NOTED ON PLANT LEGEND.

SCALE: 1/2"=1'-0"

MULCH EDGE 05
DETAIL

SCALE: 1/2"=1'-0"

STRUCTURAL SOIL IN PARKING LOT ISLAND 06
DETAIL

SCALE: 1/2"=1'-0"

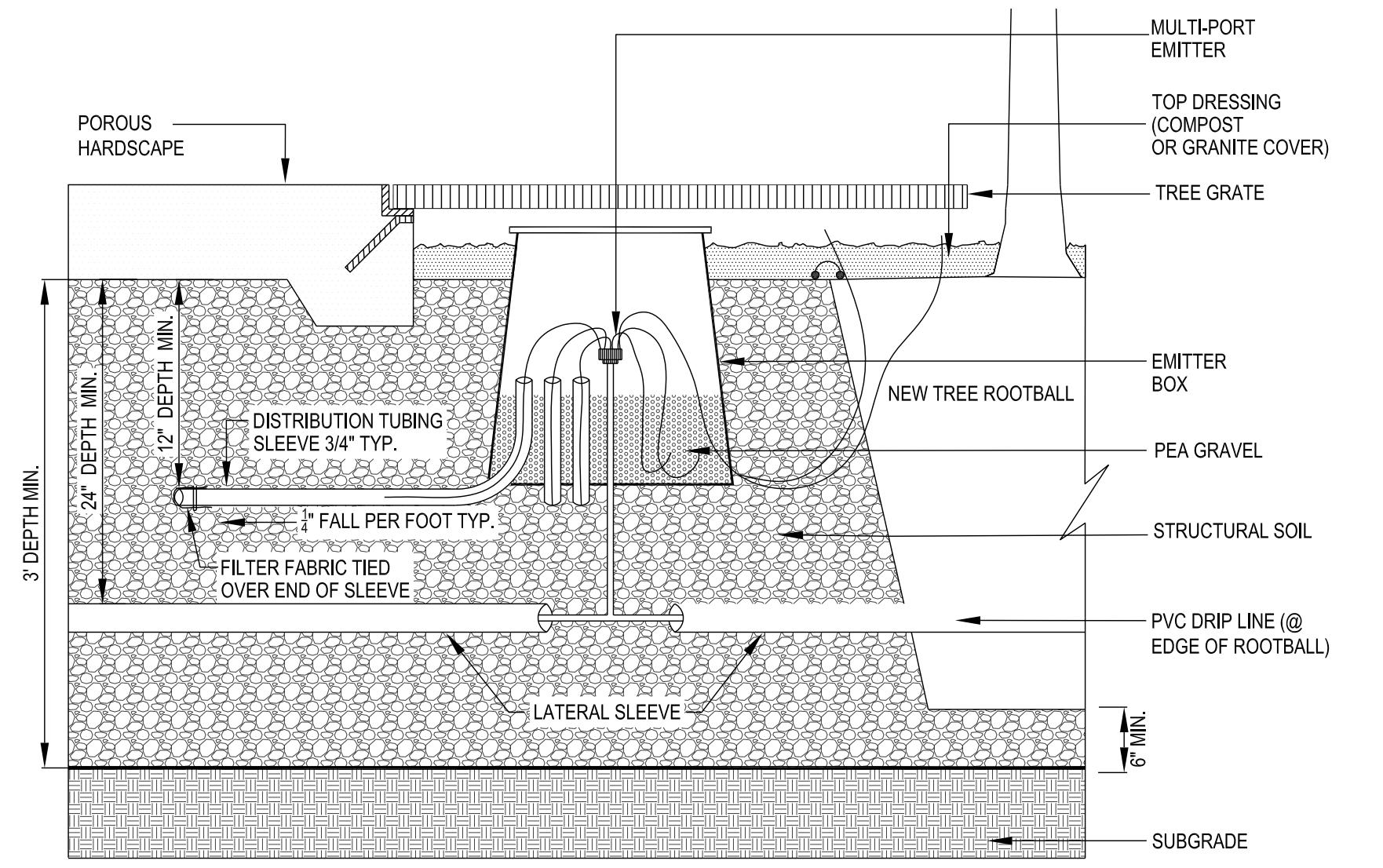
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

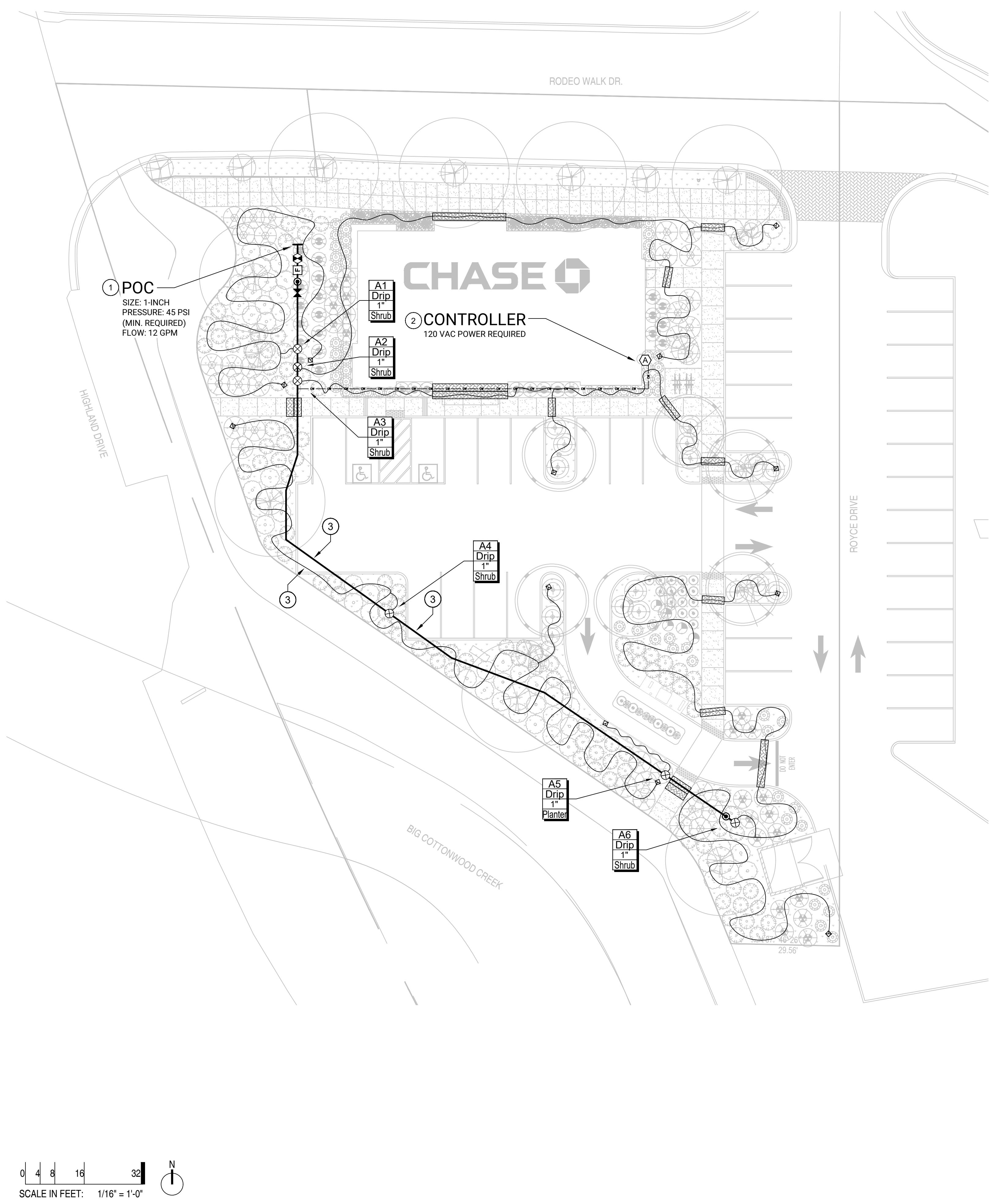
2. PERFORM PERCOLATION TEST ON PLANTING PIT PER SPECIFICATIONS.

3. DO NOT APPLY WATER TO THE STRUCTURAL SOIL UNLESS THE TOP DRESSING IS IN PLACE.

4. PROTECT STRUCTURAL SOIL FROM CONSTRUCTION ACTIVITIES UNTIL Hardscape IS IN PLACE.

STRUCTURAL SOIL IRRIGATION 07
DETAIL

L3.00



IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

**MAINLINE PIPE: CLASS 200 PVC
1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED**

**LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE
3/4-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC**

REMOTE CONTROL DRIP VALVE ASSEMBLY: WEATHERMATIC SCZ-MAX-DW-10

MASTER VALVE ASSEMBLY: 1-INCH WEATHERMATIC MAX-DW

FLOW SENSOR ASSEMBLY: WEATHERMATIC SLFSI-T10

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

FLUSH CAP ASSEMBLY

A1 INDICATES CONTROLLER AND STATION NUMBER
14 INDICATES LATERAL DISCHARGE (GPM)
1" INDICATES VALVE SIZE (INCHES)
Turf INDICATES LANDSCAPE APPLICATION

**IRRIGATION CONTROLLER UNIT BUNDLE WITH WEATHERSTATION:
WEATHERMATIC SLWM-SS-1616-10YR-BDL-FLOW-CHASE**

IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE

THE WEATHERMATIC IRRIGATION CONTROLLER
MEETS CHASE REQUIREMENTS AND WILL
PROVIDE UNIQUE CONNECTION TO THE BANK
BUILDING MONITORING SYSTEM, LONG-TERM
COMMUNICATIONS, AND MANAGED SERVICES.
CONTACT THE DISTRIBUTOR FOR ALL
IRRIGATION EQUIPMENT ORDERING.

REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION.

EMAIL: JPMCSupport@weathermatic.com

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 45 PSI (DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER), AT A MAXIMUM DISCHARGE OF 12 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
8. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
9. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
10. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

CONSTRUCTION NOTES

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE 1-INCH IRRIGATION SERVICE DOWNSTREAM OF A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, INSTALLED TO THIS APPROXIMATE LOCATION BY OTHERS. MAKE CONNECTION AND INSTALL IRRIGATION COMPONENTS AS SHOWN. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 WALL MOUNT THE IRRIGATION CONTROLLER AND CELLULAR AIRCARD AT THE APPROXIMATE LOCATION SHOWN ON EXTERIOR OF BUILDING AND ACCORDING TO CHASE BANK STANDARDS. COORDINATE ELECTRICAL POWER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 LATERAL PIPE SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL LATERAL IN LANDSCAPE AREA.

CHASE BANK DESIGN NOTE

THESE IRRIGATION PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH CHASE BANK PROTOCOL 20.6 AND THE CHASE BANK WATER CONSERVATION APPROACH. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS INCLUDED IN THIS CONSTRUCTION DOCUMENT PACKAGE WITH NO EXCEPTION.

EQUIPMENT SUBSTITUTIONS OF ANY KIND ARE NOT PERMITTED.

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PROJECT 23115.00

IRRIGATION PLAN

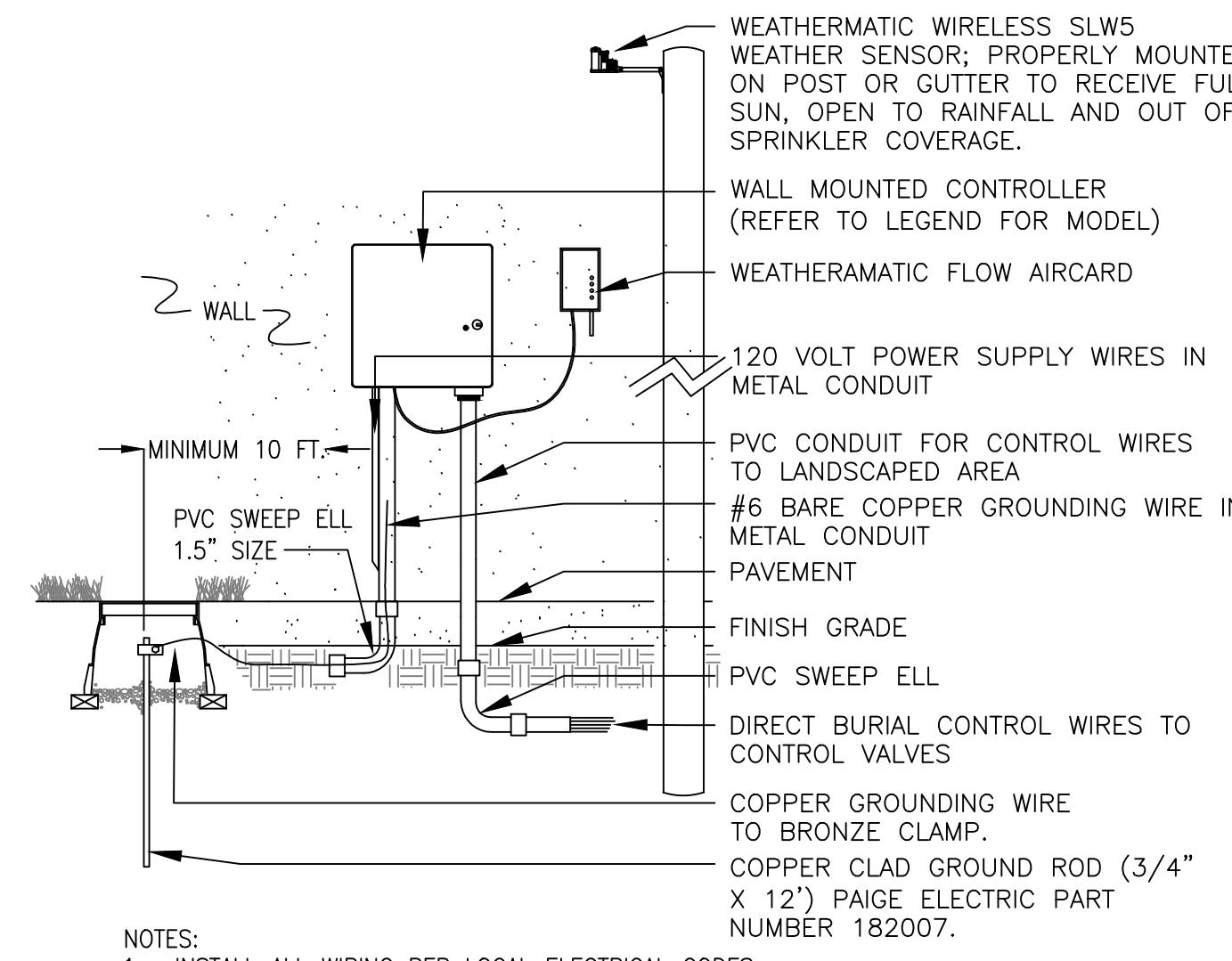
IR1.00



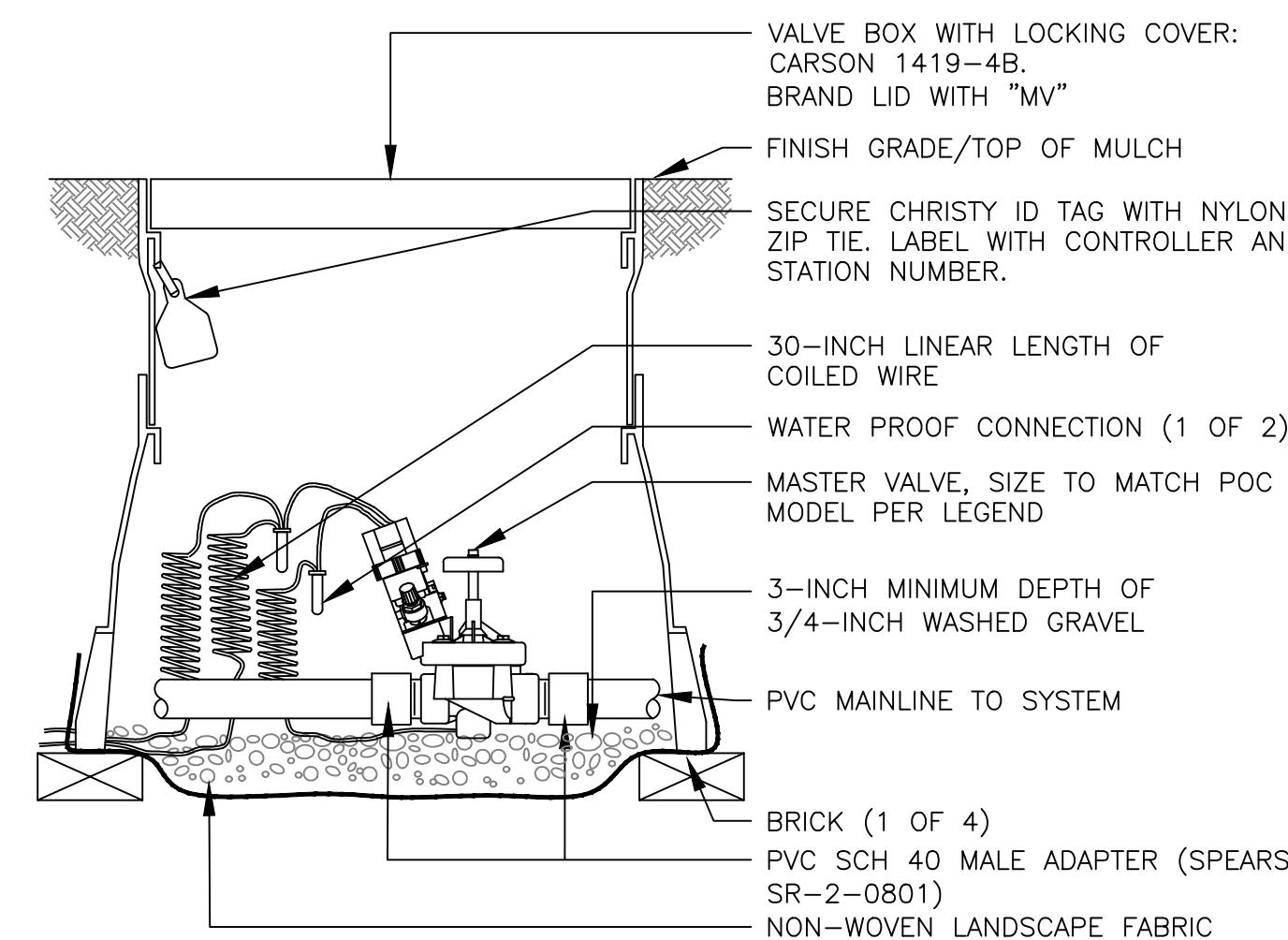
CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

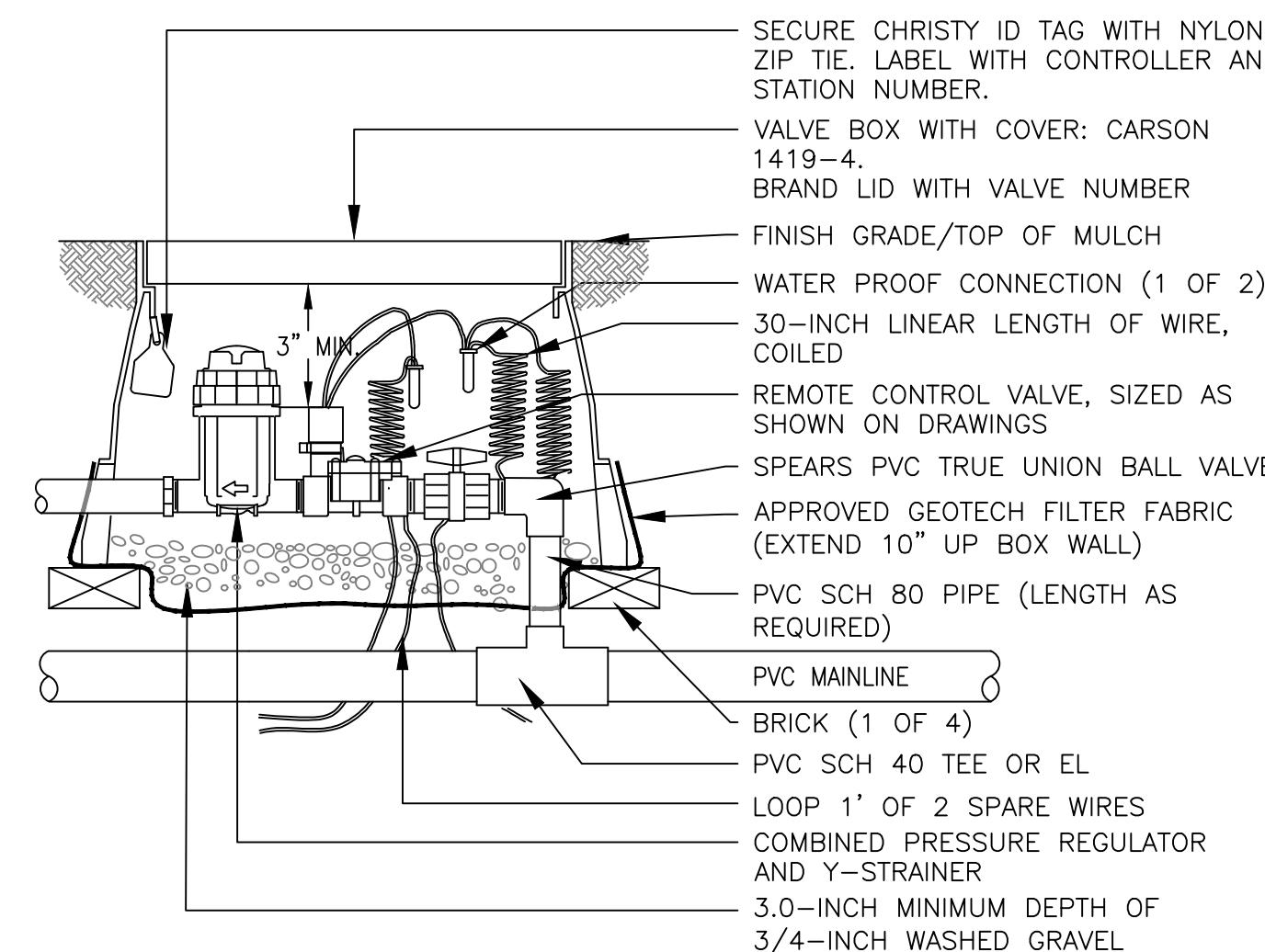




1 WALL MOUNT CONTROLLER ASSEMBLY



3 MASTER VALVE ASSEMBLY

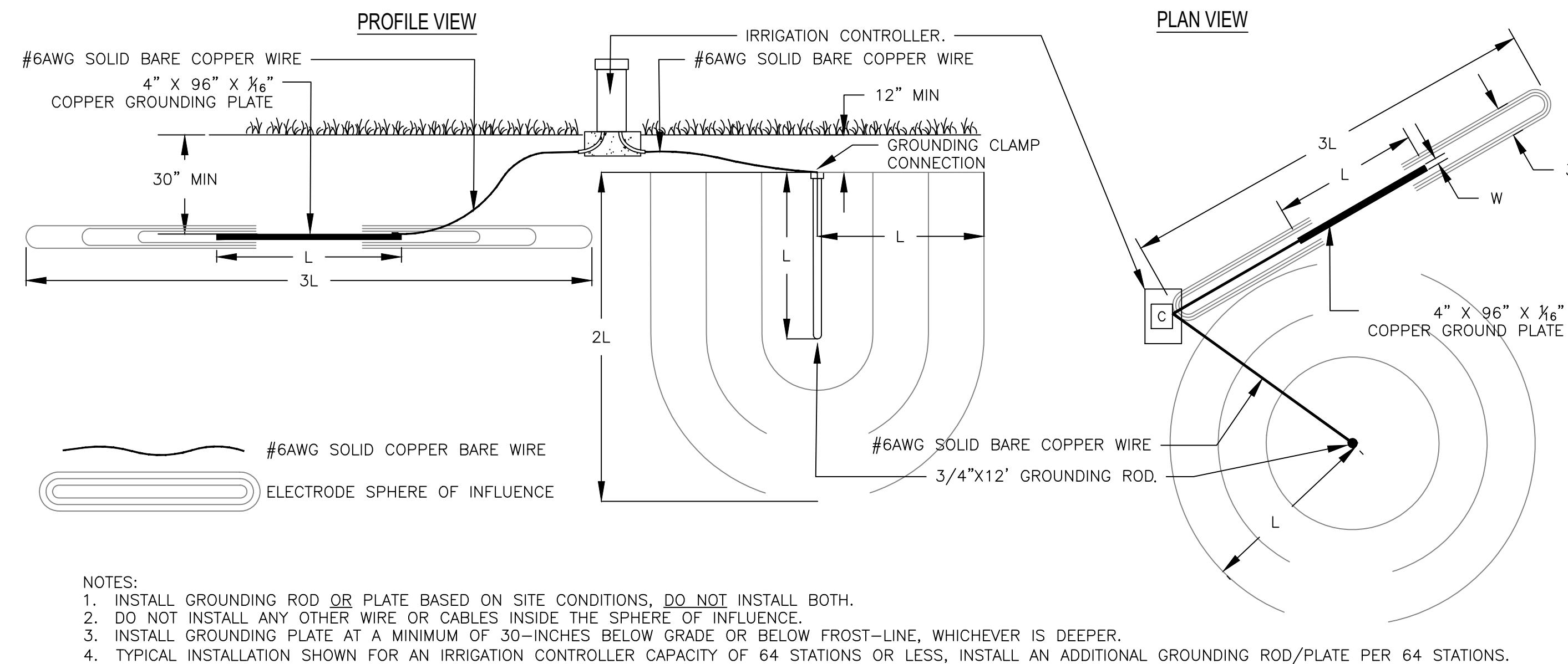


7 REMOTE CONTROL DRIP VALVE ASSEMBLY

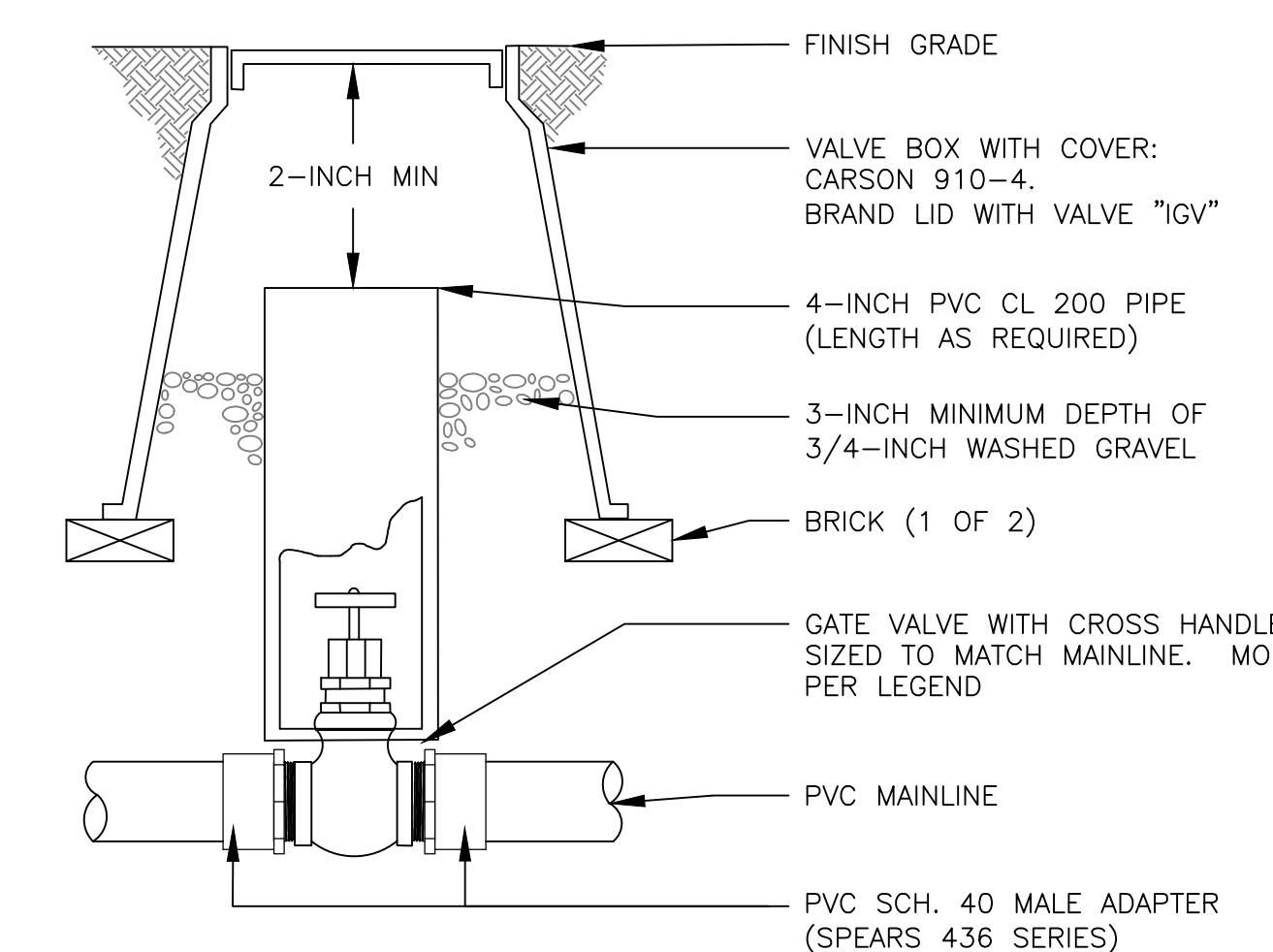
THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. CONTACT THE DISTRIBUTOR FOR ALL IRRIGATION EQUIPMENT ORDERING.

REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION. EMAIL: JPMCSupport@weathermatic.com

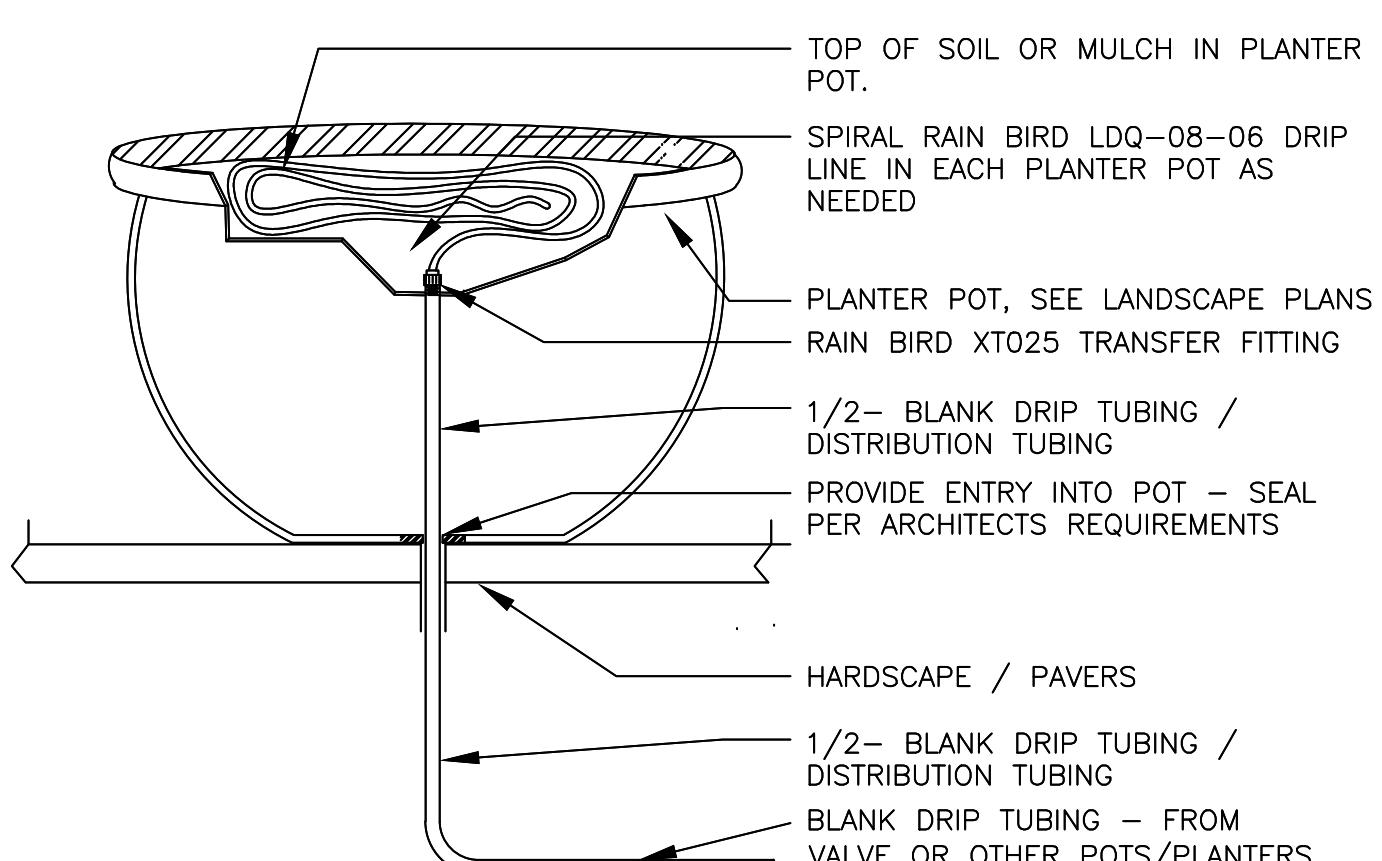
NOTES:
 1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
 2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP Emitter FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.



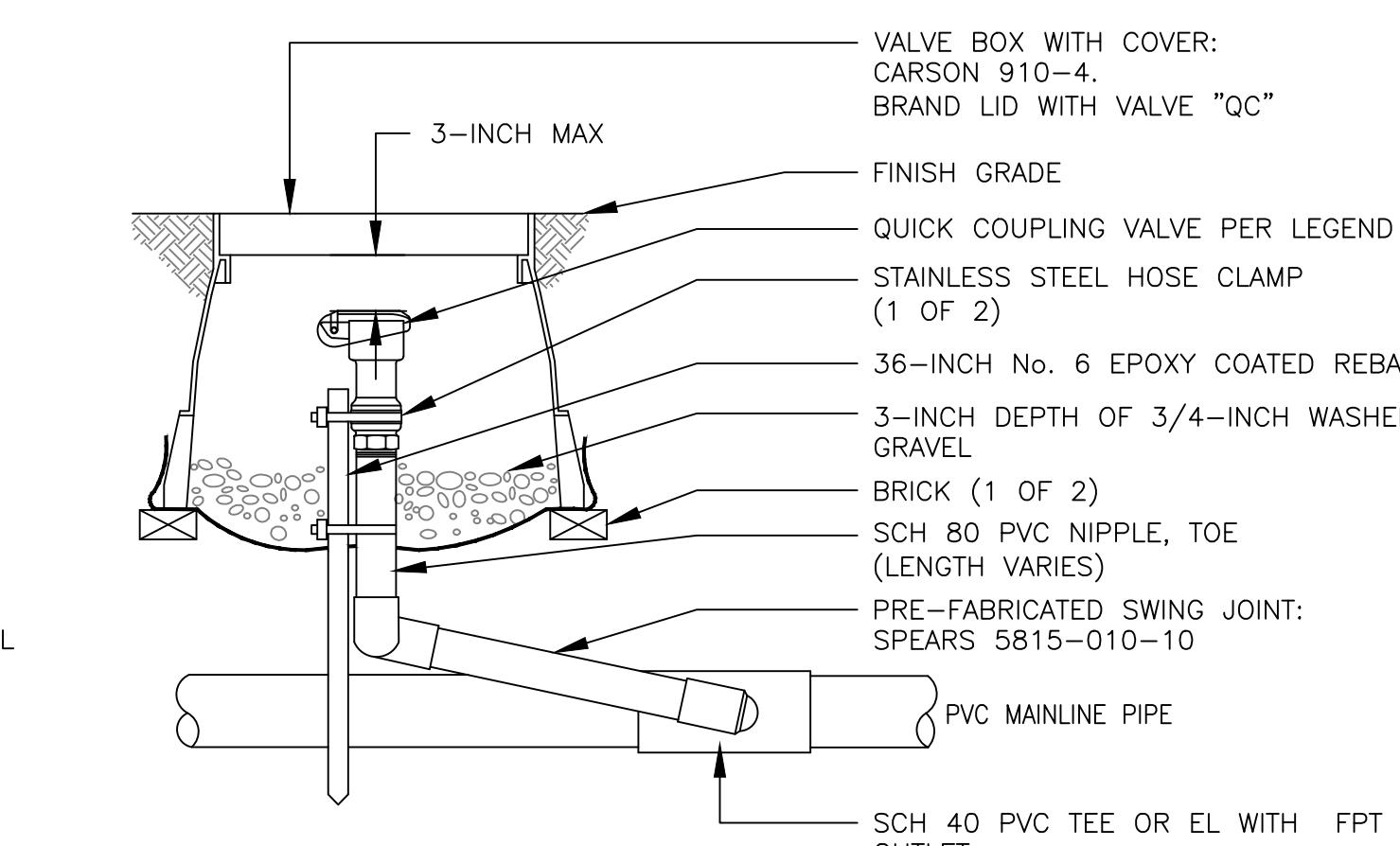
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



4 FLOW SENSOR ASSEMBLY



NOTES:
 1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.



6 QUICK COUPLING VALVE ASSEMBLY

EAST 39TH SOUTH RELO
E MURRAY/HOLLADAY RD AND HIGHLAND DR MILLCREEK, UT 84117

APML
architecture

3003 NORTH CENTRAL AVENUE, SUITE 11400, PHOENIX, ARIZONA 85012

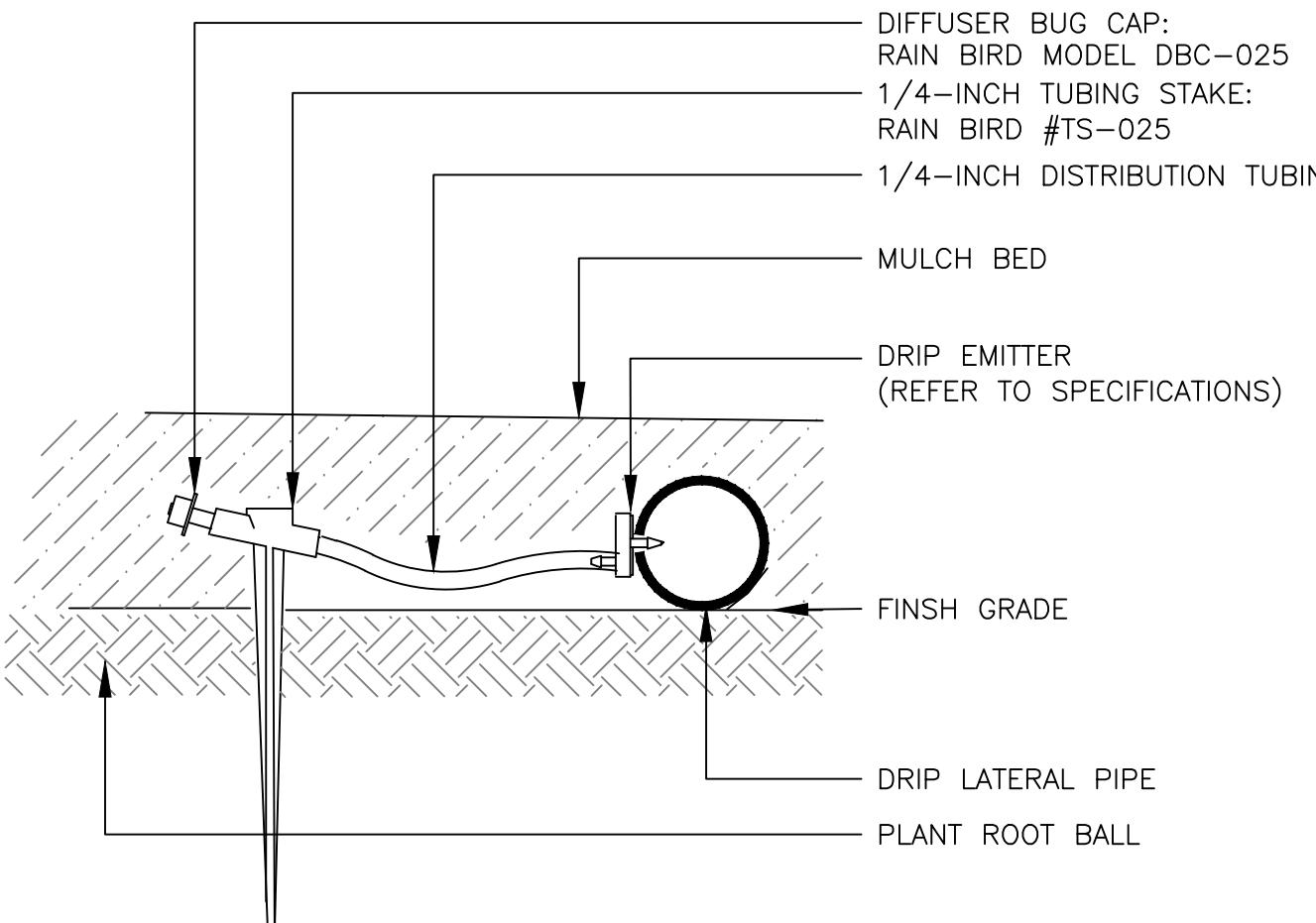
BRENT C. JEFFERY
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NO RECORDING
DESIGNED
COMMERCIAL

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DATE 16.MAY.2024
PROJECT 23115.00

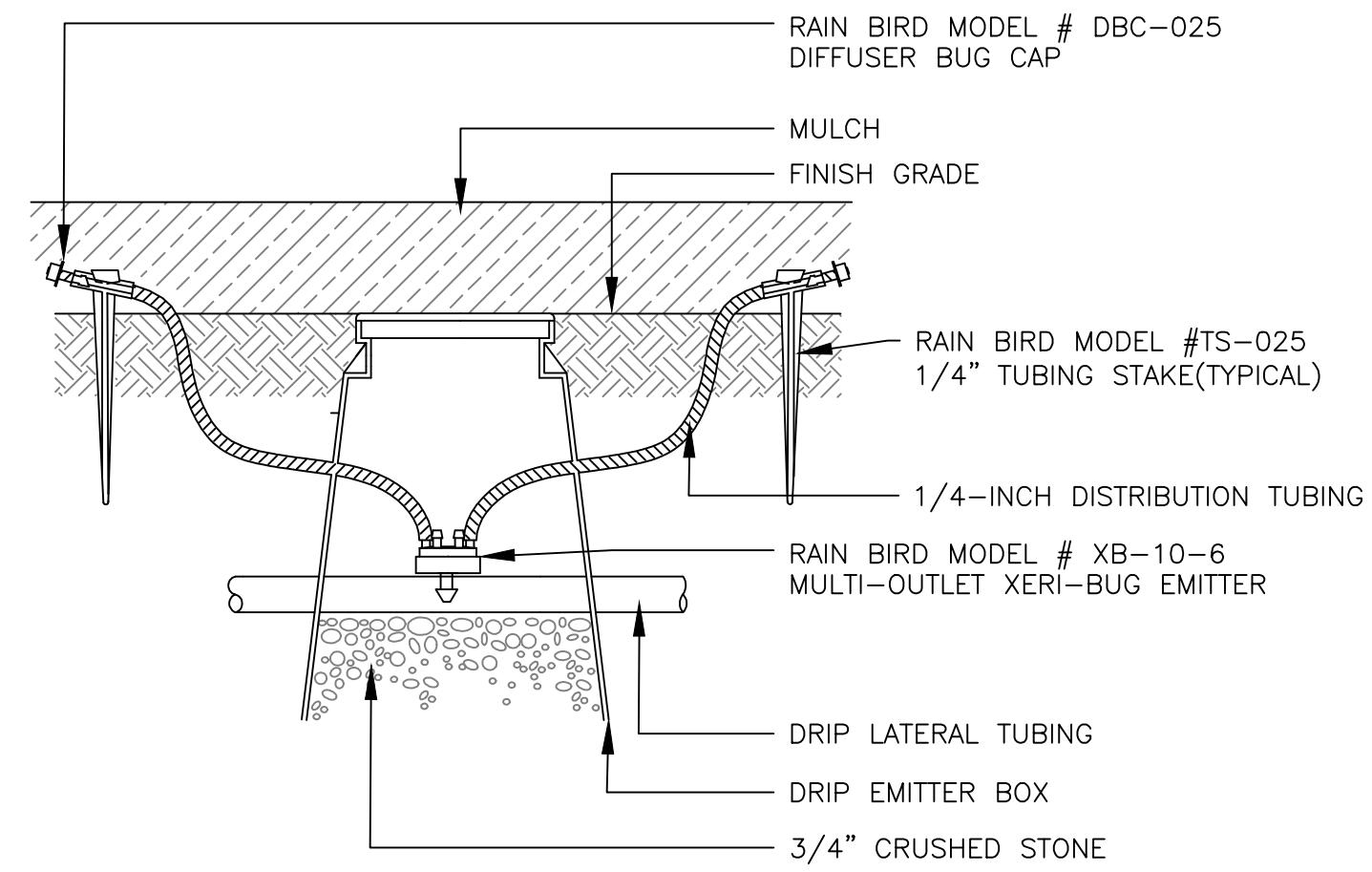
IRRIGATION DETAILS

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

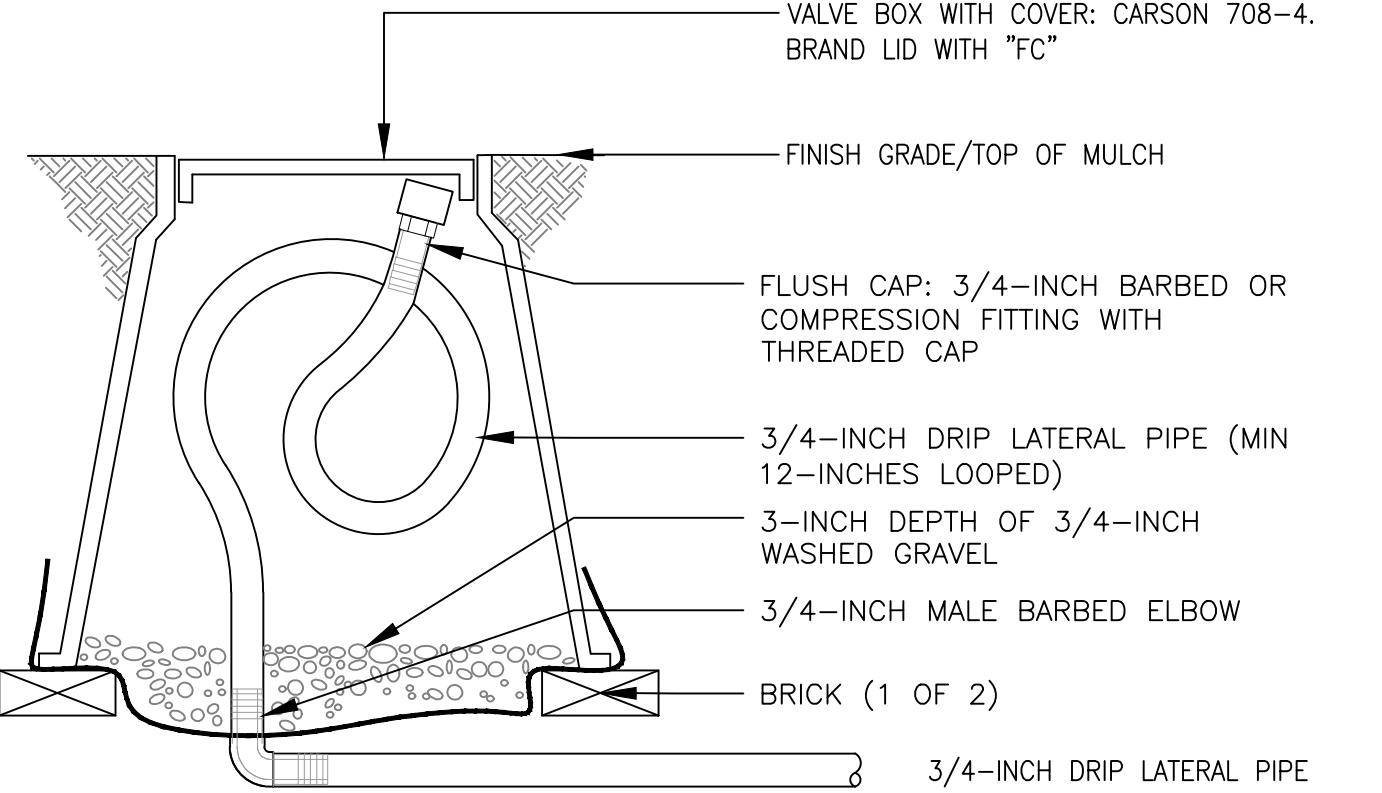
IR2.00



9 SINGLE OUTLET DRIP Emitter ASSEMBLY

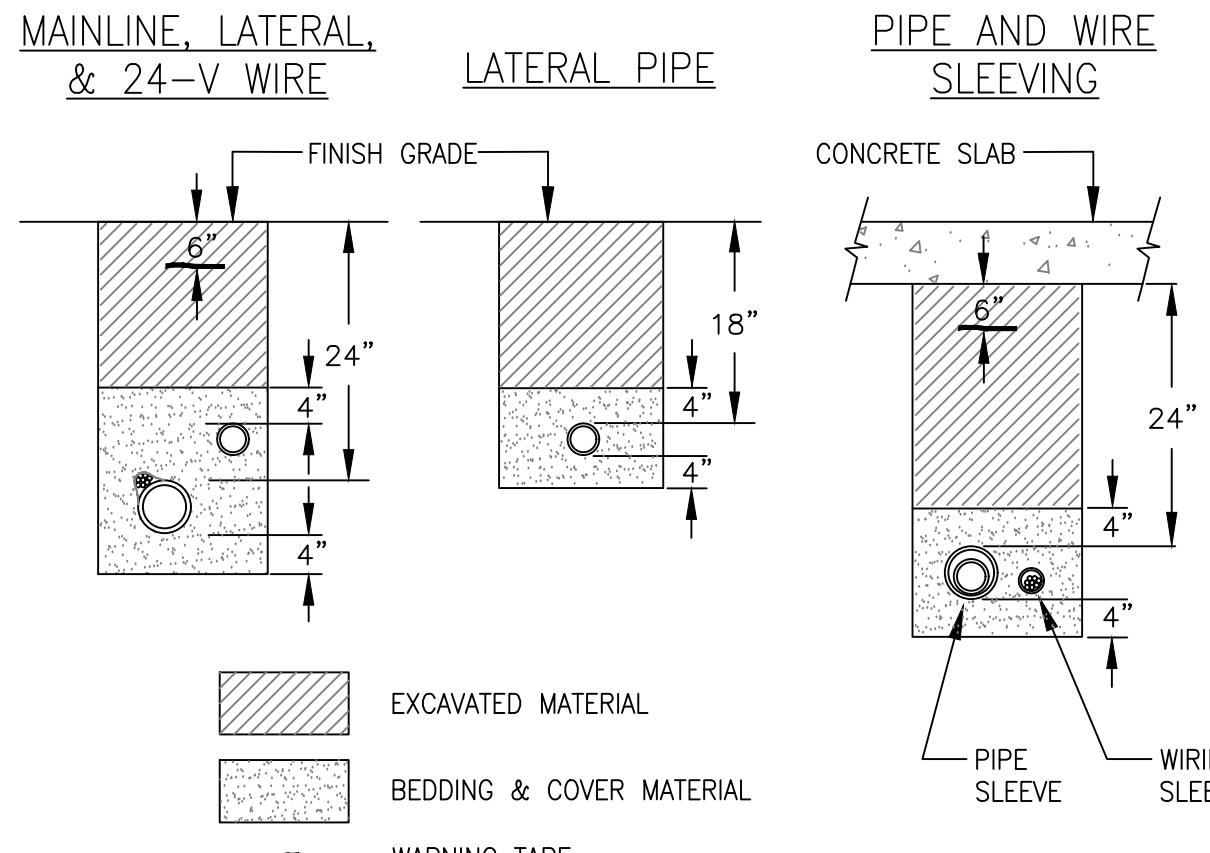


10 MULTI-OUTLET DRIP Emitter ASSEMBLY FOR TREES IN BEDS



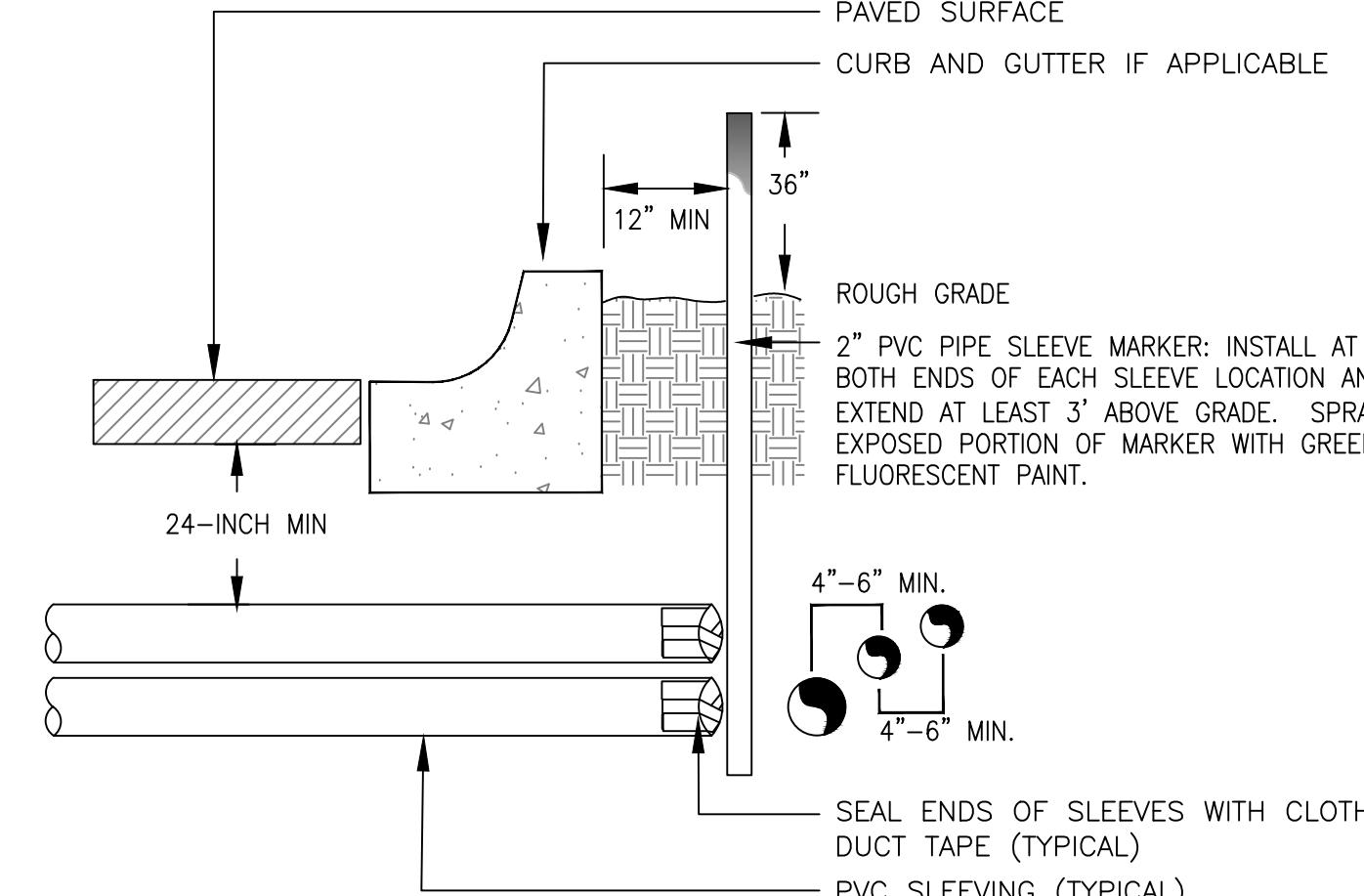
NOTES:
 1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.
 2. ALL Emitter QUANTITIES AND FLOW RATES ARE FOR RECOMMENDATION ONLY. THE CONTRACTOR SHALL CONSULT AND CONFIRM WITH LOCAL PRACTICE PRIOR TO INSTALLATION.

12 Emitter SCHEDULE



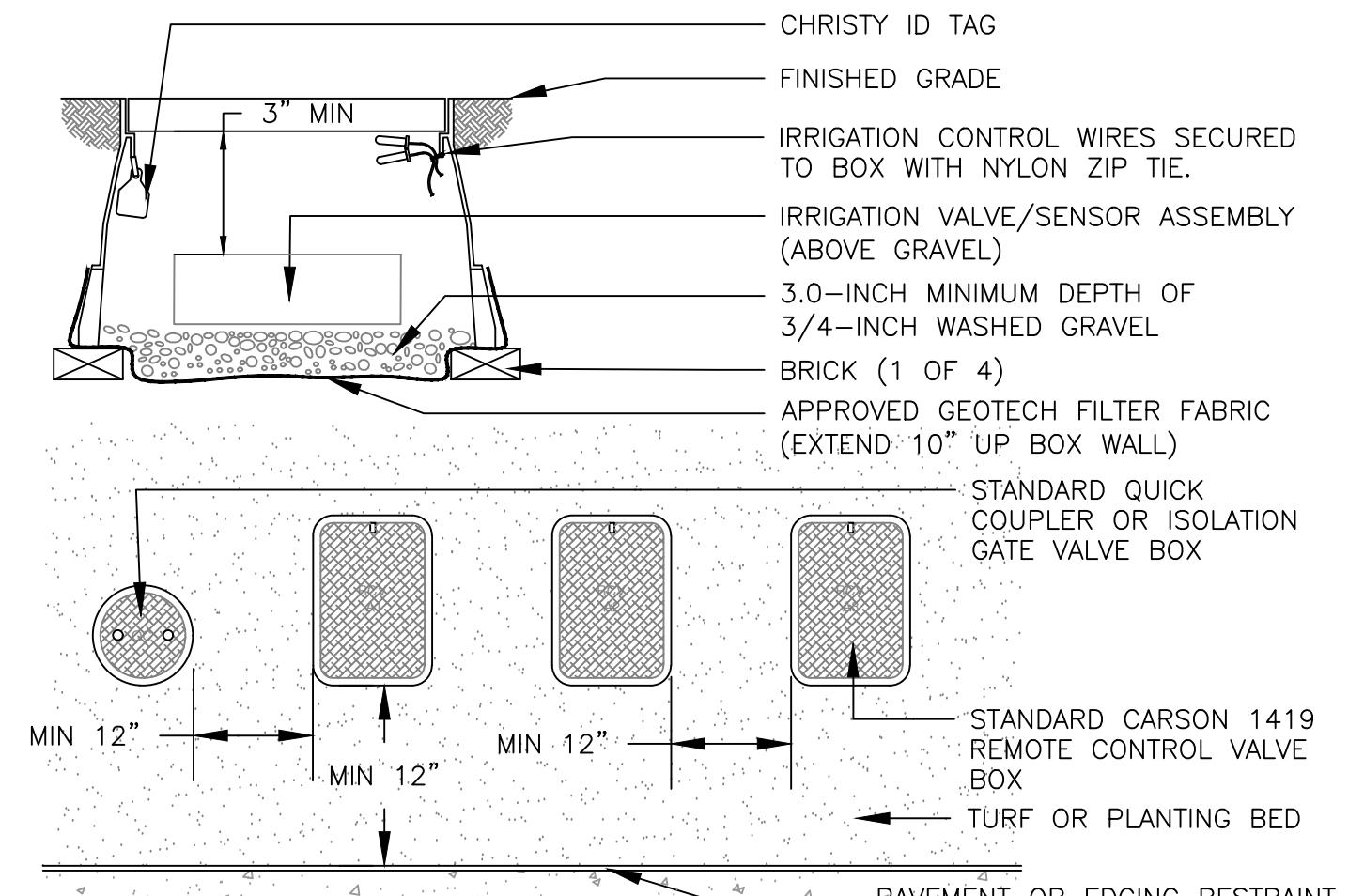
NOTES:
 1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

13 TYPICAL TRENCHING DETAIL



NOTE:
 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

14 TYPICAL SLEEVING DETAIL



NOTES:
 1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
 2. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
 3. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

15 TYPICAL VALVE BOX INSTALLATION



CHASE

EAST 39TH SOUTH RELO
E MURRAY HOLLADAY RD. AND HIGHLAND DR. MILL CREEK, UT 84117

APPNII
architecte

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CHASE
CUSTOM W/ DU
± 3,293 S.F.

PHOTOMETRY PLAN

SCALE: 1" ± 10'-0" 0.3' 0.4' 0.5' 0.6' 0.7' 0.8' 0.9' 0.10' 0.11' 0.12' 0.13' 0.14' 0.15' 0.16' 0.17' 0.18' 0.19' 0.20'

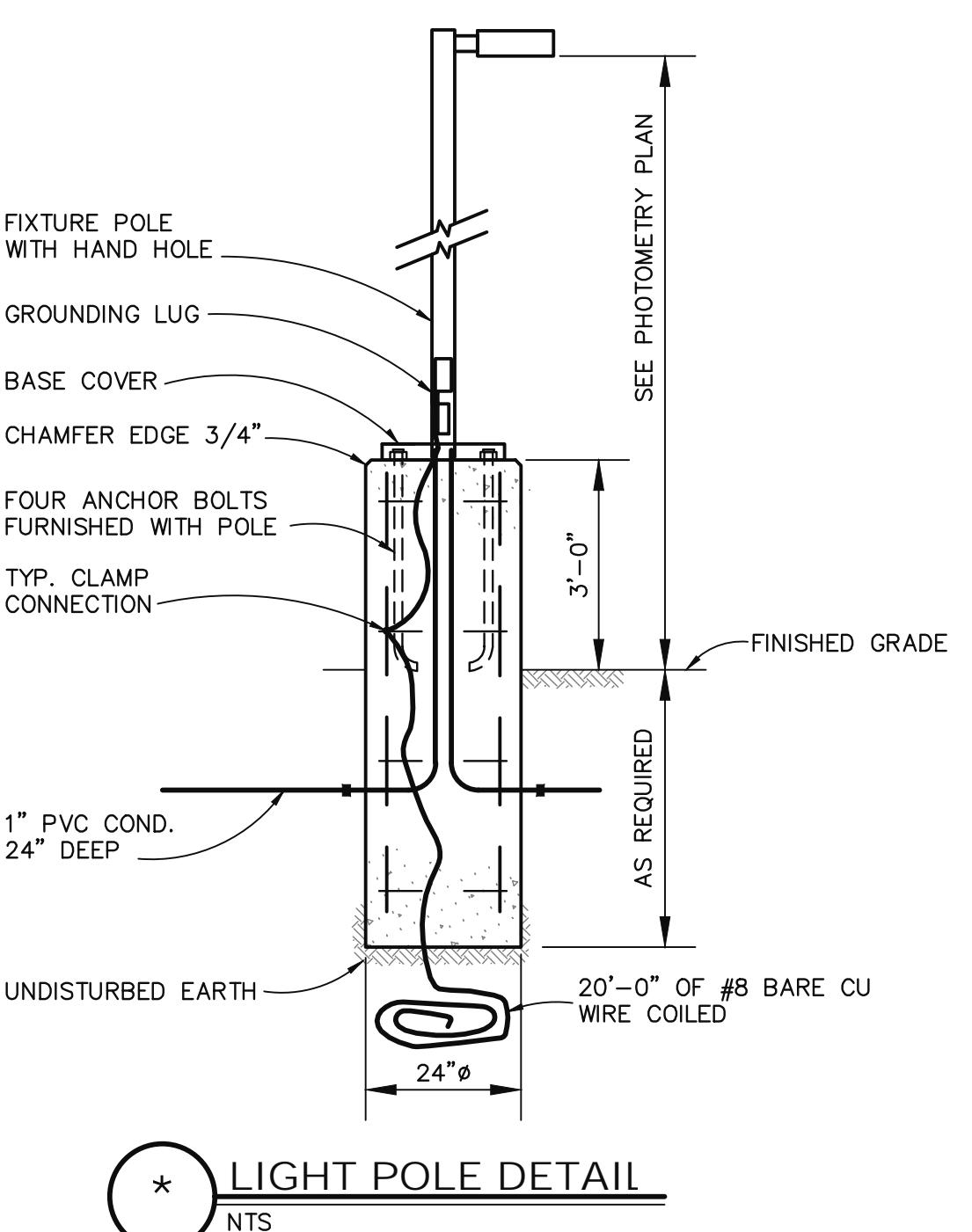
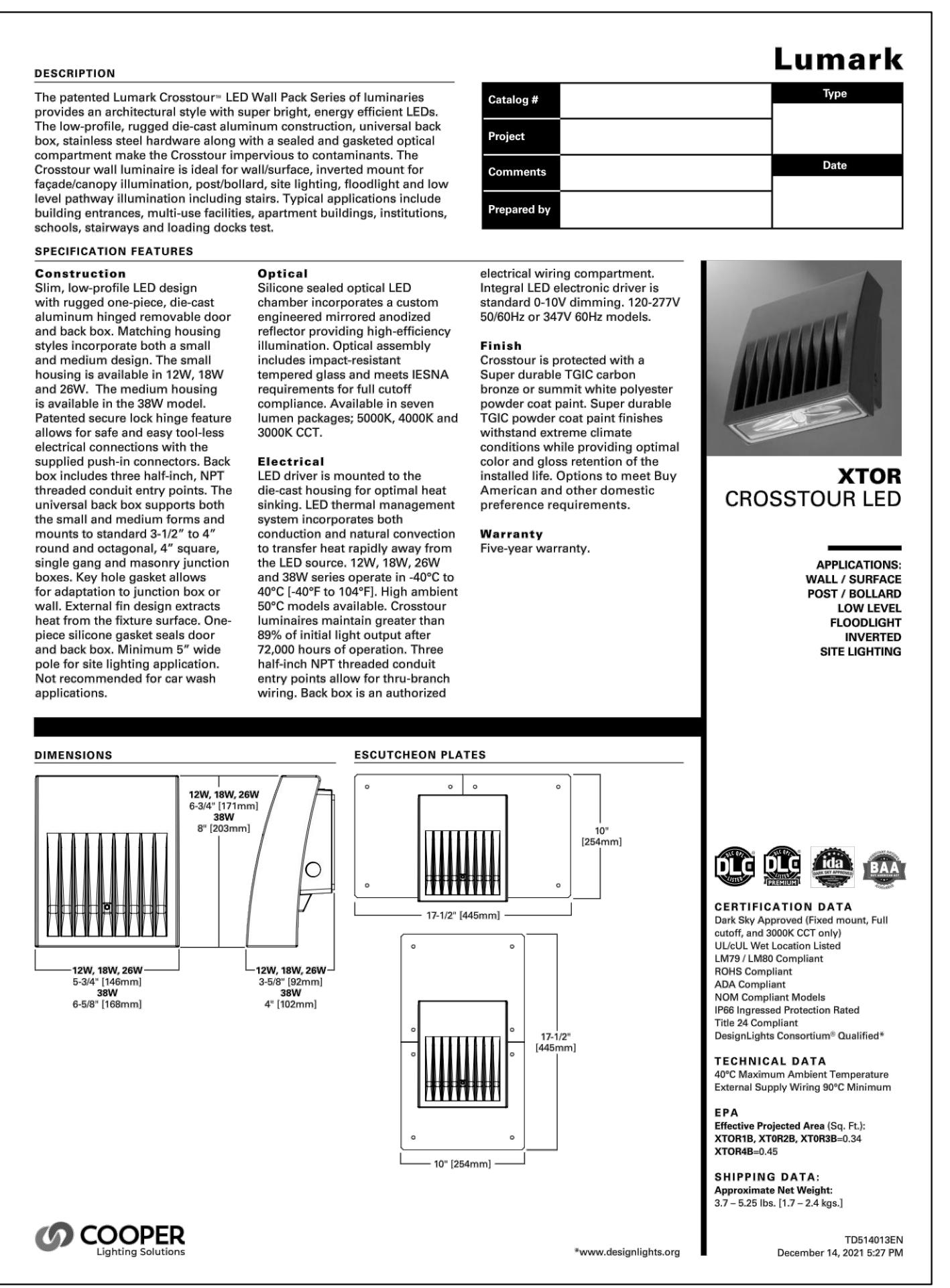
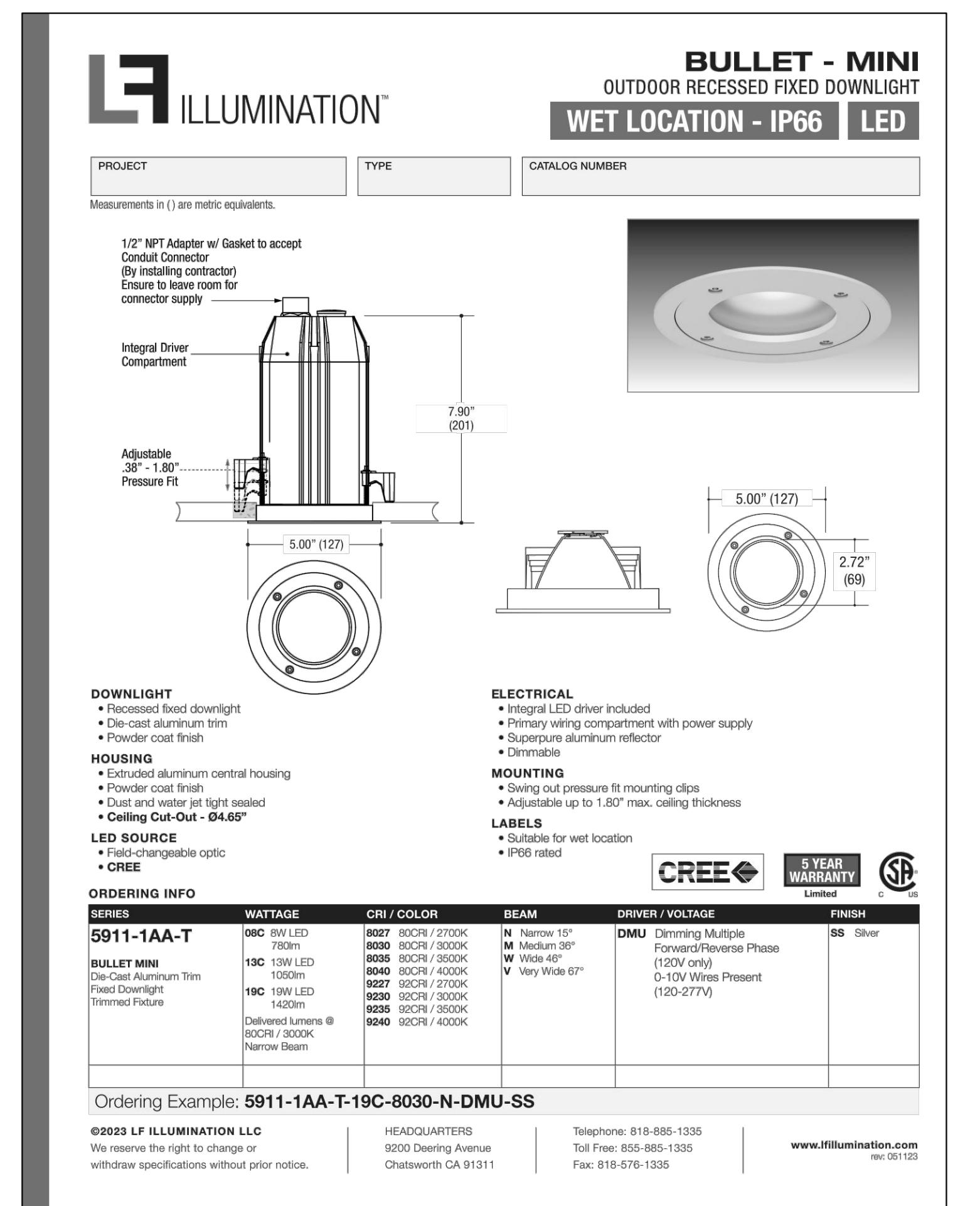
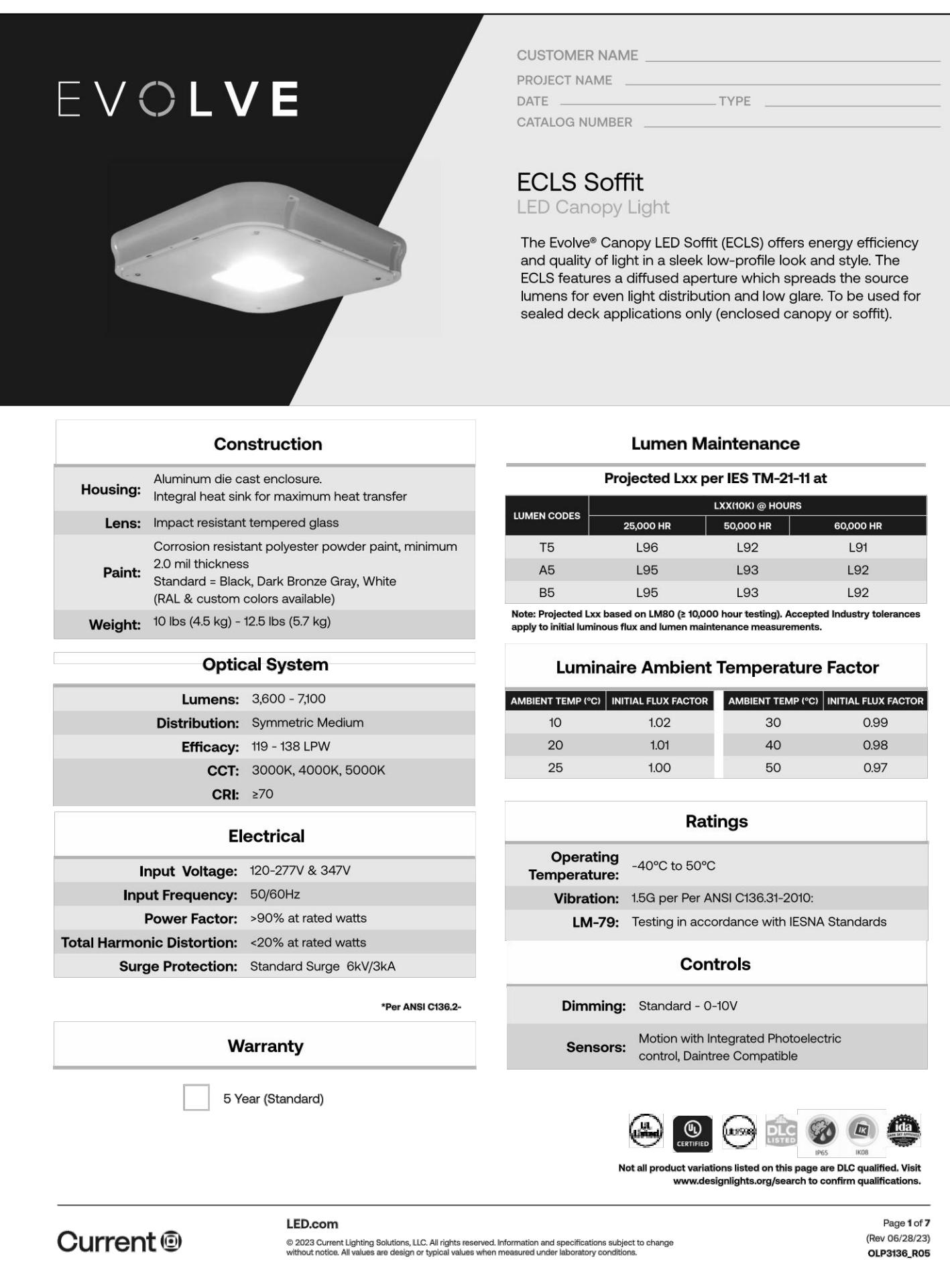
AZPE

ARIZONA PINNACLE
ENGINEERING
2222 W. Pinnacle Peak Road, Suite 290
(623) 594-9049
Project: 24065

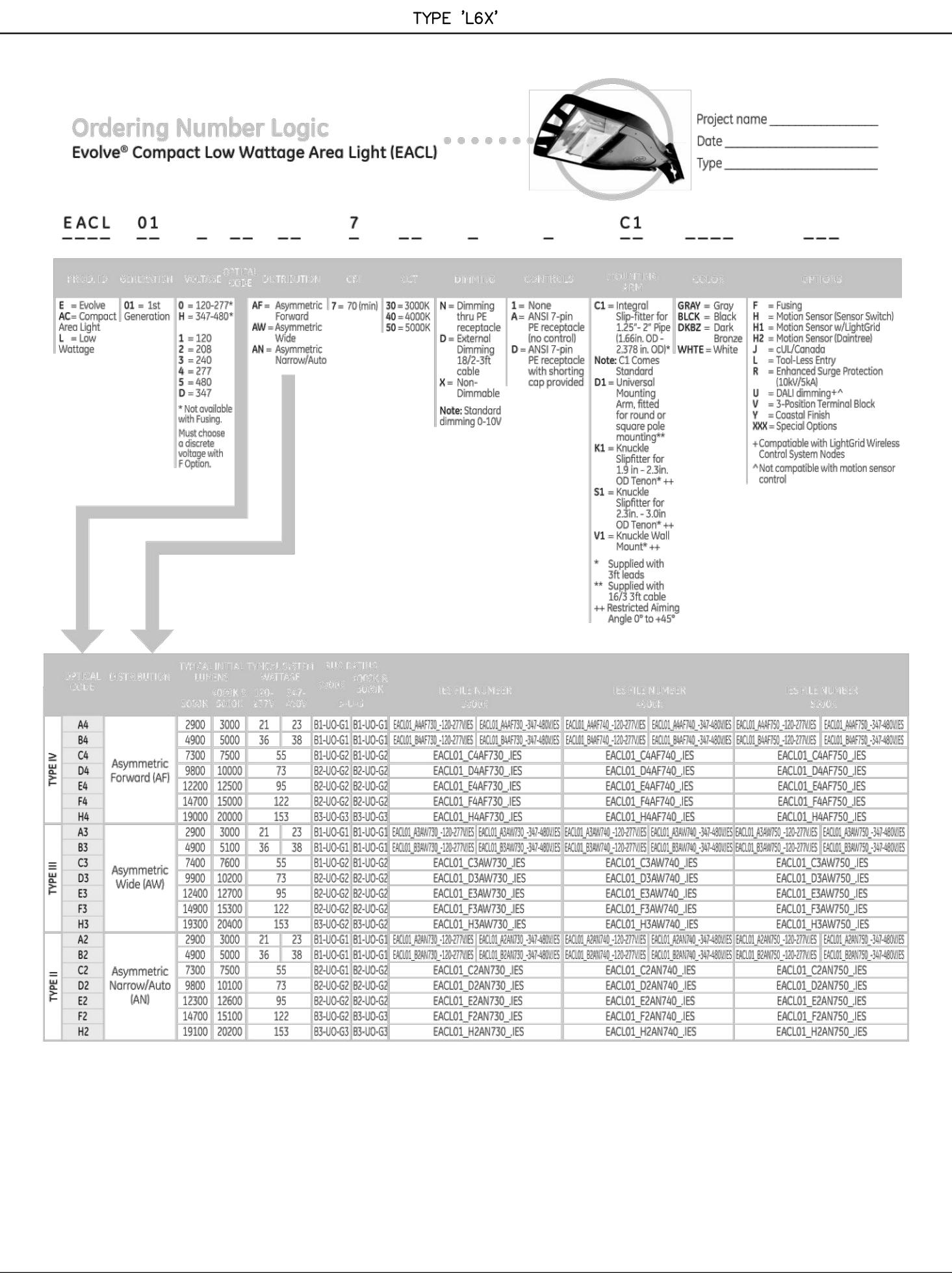
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DATE
PROJECT
26.MARCH.2024
23115.00

PHOTOMETRY PLAN



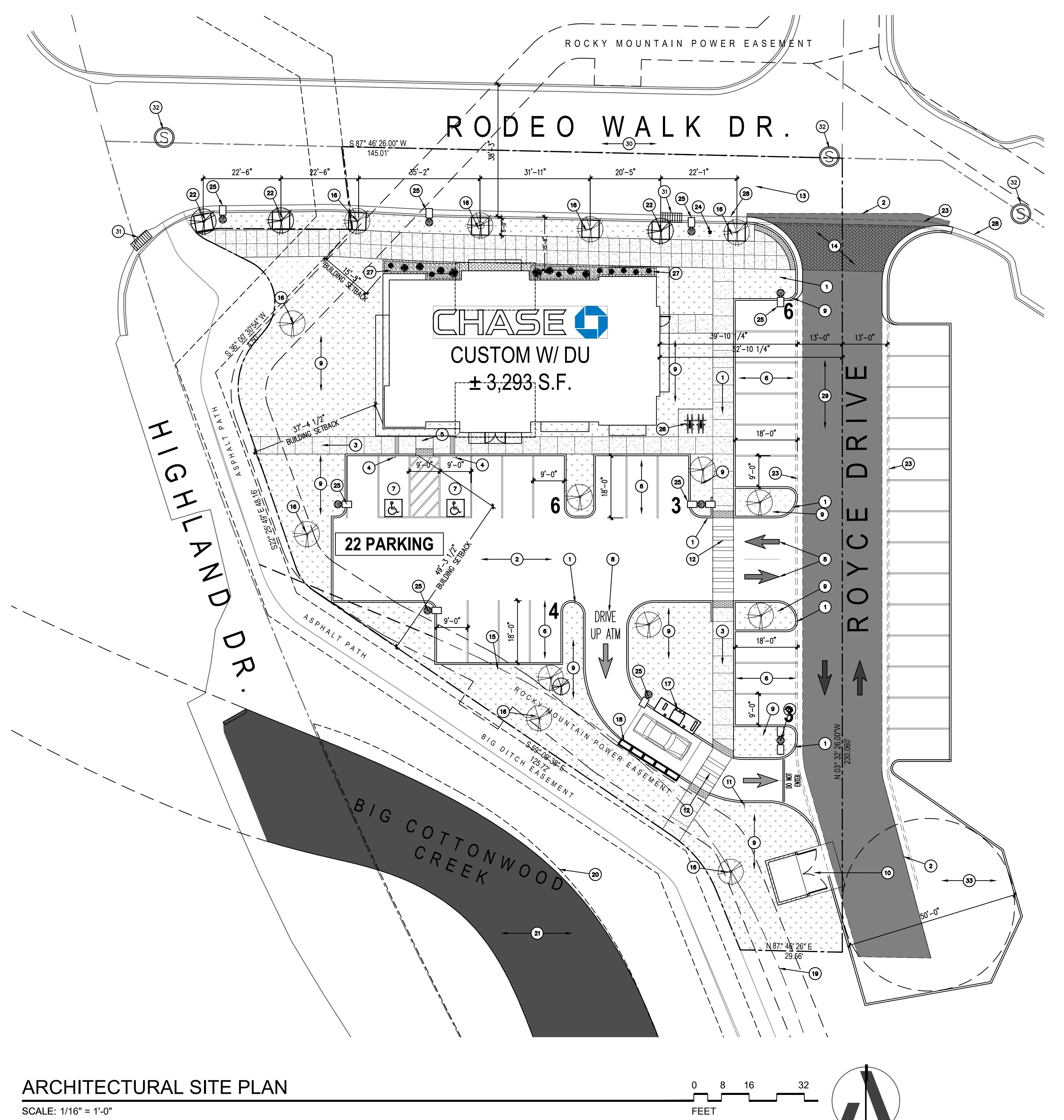
NOTE: THIS DETAIL IS SHOWN FOR
ELECTRICAL INFORMATION ONLY. THE
POLE/FIXTURE MANUFACTURER SHALL
PROVIDE STRUCTURAL CALCULATIONS.



Symbol	Qty	Label	Arrangement	Description	Tag
■	8	1L-B	Single	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK
○	3	1L-R	Single	5811SAT20L040W	RECESSED DOWNLIGHT
□	2	1LX	Single	ECL6010TSW40-DIMMING-SM-WHITE	SURFACE MOUNT CANOPY
□	2	SL2	2 @ 90 degrees	EACL0103AW740-DIMMING-DL-FINISH WITH ELS-EAC-ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
□	1	SL1	Back-Back	EACL0103AW740-DIMMING-DL-FINISH WITH ELS-EAC-ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
60' PARKING	Illuminance	Fc	4.23	8.1	0.8	5.29	10.13
ATM	Illuminance	Fc	21.03	37.7	6.9	3.05	5.46
ATM 50'	Illuminance	Fc	36.7	61.2	12.6	3.60	5.80
ENTRY 10'	Illuminance	Fc	23.89	81.5	1.5	1.93	24.35
ENTRY 50'	Illuminance	Fc	6.03	51.1	0.1	60.30	511.00
PROPERTY LINE	Illuminance	Fc	0.47	2.7	0.0	N.A.	N.A.
SITE	Illuminance	Fc	2.11	26.5	0.0	N.A.	N.A.
JPMC PAVEMENT	Illuminance	Fc	4.58	21.9	0.1	45.80	219.00





LEGEND

-----	BOUNDARY LINE
- - -	PROPERTY LINE
- - -	EASEMENT/EXCEPTION LINE
████████	PROPOSED PLANTING AREA
██████	PROPOSED CONCRETE SIDEWALK
██████	PROPOSED CONCRETE PAVER
██████	PROPOSED NEW ASPHALT
████████	PROPOSED PLANTING AREA W/ GRAVEL

KEYNOTES

1. PROPOSED CURB AND GUTTER.
2. REMOVE EXISTING ASPHALT PAVING.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED ADA SIGNAGE DETAIL.
5. PROPOSED ADA RAMP.
6. PROPOSED 9'x18' STANDARD PARKING STALL.
7. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE.
8. PROPOSED PAINTED TRAFFIC MARKING AND SYMBOLS.
9. PROPOSED LANDSCAPE AREA.
10. PROPOSED TRASH ENCLOSURE.
11. PROPOSED "DO NOT ENTER" SIGN.
12. PROPOSED PEDESTRIAN CROSSWALK.
13. EXISTING DRIVE ACCESSES.
14. PROPOSED DRIVE ACCESSES
15. EXISTING ELECTRICAL BOX TO REMAIN.
16. EXISTING TREES TO REMAIN.
17. PROPOSED DRIVE UP ATM WITH FREESTANDING SIGNATURE ATM CANOPY BY SIGN VENDOR. MATERIAL ALUMINUM STATIONARY REVEAL.
18. PROPOSED PLANTER. HEIGHT 3'-0". MATERIAL FILLED WITH RIVER ROCK.
19. 40' SETBACK FROM BIG COTTONWOOD CREEK.
20. APPROXIMATE LOCATION OF REGULATORY FLOODWAY PER FEMA FLOOD MAP.
21. BIG COTTONWOOD CREEK.
22. NEW TREE. SEE LANDSCAPE.
23. REMOVE EXISTING 6" CURB.
24. EXISTING FIRE HYDRANT TO REMAIN.
25. PROPOSED LIGHT POLE.
26. PROPOSED BICYCLE RACK.
27. PROPOSED PLANTING AREA W/ GRAVEL.
28. EXISTING CURB TO REMAIN.
29. PROPOSED ASPHALT PAVING.
30. EXISTING PRIVATE STREET TO REMAIN.
31. EXISTING STORM RAIN TO REMAIN.
32. EXISTING SEWER TO REMAIN.
33. PROPOSED TURNAROUND.

AREA CALCULATIONS		
	SQUARE FEET	PERCENTAGE OF TOTAL (%)
TOTAL AREA	29,239 S.F.	100%
TOTAL BUILDING AREA	3,293 S.F.	12%
TOTAL IMPERVIOUS AREA	16,804 S.F.	57%
TOTAL LANDSCAPE AREA	9,142 S.F.	31%

PROJECT DATA

EXISTING ZONING:
COMMERCIAL - MIXED USE

PROPOSED USE:
FINANCIAL INSTITUTION

BUILDING HEIGHTS:
40'-0" MAXIMUM
PROPOSED: 23'-6"

PARKING:
REQUIRED PARKING (1 / 200 S.F.)
PROVIDED ADA PARKING: 17 SPACES
REQUIRED ADA PARKING:
PROVIDED ADA PARKING: 22 SPACES
1 SPACE
2 SPACES

PRELIMINARY - NOT FOR CONSTRUCTION NOR RECORDING

DRAWN
DATE
PROJECT

ARCHITECTURAL
SITE PLAN

A0.1

PROJECT:	EAST 39TH SOUTH RELO E MURRAY HOLLADAY RD. AND HIGHLAND DR. HOLLADAY, UT 84117
CLIENT/OWNER:	J.P. MORGAN CHASE, N.A. CORP. REAL ESTATE SERVICES 10 SOUTH DEARBORN, FLOOR 25 CHICAGO, IL 60603

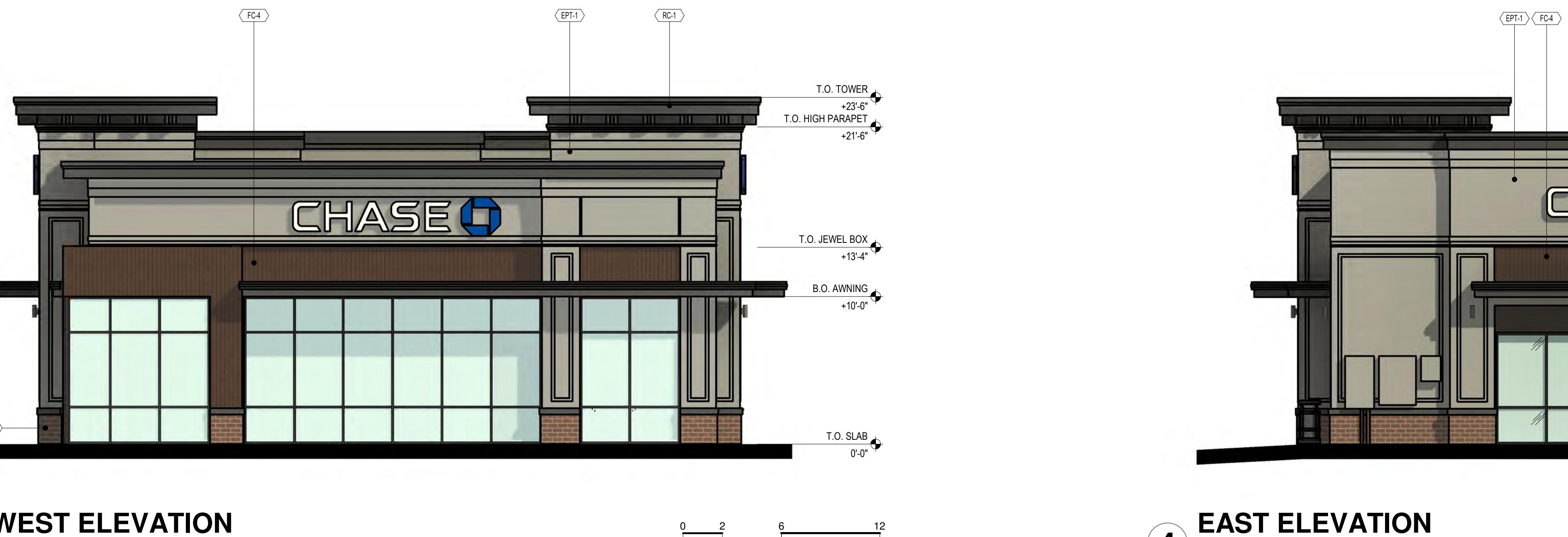
EXTERIOR FINISH MATERIALS	
BR-2	MANUFACTURED BRICK VENEER MANUFACTURER ACME BRICK COMPANY PRODUCT FACE BRICK COLOR "RED SUNSET" SIZE 8" WIDE x 4" HIGH x 4" THICK GROUT 1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
FC-4	NOTES
EPT-1	FIBER CEMENT PANEL- DARK MANUFACTURER NICHIA FIBER CEMENT PRODUCT RIBBED AWP 3030 COLOR DARK BROWN (CUSTOM COLOR) SIZE 18" NOMINAL X 120" NOMINAL NOTES
RC-1	FIBER CEMENT PANEL - LIGHT MANUFACTURER NICHIA FIBER CEMENT PRODUCT ILLUMINATION AWP 1818 TRIM TBD COLOR LIGHT GRAY (CUSTOM COLOR) SIZE 18" NOMINAL X 72" NOMINAL NOTES
	EXTERIOR PAINT (COPING, METAL DETAILS) MANUFACTURER PETERSEN ALUMINUM / PAC-CLAD PRODUCT METALATEX ACRYLIC SEMI-GLOSS COLOR DE 6385 "BLACK BEAN" FINISH SEMI-GLOSS


1 SOUTH ELEVATION

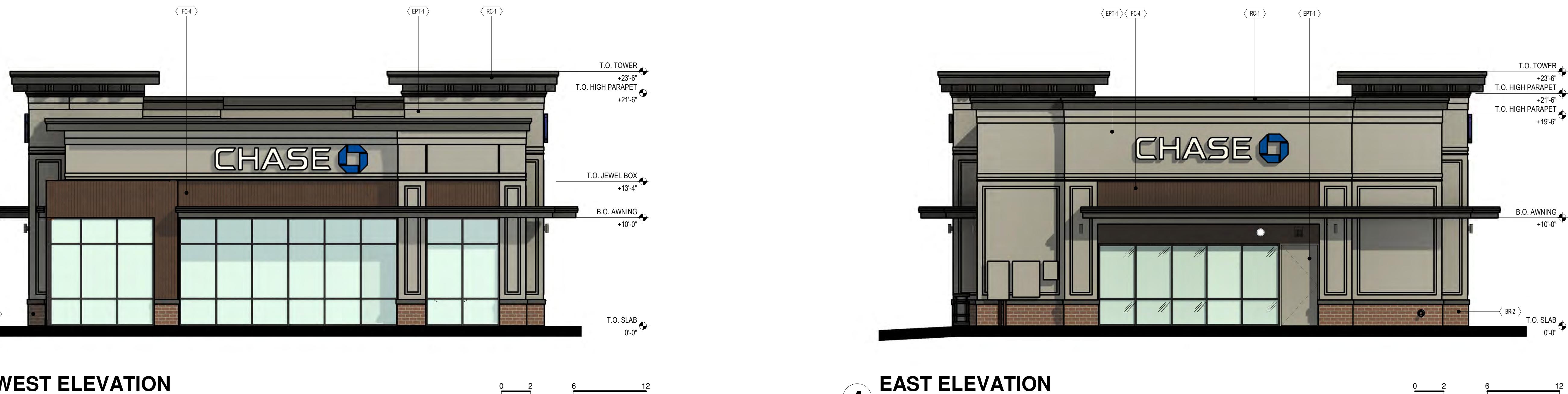
SCALE: 3/16" = 1'-0"


2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

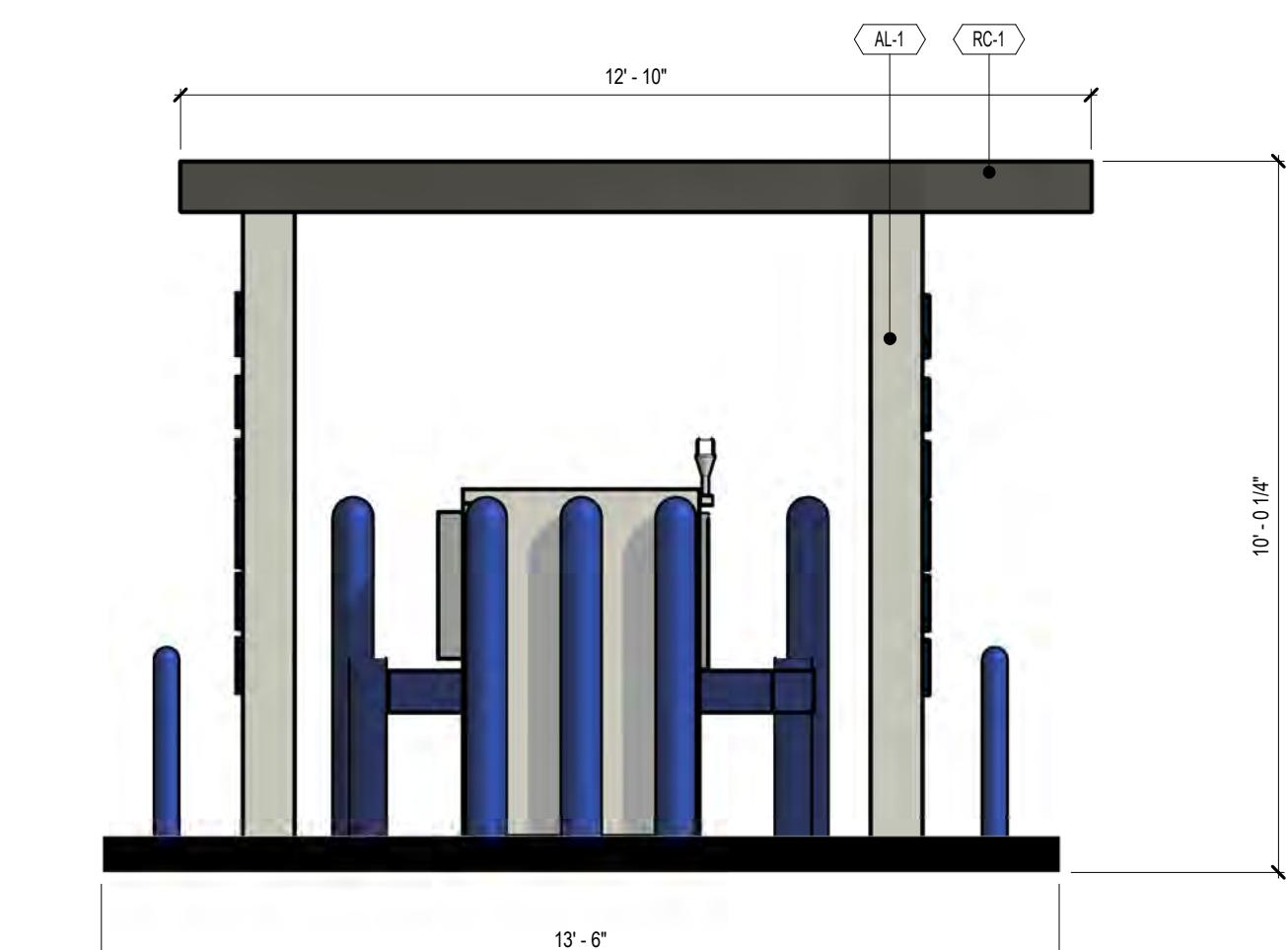

3 WEST ELEVATION

SCALE: 3/16" = 1'-0"


4 EAST ELEVATION

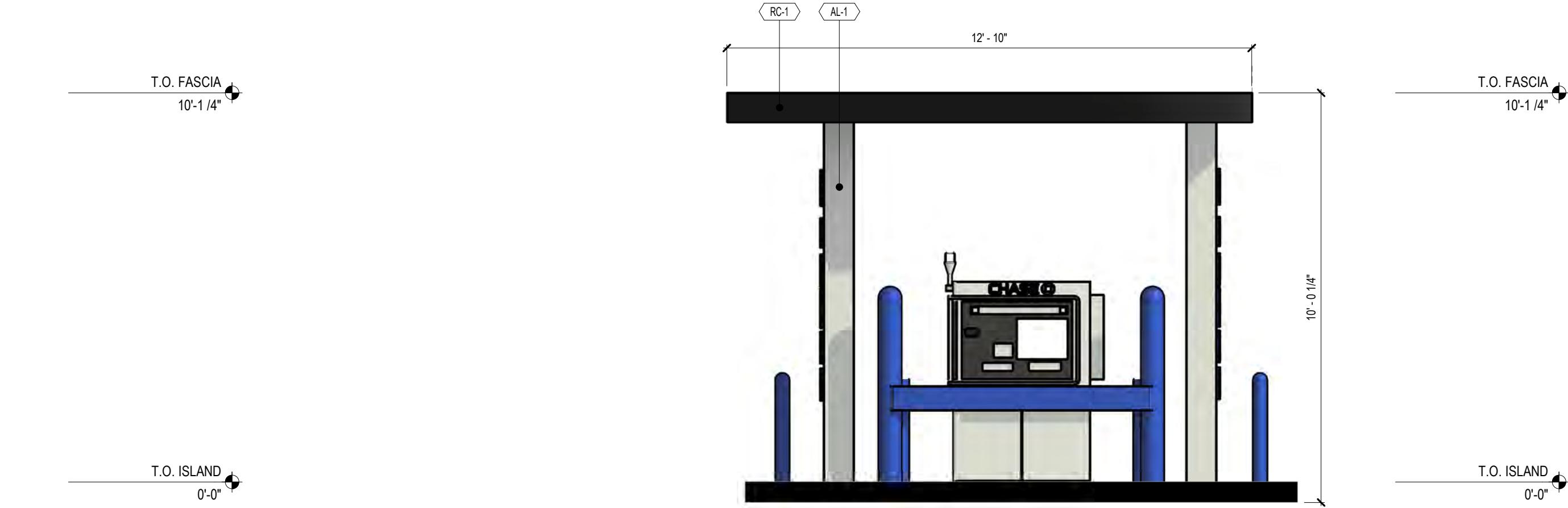
SCALE: 3/16" = 1'-0"

PERCENTAGE EXTERIOR FINISH MATERIALS PER ELEVATION			
ELEVATION	MATERIAL	SQUARE FEET	PERCENTAGE OF TOTAL (%)
SOUTH	BR-2	96 S.F.	6%
	FC-4	98 S.F.	6%
	EPT-1	753 S.F.	45%
	RC-1	177 S.F.	11%
TOTAL AREA		1,680 S.F.	100%
NORTH	BR-2	55 S.F.	3%
	FC-4	140 S.F.	8%
	EPT-1	652 S.F.	39%
	RC-1	172 S.F.	4%
TOTAL AREA		1,680 S.F.	100%
WEST	BR-2	26 S.F.	2%
	FC-4	124 S.F.	12%
	EPT-1	360 S.F.	35%
	RC-1	184 S.F.	12%
TOTAL AREA		1,075 S.F.	100%
EAST	BR-2	65 S.F.	6%
	FC-4	87 S.F.	8%
	EPT-1	656 S.F.	61%
	RC-1	160 S.F.	15%
TOTAL AREA		1,075 S.F.	100%



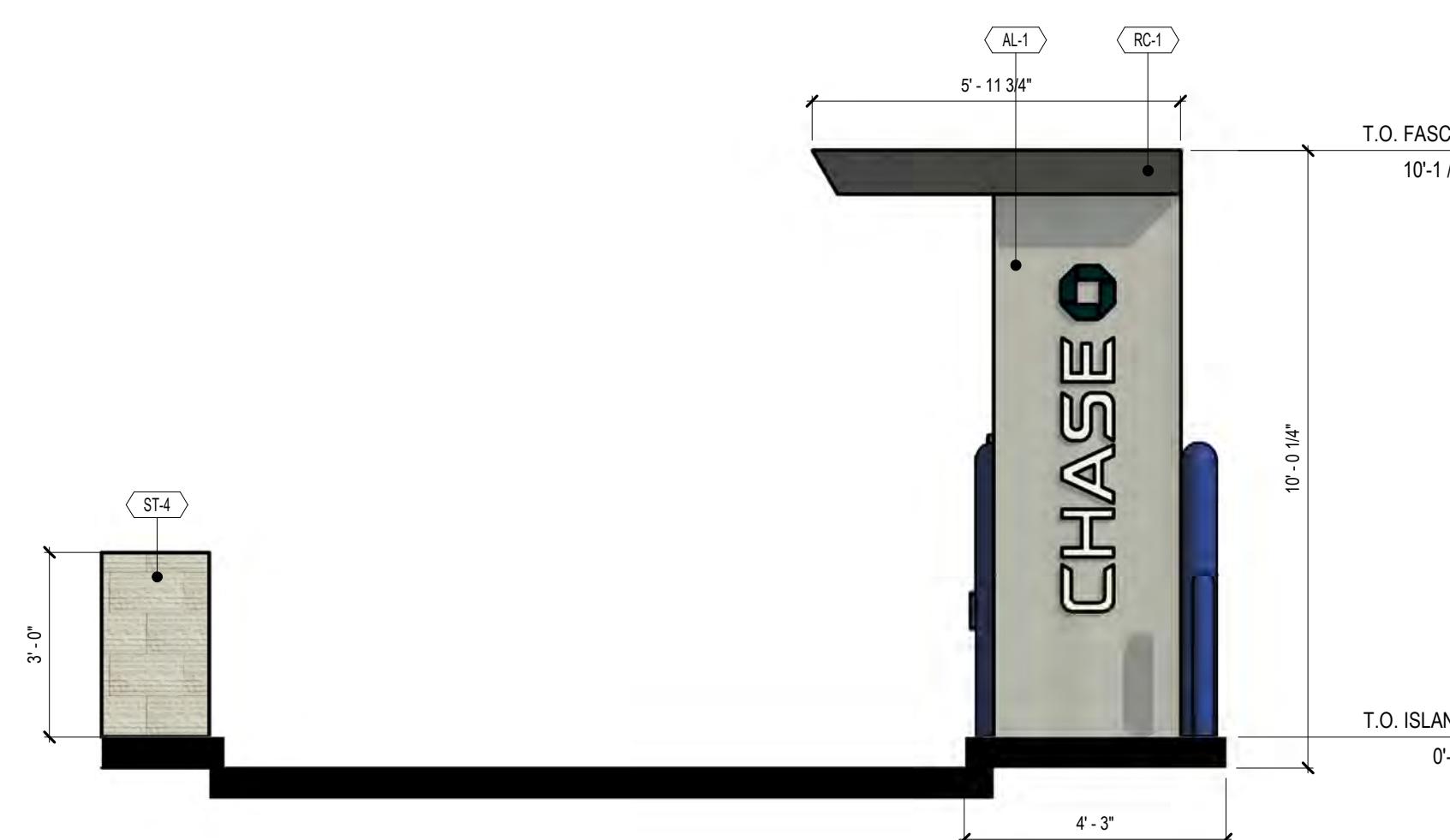
1 ATM ISLAND - EAST ELEVATION

SCALE: 3/8" = 1'-0"



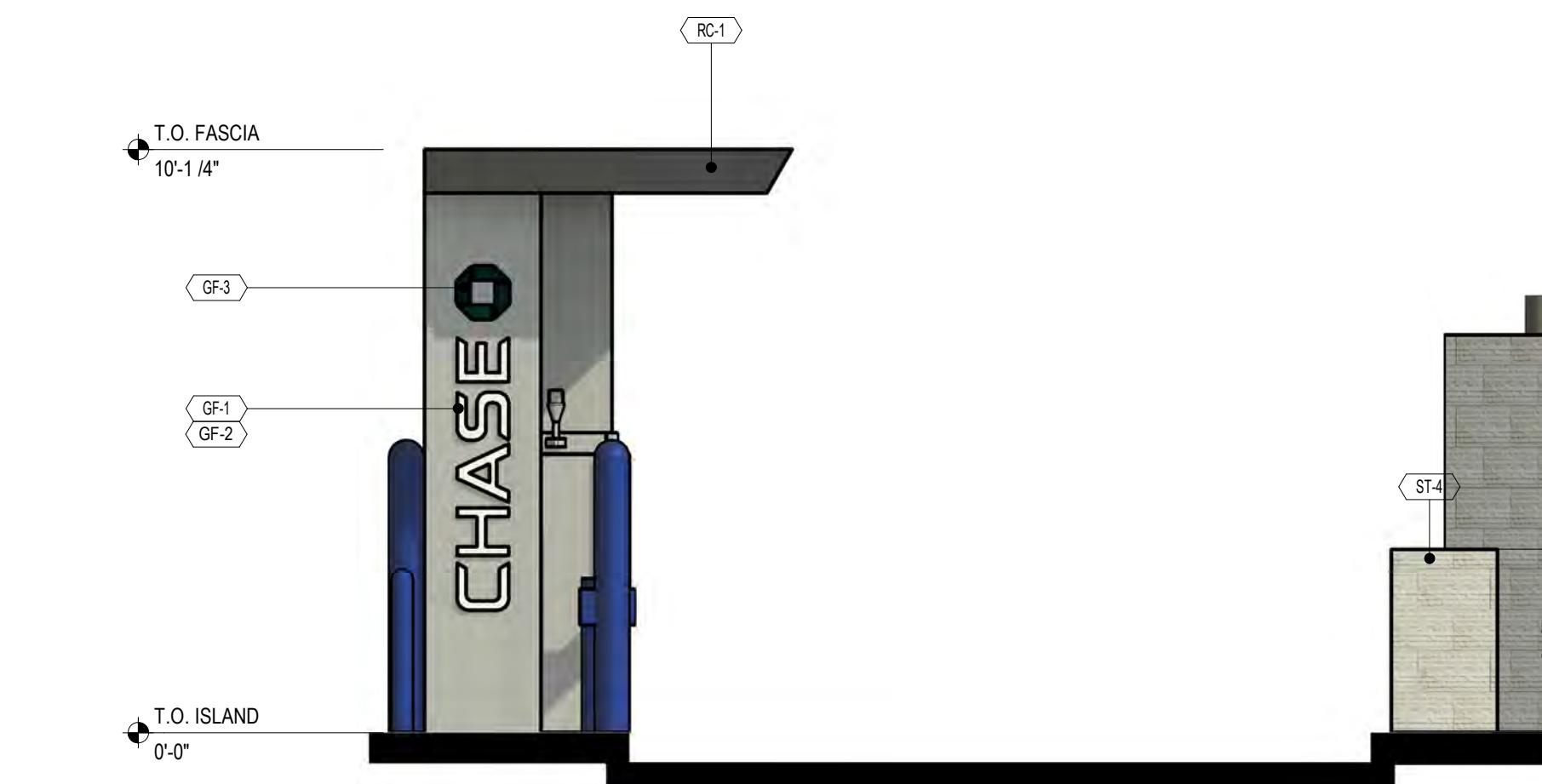
2 ATM ISLAND - WEST ELEVATION

SCALE: 3/8" = 1'-0"



3 ATM ISLAND - SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



4 ATM ISLAND - NORTH ELEVATION

SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS			
GF-01	GRAPHIC FILM	MANUFACTURER	3M
	PRODUCT	3632-20	
	COLOR	"WHITE TRANSLUCENT"	
	FINISH	TRANSLUCENT	
GF-02	GRAPHIC FILM	MANUFACTURER	3M
	PRODUCT	3635-70	
	COLOR	"WHITE DIFFUSER"	
GF-03	GRAPHIC FILM	MANUFACTURER	3M
	PRODUCT	3632-127	
	COLOR	"INTENSE BLUE"	
RC-1	EXTERIOR PAINT (COPING, METAL DETAILS)	MANUFACTURER	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS	
	COLOR	DE 6385 "BLACK BEAN"	
	FINISH	SEMI-GLOSS	
AL-1	METAL CLADDING	MANUFACTURER	PAC-CLAD
	PRODUCT	METAL CLADDING	
	COLOR	"DURAGLOSS 5000"	
ST-4	MANUFACTURED THIN STONE VENEER	MANUFACTURER	CORONADO STONE PRODUCTS
	PRODUCT	CHISELED LIMESTONE	
	COLOR	"SILVER ASH"	
	SIZE	24" WIDE x 12" HIGH x 1" THICK	
	GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT	
	NOTES		

EAST 39TH SOUTH RELO
E MURRAY HOLLOWAY RD. AND HIGHLAND DR. HOLLOWAY, UT 84117

CHASE

APPN
architecture

480.998.0709

3003 NORTH CENTRAL AVENUE, SUITE 1100
PHOENIX, ARIZONA 85012

PRELIMINARY - NOT
FOR CONSTRUCTION
NOR RECORDING

DRAWN
DATE
PROJECT

AM
21.MAY.2024
23115.00

DRIVE-UP
CANOPY
ELEVATIONS

A2.3



FILE# 23-2-03

ADDRESS:

5025 South Highland Drive

LEGAL DESCRIPTION: 22-09-430-006

BEG S 46°30'30" W 228.29 FT & S 1°33'30" W 15 FT FR W 1/4 COR OF SEC 10, T 2S, R 1E, S L M; N 1°33'30" E 165 FT; S 85°E 189.07 FT; S 5°26' W 93.5 FT; S 85° E 75 FT; S 5°26' W 71.2FT; N 85° W 252.17 FT M OR L TO BEG. 0.8

APPLICANT/REPRESENTATIVE:

Bret Laughlin, Owner Chris Layton, Rep.

PROPERTY OWNER:

Orange Properties, LLC

ZONING:

C-2

GENERAL PLAN DISTRICT:

Highland Drive Master plan - Seg B

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 05/10

REQUEST:

Subdivision - P.U.D.

APPLICABLE REGULATIONS:

13.08.040

13.78

General Plan - HDMP Seg B

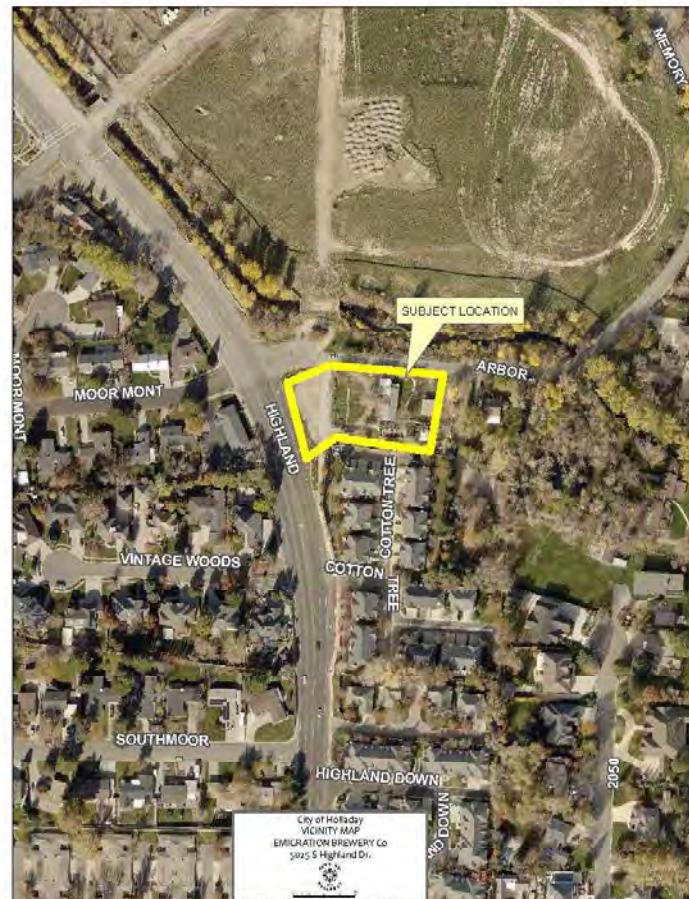
EMIGRATION BREWERY - PUD

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



EXHIBITS:

Zone map

Staff Report

Applicant Narrative

Applicant development drawings



Notes:

STAFF:

Carrie Marsh, City Planner



CITY OF HOLLADAY
Planning Commission
May 21, 2024
Item #2

Request: **MIXED-USE COMMERCIAL/RESIDENTIAL SUBDIVISION AMENDMENT and
CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT**

Project: "Emigration Brewing Co. Mixed Use Development"

Address: 5025 S. Highland Dr.

Zone: C-2

Applicant: Bret Laughlin

File No: 23-2-03

Notice: Mailed May 10, 2024

Staff: Jonathan Teerlink and Carrie Marsh

GOVERNING ORDINANCES:	13.62	C-2 COMMERCIAL ZONE
	13.08.010	THREE STEP REVIEW
	13.06.050 B2	GENERAL ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES
	13.08.040	CONDITIONAL USE
	13.78	PLANNED UNIT DEVELOPMENT
	13.10	SUBDIVISIONS

REQUIRED PLANNING COMMISSION ACTIONS: ADMINISTRATIVE

Public hearing required. As this application is for a mixed-use site plan and a Planned Unit Development, the PC shall make two separate motions, one for each item, to either, approve or to continue discussion for this 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. [13.06.050.B2](#) and [13.08](#).

1. 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**. Any modifications to the subdivision plat require approval by the Planning Commission. Decisions and approval must be made during public meeting.
2. A Mixed-Use Planned Unit Development is a conditional use and requires a site plan review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be made during public meeting.

BACKGROUND

An application from the property owners of 5250 S. Highland Dr. has been submitted via applicant Bret Laughlin and Chris Layton. This property is 1.08 acres (46,900 square feet) and is located on the south side of the new Royal Holladay Hills development, on the corner of Arbor Lane and Highland Drive. It is the site of the former Roots Nursery. In March of 2022, the property was rezoned from Neighborhood Commercial (NC) to Commercial (C-2). The rezone was conditioned upon a site plan for a Townhome and Brewpub Restaurant use be approved within 2-years. Preliminary approval for the subdivision site plan was granted on June 6th 2023, with final approval deferred to Staff. Approval of the original proposal included a brewery/restaurant and four town homes on the site. The applicant has been working on the project since the preliminary approval was granted, and is currently proposing to amend the preliminary approval by adding six units on a third level above the brewery as part of a Planned Unit Development. The planned unit development includes a reduction in the corner side yard setback for the brewery/residential units, and reductions in the rear and side setbacks for the townhomes.

PROJECT SUMMARY

- § Conditional Rezone approved in March of 2022 (City Council)
- § Concept Site plan approved April 2023 (Planning Commission)
- § Preliminary Site plan approved June 2023 (Planning Commission)
- § Development Compliance Details:
 - Mixed-use development is a permitted use; Commercial use: Brewery/restaurant Residential use: Proposed ten dwelling units (4 townhomes and 6 units in the brewery/restaurant building).
 - Minimum lot requirements for dwelling units and buildings are met
 - § 10,000 sq. ft for the first unit and 2,000 sq. ft for each addition unit. Total of 28,000 sq. ft. for ten units

- Parking requirements are met – see tabulation on site plan
- Proposed residential and mixed-use commercial buildings comply with height maximums of 40' in the C-2 zone
 - § (40-foot height code amendment approved by City Council 5/16/2024)
- Buildings cover 27% of the lot. Up to 50% is allowed.
- A brewery is a conditional use in the C-2 zone and will be required to apply for a separate Conditional Use Permit for the brewery.

§ Conceptual Subdivision Plan approved by Planning Commission on April 4, 2023.

§ Prior preliminary plat approved by the Planning Commission on June 6, 2023.

§ Preliminary Approval Requirements

- Narrative detailing the project
- Preliminary Plat – site plan requirements as required in 13.10a
- Soil erosion and geological hazard and/or sedimentation control plans and specifications submitted
- Evidence that the applicant has sufficient control to effectuate the proposed use and establish guarantee for any public improvements
- Landscape agreement with Royal Holladay Hills
- Public right of way realignment of Arbor Lane to be addressed through vacation process
- Utility Service letters from each utility provider serving the project: *in progress*
- Tree canopy protection plan: *in progress*

§ Required/Proposed Setback Summary for a Planned Unit Development

- 20' corner side setback required
 - § Townhomes proposed: Closest point: 10 feet, 12-foot average.
 - § Mixed residential and brewery/restaurant proposed: 0' (*Note: public dedication of area with realignment of Arbor Lane will increase the setback/average of this building*)
- 15' rear yard setback required (*corner lot next to a side yard of another lot*)
 - § Townhomes proposed: Closest point: 10 feet, 11-foot average.
- 15' side yard setback required
 - § Townhomes proposed: Closest point 11 feet, 12-foot average.

TECHNICAL REVIEW COMMITTEE ANALYSIS: PRELIMINARY

In accordance with Holladay Ord 13.08.010, upon receipt of a complete Preliminary subdivision application, the received submission 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 **conditional preliminary subdivision approval** from the TRC:

Zoning, City Planner:

- § Utility Service letters with approved plan stamped by each utility – Staff does not foresee issues with the applicant getting approvals
- § Tree Canopy Protection plan showing replacement trees, or statement of no tree impact required
- § Consider requiring buffering trees/bushes/other landscaping elements specifically in rear and side yards of townhomes to mitigate impacts on adjacent properties. Minimal impact is foreseen considering rear yards abut a driveway on the east and the side yard abuts a fire turnaround and side yard on the south.
- § Landscaping standards apply per 13.77 which addresses non-parking lot landscaping

Unified Fire Authority (UFA), Area Fire Marshall:

- § Driveways and parking are properly sized for Fire and Emergency access from Arbor Lane, a public street
- § Automatic fire sprinklers required for commercial building; not required for residential units.

Engineering, City Engineer:

- § Preliminary plat review okay
- § Address all comments on Civil set before Final

Building, City Building Official:

- § Building permits required

STAFF RECOMMENDATION

The Preliminary requirements have been reviewed by the TRC and have been determined to be substantially complete; or in the process of completion as per the City's submission requirements. The TRC recommends that the Planning Commission **conditionally approve** the proposed amendment to the **PRELIMINARY SUBDIVISION PLAN** with the following *findings and conditions*:

FINDINGS:

- 1) The preliminary plat has been reviewed and considered substantially complete
- 2) The proposed land use complies with allowed uses in the C-2 Zone.
- 3) Lot size, coverage, and parking requirements meet the minimum requirements in the C-2 Zone

CONDITIONS:

- 1) Remaining items as noted, to be completed before a notice of final approval is issued:
 - a. Address Civil Plan comments by City Engineer
 - b. Submit grading and drainage plan
 - c. Provide Utility Service letters with approved plans
 - d. Submit Landscaping plan with Tree Canopy Protection Plan
 - e. Any additional conditions recommended by the Planning Commission

SEPARATE MOTIONS REQUIRED FOR THE CONDITIONAL USE, PUD ELEMENTS

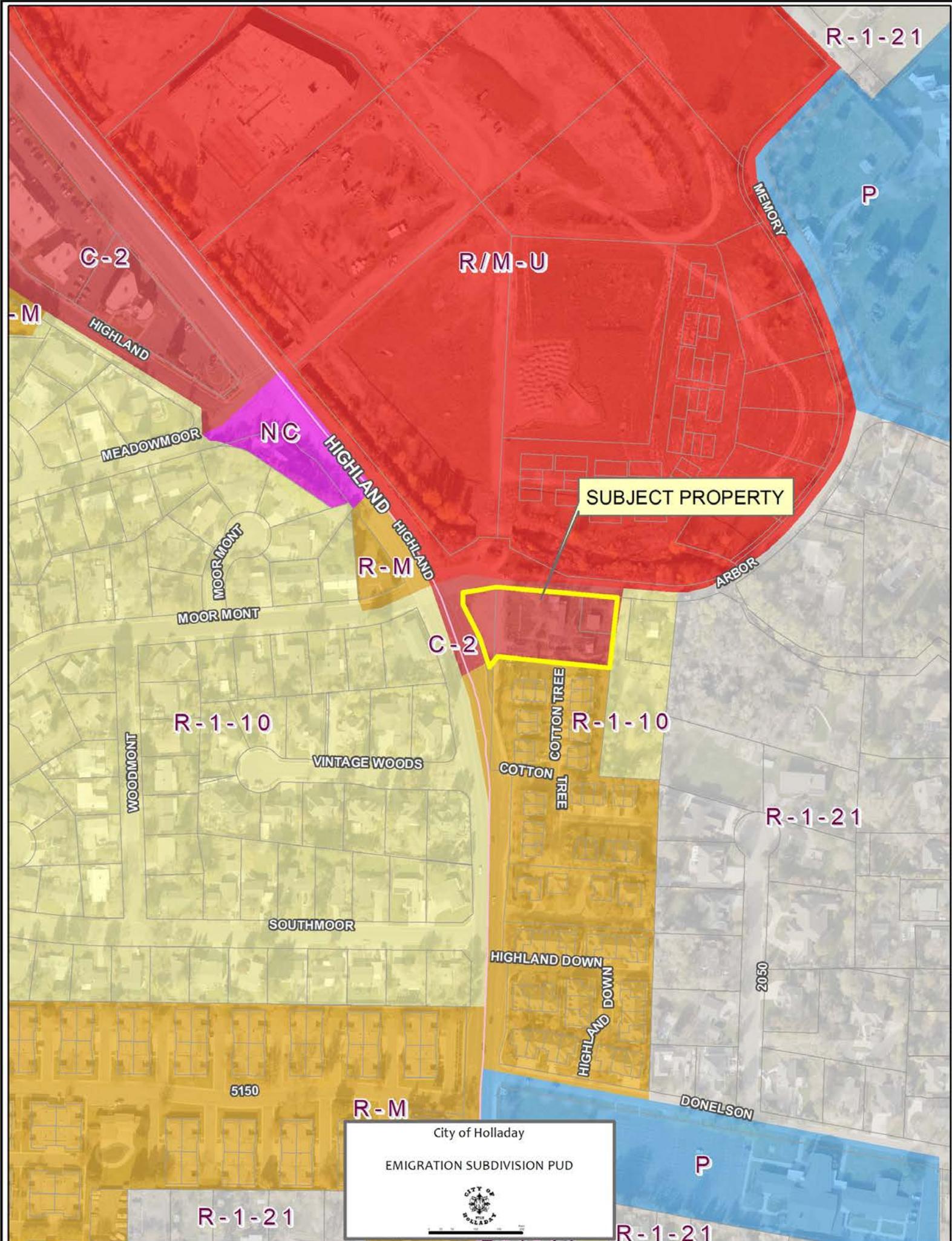
1. MOTION FOR THE PUD CONDITIONAL USE

- a. "I _____ move to (Approve, Deny, Continue) the **PLANNED UNIT DEVELOPMENT CONCEPTUAL SITE PLAN** application submitted by Mr. Bret Laughlin for "Emigration Brewery" a Mixed-Use Planned Unit Development in the C-2 zone, upon finding that: (see **findings 1-3**), with the following conditions (see **conditions a-e**).
 - f. Reduced setbacks as proposed

2. MOTION FOR THE SUBDIVISION AMENDMENT

- a. "I _____ move to (Approve, Deny, Continue) the **PRELIMINARY PLAT** for "Emigration Brewery" a Mixed-Use Planned Unit Development in the C-2 zone, upon finding that (see **findings 1-3**),
- b. "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."





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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



ADABKHAH, SEYEDEH B
5056 S COTTON TREE LN
HOLLADAY UT 84117-7041



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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



ADAMSON FAM TR ET AL
1901 E VINTAGE WOODS CT
HOLLADAY UT 84117-7033





NOTICE OF A PUBLIC HEARING

Mixed-Use Subdivision – “Emigration Brewery PUD”

Date: **Tuesday, May 21st 2024**

Time: As close to 6:00 pm as possible

Location: City Hall – City Council Chambers

Hearing Body: Planning Commission

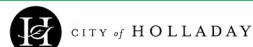
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of proposal by Owner, Bret Laughlin for Final layout of a Mixed-Use, Planned Unit Subdivision for **EMIGRATION BREWERY SUBDIVISION**, a 1.07 acre mixed-use redevelopment site in the C-2 zone located at **5025 South Highland Drive**. All considerations will be reviewed by the Planning Commission for compliance with Holladay Ordinance §13.78

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

Please submit comments via email by 5:00 pm 05/20/2024 to Jonathan Teerlink, jteerlink@holladayUT.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item 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 on 05/10/2024 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NOTICE OF A PUBLIC HEARING

Mixed-Use Subdivision – “Emigration Brewery PUD”

Date: **Tuesday, May 21st 2024**

Time: As close to 6:00 pm as possible

Location: City Hall – City Council Chambers

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GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project:

Address of Project:

TYPE OF REQUEST: (mark all that apply)

ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)	
<input type="checkbox"/>	SITE PLAN (<input type="checkbox"/>) PERMITTED of (<input checked="" type="checkbox"/>) CONDITIONAL	<input type="checkbox"/>	REZONE OF PROPERTY
<input type="checkbox"/>	SUBDIVISION PLAT	<input type="checkbox"/>	GENERAL PLAN AMENDMENT
<input type="checkbox"/>	CONDOMINIUM PLAT	<input type="checkbox"/>	CODE AMENDMENT
<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
<input type="checkbox"/>	SPECIAL EXCEPTION	<input type="checkbox"/>	HISTORIC SITE DESIGNATION
<input type="checkbox"/>	NON-CONFORMING USE DECLARATION	<input type="checkbox"/>	DEVELOPMENT AGREEMENT AMENDMENT
<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	ANNEXATION

Applicant Name: (Please Print)

Property Owners Name: (Please Print) ***ATTACH SIGNED "OWNER AFFIDAVIT"***

Applicant's Mailing:

Address:

City:

State:

Zip:

Applicant Phone:

Applicant's Email Address:

()

Main Contact Person (Please Print):

Name:

Phone:

email:

Brief summary of proposal / request:

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	\$600.00
SITE PLAN AMENDMENT	\$250.00
SUBDIVISION: <i>Final = 6% of the cost of improvements</i>	\$2,000.00 + \$100.00/lot
CONDOMINIUM	\$1,000.00 + \$100.00/unit
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00
CONVERSION TO CONDOMINIUM	\$50.00/unit
SPECIAL EXCEPTION	\$600.00
SUBDIVISION AMENDMENT	\$500.00

REZONE of PROPERTY	\$900.00 + \$85.00/acre
CODE AMENDMENT	\$600.00
GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
HISTORIC SITE DESIGNATION	\$600.00
PUBLIC STREET:	\$300.00 – vacation \$500.00 – dedication \$250.00 – namechange
ANNEXATION	
DEVELOPMENT AGREEMENT AMENDMENT	
LOT LINE ADJUSTMENT / COMBINATION:	\$75.00
OTHER:	

FINAL TOTAL DUE:

OFFICE USE ONLY

FILE NUMBER: _____

PARCEL NUMBER: _____

GENERAL PLAN: _____

ZONE: _____ ACREAGE: _____

PC ACTION: _____ DATE: _____

CC ACTION: _____ DATE: _____

FILE DATE: _____

NEXT STEPS:

1. To be considered COMPLETE, this form must be accompanied by all applicable "project tracking" checklist(s)/submittals or it will not be accepted.
2. Complete applications must be submitted 3 weeks prior to the desired Planning Commission date
2. Applications are reviewed every Tuesday by the Holladay TRC. You will be notified of any deficiencies, decisions and/or meetings dates at that time
3. Planning Commission convenes each month on the 1st and 3rd Tuesday. City Council convenes the 1st and 3rd Thursday of each month
4. Your Attendance at the Planning Commission and/or City Council meetings is required by the applicant or a representative of the applicant.

PRINTED DATE
05.02.2024

LAYTON DAVIS
ARCHITECTS
2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P-801487.0715 | www.laytondavisarchitects.com

EMIGRATION BREWING RESTAURANT & BAR

5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

CHRONOLOGY

PROJECT NO
22.025

DWN BY/CHK BY
CWL

TITLE
OVERALL
SITE PLAN

24X36 SHEET #

A100

The drawings, designs, details, arrangements and plans indicated or represented are the sole property of Layton Davis Architects and are subject to the copyright of Layton Davis Architects and its assigns. They were created, evolved and developed for use on, and in conjunction with the specified project. Any use of the drawings, designs, materials or information contained herein, including but not limited to copying or reproduction, which is not expressly authorized by Layton Davis Architects, is strictly prohibited as an infringement of its copyright and may result in liability.

EMIGRATION BREWING COMPANY OVERALL SITE PLAN

NORTH 1 A100
OVERALL SITE PLAN
SCALE: 1" = 15'-0"

PROPOSED PROJECT PARKING TABULATION - METHOD A			
TYPE OF LAND USE	PARKING REQUIREMENT	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED
RESTAURANT (182 SEATS)	1 STALL / 2.5 SEATS (13.80.040)	73 STALLS	
	1 STALL / SHIFT EMPLOYEE	12 STALLS	
BREWERY	1 STALL / SHIFT EMPLOYEE	4 STALLS	
PROPOSED 30% REDUCTION FOR PARKING SHARING: WALKING OR CYCLING; MORE ACCURATE AND FLEXIBLE STANDARDS			
SUB-TOTAL		89 STALLS x .70 = 63 STALLS	63 TOTAL PROVIDED
(6) STUDIO APARTMENTS	1.5 STALL / UNIT	9 STALLS	
(4) 3 B.R. TOWN HOMES	2 STALL / 3 BEDROOM UNIT	8 STALLS	
GUEST PARKING	1 STALL / DWELLING UNIT	10 STALLS	27 TOTAL PROVIDED
PROJECT TOTAL		90 STALLS	90 TOTAL PROVIDED

PROPOSED PROJECT AREA (FOOTPRINT) TABULATION		
DESCRIPTION	SQUARE FEET	% OF TOTAL
TOTAL BUILDING AREA	11,151 SQUARE FEET	23.8%
RESTAURANT/BREWERY	5,711 SQUARE FEET	
FOUR DWELLINGS (PLUS 6 ABOVE RESTAURANT)	5,440 SQUARE FEET	12 UNITS/ACRE
TOTAL IMPERVIOUS AREA	28,231 SQUARE FEET	60.2%
TOTAL LANDSCAPED AREA (ON OUR PROPERTY)	7,518 SQUARE FEET	16.0%
TOTAL SITE AREA	46,900 SQUARE FEET 1.08 ACRES	

GENERAL SITE AND BUILDING NOTES

BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM - NFPA 13
BUILDING WILL HAVE A FIRE ALARM SYSTEM - AS REQUIRED BY CITY
KITCHENS WILL HAVE A TYPE 1 HOOD - AS REQUIRED BY CITY
THERE WILL BE NO PILED STORAGE OVER 12' HIGH OR 500 SQ. FT.
THIS PROJECT WILL BE PHASED AND MAY BE COMPLETED BY DIFFERENT CONTRACTORS AND AT DIFFERENT TIMES AND SCHEDULES. BOTH THE COMMERCIAL AND RESIDENTIAL PHASES WILL BE COMPLETED AS PER THE CONCEPTUAL AND PRELIMINARY SITE PLANS AND FINAL SITE PLAN WILL BE APPROVED BY THE PLANNING STAFF AND CITY ENGINEERING BASED ON THAT COMPLIANCE.



DATE: JUNE 2, 2023

PROJECT: EMIGRATION BREWING
COMPANY – RESTAURANT AND BAR

PROJECT NARRATIVE

Emigration Brewing Company Restaurant and Bar and the Arbor Lane Townhomes is a mixed use Commercial and Residential Project in Holladay, Utah. It is in the C-2 Zone at the corner of Highland Drive and Arbor Lane. The address for the Brewery and Restaurant is 5025 South Highland Drive.

It is the intent of the developer to begin construction of the Brewery and Restaurant this Late Summer or Early Fall. This would put the completion date of the Brewery Restaurant and Bar building to the Summer of 2024. This schedule is dependent on City Approvals, Licensing agreements with neighboring developments and design adjustments to meet budget restraints.

The townhomes will be a few months behind the Restaurant Building most likely with a start date in late Fall and completion in the Fall of 2024. This schedule is dependent on economic market trends, material supplies and consumer demands.



FILE# 24-1-04

FARDOWN SUBDIVISION-AMENDMENT

ADDRESS:

6018 S La Tour Street

LEGAL DESCRIPTION: 22-15-351-018

BEG N 27.91 FT FR MOST SW'LY COR LOT 8, FARDOWN
ESTATES SUB;N 88°30' W 60 FT; N 82.5 FT; S 88°30' E 60 FT;
S 82.5 FT TO BEG. 0.11 AC M OR L

Farsdown Estates Subdivision

APPLICANT/REPRESENTATIVE:

Try Jensen

PROPERTY OWNER:

JENSEN, RICHARD G; JT ET AL

ZONING:

R-2-10 / R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published 12/01, Mailed 12/03

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.10
General Plan - LDR-P

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant project drawings

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:



CITY OF HOLLADAY
Planning Commission
May 21th, 2024
Item #4

Request: **RESIDENTIAL SUBDIVISION – PRELIMINARY/ FINAL PLAT REVIEW**
Project: “Fardown Estates” Subdivision Amendment and Extension
Address: 6018 S. Latour St.
Zone: R-1-10
Applicant: Troy Jensen
File No: 24-1-07
Notice: Mailed notice on May 10, 2024
Staff: 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

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). Decisions must be made during public meeting.

SUMMARY AND BACKGROUND

Property owner and applicant, Troy Jensen has been working with the TRC on a plan to add an additional .11 acres (4,791 sq. ft) to the existing Fardown Estates Subdivision in order to adjust a property boundary between two parcels and designate a utility and access easement to the rear parcel.

The rear .11 acre (4,791 sq. ft.) parcel is zoned as R-2-10. The front .30 acre (13,068) parcel is zoned as R-1-10. The property lines have been adjusted to meet the minimum lot sizes for the respective zones, 6,250 square feet for the rear parcel in the R-2-10 zone and 11,609 square feet for the front parcel in the R-1-10 zone.

TECHNICAL REVIEW COMMITTEE ANALYSIS

In accordance with Holladay Ord 13.08.010, upon receipt of a complete subdivision application, the Community and Economic Development Director 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 conditional preliminary and final subdivision approval** from the TRC:

Zoning, City Planner:

- Both lots meet the minimum size requirements for the zone they are in with the allowed number of units.
- Utility will serve letters have not been provided at the point of this report publication. The applicant is working on acquiring them. This is noted in the conditions for approval.

United Fire Authority (UFA), Area Fire Marshal:

- Request for code modification to remove access requirements; fire sprinklers required

Engineering, City Engineer:

- Onsite stormwater management on individual building permits

- All building plans to be reviewed as separate permits for each lot

RECOMMENDATION

The TRC recommends that the Commission hold the required public hearing and consider comments presented. The CED Director has found that all required preliminary and final elements of a residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be substantially complete as per the City's submission requirements, with the exception of utility will serve letters. 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 building permit. The TRC can therefore recommend the commission **CONDITIONALLY** approve the **PRELIMINARY SUBDIVISION PLAN**. Additionally, and if the commission is amenable, in accordance with 13.08.010.D5, a motion to delegate the **FINAL PLAT** approval to staff is recommended.

STAFF FINDINGS:

1. The development complies with the General Plan
2. The rear lot complies with minimum lot standards for a single-family detached unit development in the R-2-10 zone.
3. The front lot complies with minimum lot standards for a single-family unit in the R-1-10 zone.
4. Details required for a preliminary and final plat have been submitted, with the exception of utility service letters.
5. Vehicular access and utility easements to the rear lot is acceptable, pending public utility approval

STAFF REQUIREMENTS

- Submit all required utility service letters with acceptance of proposed utility easement on front lot.
- Submit code modification request to UFA for fire sprinklers/release of access requirements
- Record an access easement in favor of the rear lot
- Provide CC&R, specifically detailing maintenance of access lane

SUGGESTED MOTIONS

*“I _____ Motion to (approve/continue for further discussion/deny) the **PRELIMINARY PLAN** application by Troy Jensen for to amend and extend the Fardown Estates Subdivision, based upon the findings... (See items 1-5) subject to the following conditions (see requirements) ... “.*

*“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.”*

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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



JONES, GREG M; JT HAMMOND, CRYSTAL; JT
8594 S KINGS HILL DR
COTTONWOOD HTS UT 84121-6061



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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



ANDERSON, JOHN C & RUTH L; TRS
2030 E FARLOWNE AVE
HOLLADAY UT 84121-1407





NOTICE OF A PUBLIC HEARING

Residential Subdivision Amendment – “Fardown Estates”

Date: **Tuesday, May 21st, 2024**

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 amending and extending the Fardown Estates subdivision as proposed by the applicant, Troy Jensen to add .11 acres of land located at 6018 Latour St, in the R-2-10 zone, to accommodate a **detached single family home**, accessed from **Latour St**. 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 May 20th, 2024 to Carrie Marsh, cmarsh@holladayut.gov. 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 on 05/10/2024 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NOTICE OF A PUBLIC HEARING

Residential Subdivision Amendment – “Fardown Estates”

Date: **Tuesday, May 21st, 2024**

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 amending and extending the Fardown Estates subdivision as proposed by the applicant, Troy Jensen to add .11 acres of land located at 6018 Latour St, in the R-2-10 zone, to accommodate a **detached single family home**, accessed from **Latour St**. 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. ***

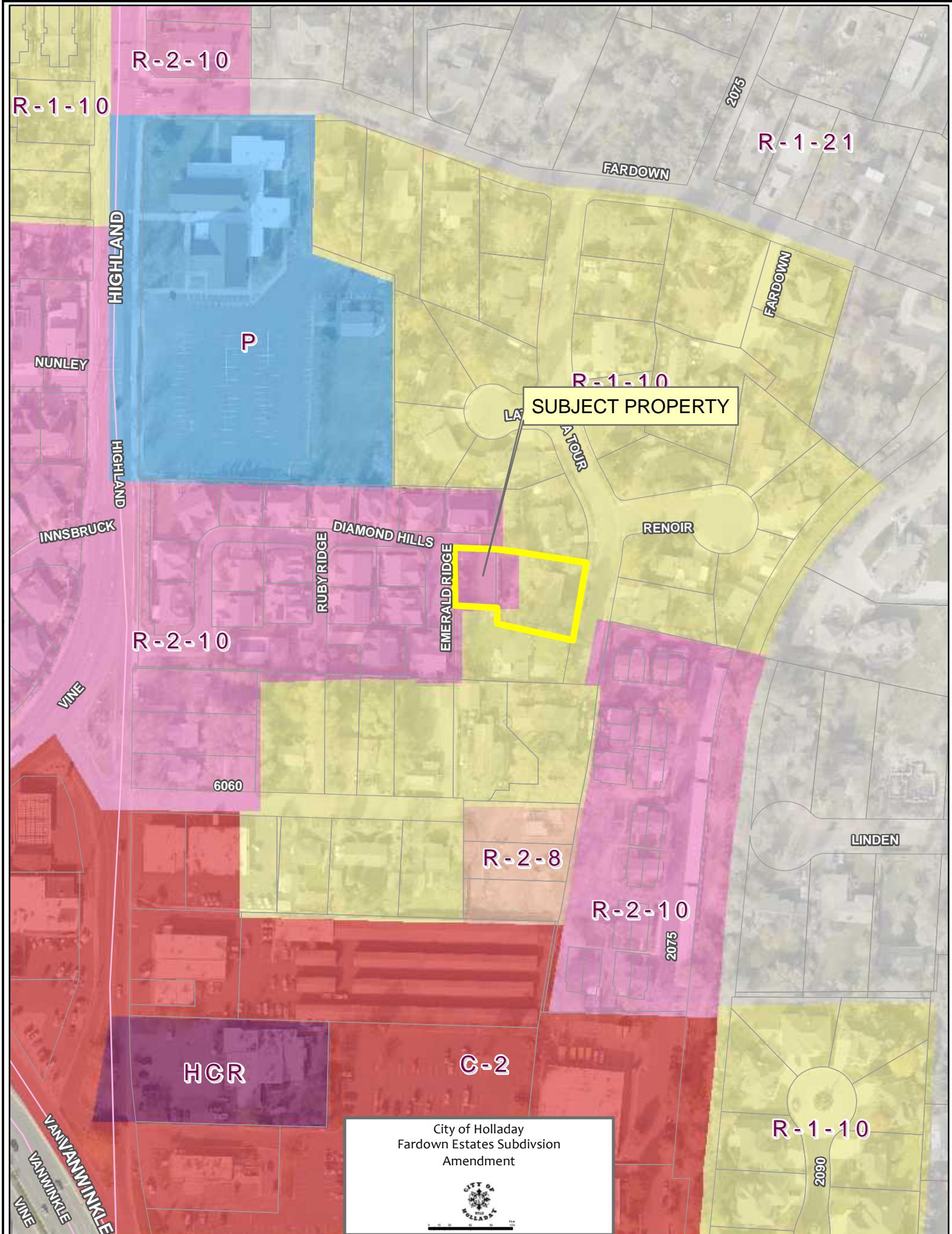
Please submit comments via email by 5:00 pm May 20th, 2024 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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City of Holladay

COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT

4580 S 2300 E, Holladay, Utah 84117

Phone: 801-527-3890

GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project:	FARDOWNE ESTATES AMENDMENT + EXTENSION
Address of Project:	6018 S LATOUR ST. HOLLADAY UT 84121

TYPE OF REQUEST: (mark all that apply)

ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
SITE PLAN <input type="checkbox"/>	PERMITTED of <input type="checkbox"/> CONDITIONAL	REZONE of PROPERTY
<input checked="" type="checkbox"/> SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
CONDOMINIUM PLAT		CODE AMENDMENT
CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEMENT AMENDMENT
OTHER:		ANNEXATION

Applicant Name: (Please Print)	Property Owners Name: (Please Print) <i>**ATTACH SIGNED "OWNER AFFIDAVIT"**</i>		
<i>TROY JENSEN</i>			
Applicant's Mailing:			
Address: <i>6018 S LATOUR ST.</i>	City: <i>HOLLADAY</i>	State: <i>UT</i>	Zip: <i>84121</i>
Applicant Phone: <i>385-229-2085</i>	Applicant's Email Address: <i>NRSLLC13@GMAIL.COM</i>		
Main Contact Person (Please Print): Name: <i>TROY JENSEN</i>	Phone: <i>385-229-2085</i> email: <i>NRSLLC13@GMAIL.COM</i>		
Brief summary of proposal / request: <i>MAY - 7 RECD</i>			
FILING FEES: (ORD 3.35)		OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00
SUBDIVISION: <i>Final = 6% of the cost of improvements</i>	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	OTHER:	
SPECIAL EXCEPTION	\$600.00	OTHER:	
SUBDIVISION AMENDMENT	\$500.00	OTHER:	
		FINAL TOTAL DUE: <i>\$600.00</i>	FILE DATE: <i>May 7th 2024</i>
<i>FILE NUMBER 24-1-04 PARCEL NUMBER 100-1118 GENERAL PLAN: _____ ZONE: _____ ACREAGE: _____ PC Action: _____ DATE: _____ CC Action: _____ DATE: _____</i>			

NEXT STEPS:

1. To be considered C
2. Complete application
3. Applications are received
4. Your Attendance a

RECEIPT		DATE <i>5/7/24</i>	No. <i>191038</i>
RECEIVED FROM <i>Troy Jensen</i>		\$500.00	
<i>Five-hundred dollars and no/100</i>		DOLLARS	
<input type="radio"/> FOR RENT		<input type="radio"/> CASH	
<input type="radio"/> FOR <i>Fardown Estates Amend's extnd</i>		<input type="radio"/> CHECK	
ACCOUNT		MONEY ORDER	
PAYMENT	<i>500.00</i>	CREDIT CARD	
BAL. DUE		FROM	TO
BY <i>Chad Marsh</i>			

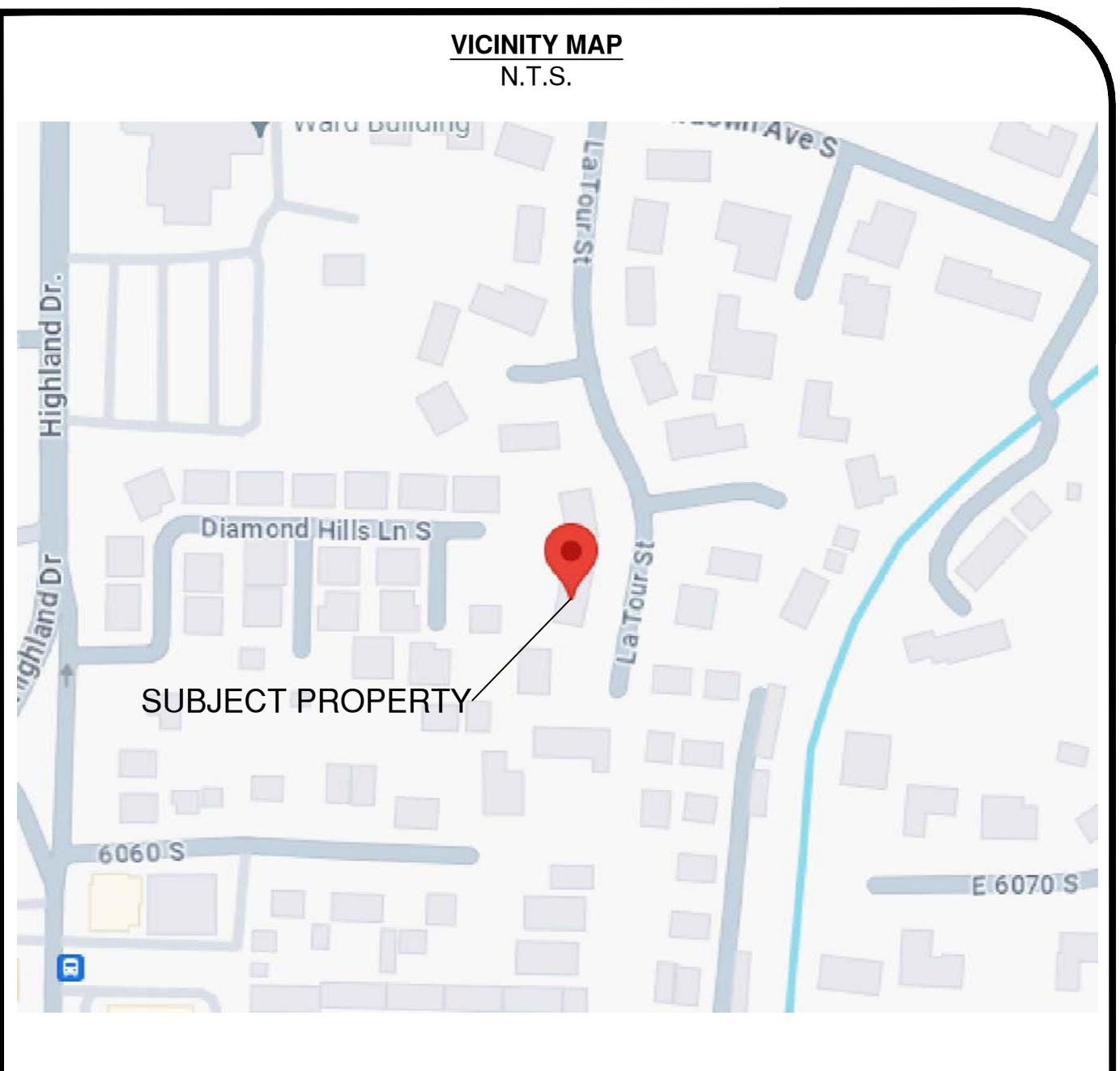
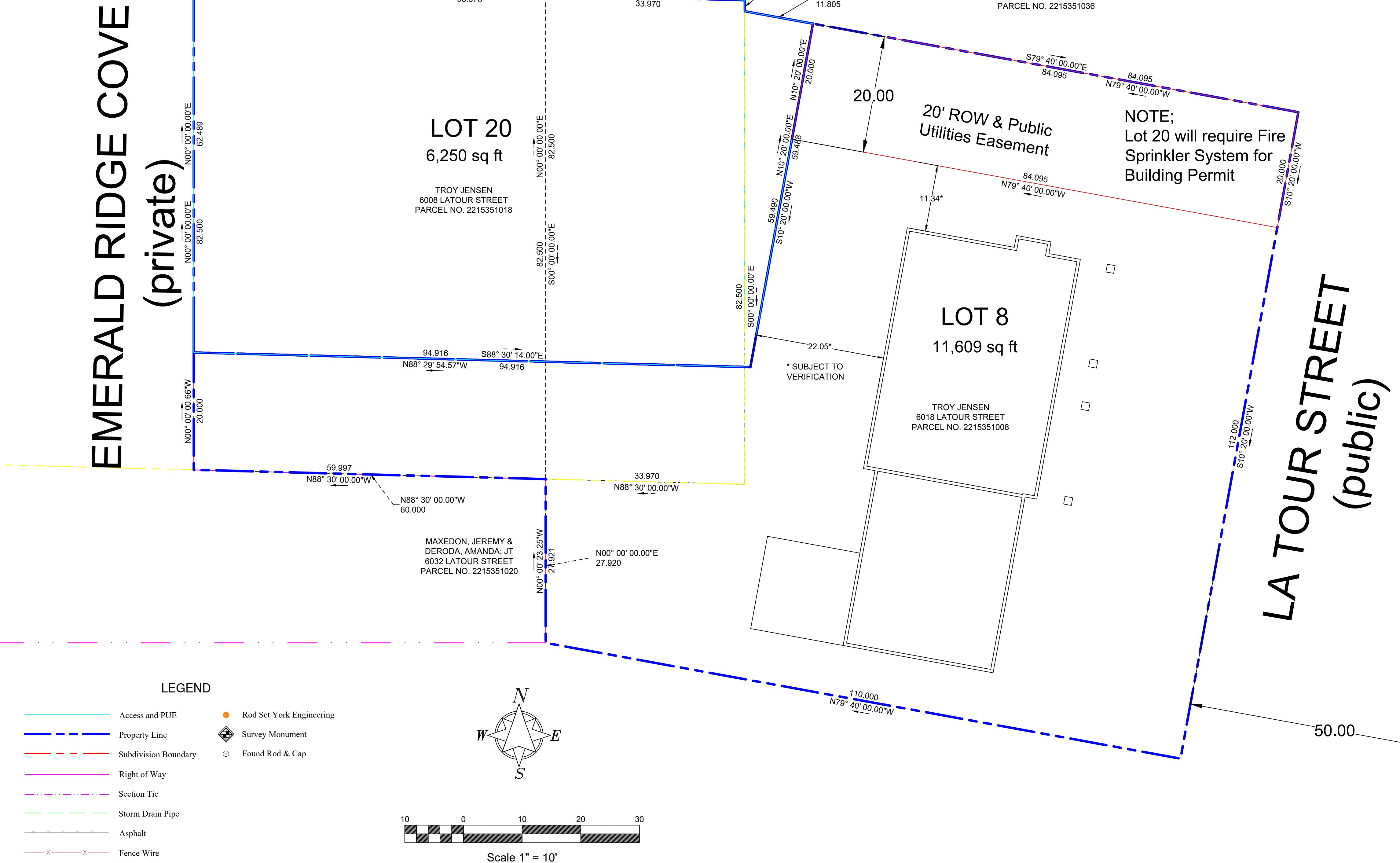
Carrie Marsh

From: Troy Jensen <nrsllc13@gmail.com>
Sent: Thursday, May 16, 2024 6:18 PM
To: Carrie Marsh
Subject: Fardown Estates Plat Amendment & Addition

[External Email - Use Caution]

We are requesting an amendment to the current plat map in the Fardown Estates Subdivision to provide access from LaTour Street via ROW & utilities easement and making lot line adjustments to accommodate a single family residential lot. We are the owners of both parcels (22-15-351-008-0000 & 22-15-351-018-0000)

DIAMOND HILLS LANE (private)



SURVEYOR'S CERTIFICATE & NARRATIVE

I, SHAUN COREY, PLS. DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938721-2201 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, OR HIS/HER REPRESENTATIVE, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT. THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO CREATE A RESIDENTIAL LOT THAT MEET HOLLADAY CITY ZONING REQUIREMENTS.

RECORDED LEGAL DESCRIPTIONS

6018 LATOUR MAIN LOT - 351008
LOT 8 FARDOWN ESTATES SUBDIVISION & COM 27.92 FT NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 82.5 FT; THENCE S 88°30' E 33.97 FT; THENCE S 82.5 FT; THENCE N 88°30' W 33.97 FT TO THE POINT OF BEGINNING. CONTAINS 0.30 AC.
SITUATED IN SALT LAKE COUNTY, STATE OF UTAH

6018 LATOUR REAR LOT - 351018
BEGINNING NORTH 27.91 FT FROM THE MOST SOUTHWESTERLY CORNER OF LOT 8. FARDOWN ESTATES SUBDIVISION; THENCE N 88°30' W 60 FT; THENCE N 82.5 FT; THENCE S 88°30' E 60 FT; THENCE S 82.5 FT TO THE POINT OF BEGINNING. CONTAINS 0.11 AC M OR L.

NEW DESCRIPTIONS

6018 LATOUR - 351008
Beginning at a point which is N 1,179.25 FT and E 345.41 FT from the SW corner of Section 15, T2S R1E, SLB & M; said point being the Southwest corner of lot 8, Fardown Estates and the Point of Beginning; Thence N 27.924; Thence N 88°30' W 60 FT; Thence S 88°30' E 14.94 FT; Thence N 10°20' E 59.488 FT; Thence S 79°40' E 84.095 FT; Thence S 10°20' W 112 FT; Thence N 79°40' W 112.000 FT. To the Point of Beginning. Contains 11,609sq. ft., more or less.

Also to include a 20' Access & Public Utilities Easement over the north 20' of lot in favor of 6008 LATOUR - 351018, Beginning at the N E corner of lot 8, Fardown Estates; Thence S 10°20' W 20 FT; Thence N 79°40' W 84.095 FT; Thence N 10°20' E 20 FT; Thence S 79°40' E 95.9 FT, to the Point of Beginning.

6008 LATOUR REAR LOT - 351018

Beginning at a point which is N 1,179.25 FT and E 345.41 FT from the SW corner of Section 15, T2S R1E, SLB & M; said point being the Southwest corner of lot 8, Fardown Estates; Thence N 27.924; Thence N 88°30' W 60 FT; Thence N 20 FT to the Point of Beginning; Thence N 62.489 FT; Thence S 88°30' E 93.97 FT; Thence S 0°51'W 1.88 FT; Thence S 79°40' E 11.805 FT; Thence S 10°20' W 59.49 FT; Thence N 88°30' E 94.92 FT To the Point of Beginning. Contains 6,250 sq. ft., more or less.

Also to include a 20' Access & Public Utilities Easement over the north 20' of 6018 LATOUR - 351008, Beginning at the N E corner of lot 8, Fardown Estates; Thence S 10°20' W 20 FT; Thence N 79°40' W 84.095 FT; Thence N 10°20' E 20 FT; Thence S 79°40' E 95.9 FT, to the Point of Beginning.

MAP NOTES AND LEGEND

NOTES:
1.) THIS RECORD OF SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF SHAUN COREY, PLS. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON XXXX XX, 2023.
2.) THIS RECORD OF SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
3.) THIS RECORD OF SURVEY PLAT IS NOT PROOF OF OWNERSHIP.
4.) THIS RECORD OF SURVEY PLAT MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
5.) THIS RECORD OF SURVEY PLAT WAS PREPARED FOR TROY JENSEN. YORK ENGINEERING ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
6.) ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS
7.) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8.) EXISTING LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND FACILITIES AND EXISTING BLUE STAKE MARKINGS FOUND ON SITE AT THE TIME OF SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
9.) NOTIFY BLUE STAKE (801) 208-2100 OR BLUESTAKES.ORG.

HEALTH DEPARTMENT	PLANNING COMMISSION	CITY ATTORNEY	CITY OF HOLLADAY	CLIENT/OWNER INFORMATION:
Approved this _____ day of AD. 20 SALT LAKE COUNTY HEALTH DEPARTMENT	Approved this _____ day of AD. 20 PLANNING COMMISSION CHAIR	Approved this _____ day of AD. 20 CITY OF HOLLADAY ATTORNEY	Approved this _____ day of AD. 20 ATTEST: _____ RECORDER CITY MANAGER	TROY JENSEN 6018 LATOUR ST, 84124 HOLLADAY CITY, SALT LAKE COUNTY, UTAH
COMMUNITY & ECONOMIC DEVELOPMENT	CITY ENGINEER	RECORDED#	RECORDING	REVISIONS
Approved this _____ day of AD. 20 COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR	Approved this _____ day of AD. 20 CITY OF HOLLADAY ENGINEER	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE _____ TIME _____ BOOK _____ FEE _____	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE _____ TIME _____ BOOK _____ FEE _____	DESIGNED BY: KTC DRAWN BY: KTC CHECKED BY: SGC SCALE: 1" = 10' DATE: 4/23/2024 PROJECT NUMBER: NA
ENGINEER/SURVEYOR INFORMATION: SHAUN COREY P.L.S. 				SHEET 1 OF 1



FILE# 24-2-04

"JETTIE" SUBDIVISION AMENDMENT

ADDRESS:

1873, 1877 East Lincoln Ln

LEGAL DESCRIPTION:

Lot 1 and Lot 2 Jettie Subdivision

APPLICANT/REPRESENTATIVE:

Sylvia & Richard Hadlock

PROPERTY OWNER:

HADLOCK, RICHARD A & SYLVIA J; JT

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed 05/10

REQUEST:

Subdivision - P.U.D.

APPLICABLE REGULATIONS:

13.08.040

13.78

General Plan - LDR-S

EXHIBITS:

Zone map

Staff Report

Applicant Narrative

Applicant subdivision drawings

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:

STAFF:

Carrie Marsh, City Planner



Request: **SUBDIVISION AMENDMENT AND CONDITIONAL USE –PLANNED UNIT DEVELOPMENT**

Project: Jettie Subdivision Amendment; Conversion to a Planned Unit Development
Address: 1873 E. Lincoln Lane
Zone: R-1-10
Applicant: Stephanie Volmar, agent for property owner Richard Hadlock
File No.: 24-1-07
Notice: Mailed to all property owners within 500 feet May 10, 2024.
Staff: Carrie Marsh

GOVERNING ORDINANCES: 13.08.040: CONDITIONAL USE
13.78: Planned Unit Development
13.10: Subdivisions

REQUIRED PLANNING COMMISION ACTION TYPE

Administrative:

Public hearing required. PC shall make two separate motions, one for each item, to either, approve or to continue discussion for this 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 approval standards and requirements. Holladay Ord. 13.08.040

BACKGROUND & OVERVIEW

Located at 1873 E Lincoln Lane, the .70-acre (30,492 sq ft) property was subdivided into two lots in 2010. The R-1-10 zone requires a minimum lot size of 10,000 square feet. Density is determined by the gross area of a property (total square footage minus the area required for access). The gross area after removing the access resulted in enough land for two dwelling units. The property owner at that time created two lots that exceeded the minimum lot standard size for the zone, one of which was a flag lot, characterized by a shared access across one parcel to access a rear, landlocked parcel.

The applicant, Stephanie Volmer, representing the property owner, is proposing a Planned Unit Development in order to adjust the current lot lines for the two lots. The intent of this adjustment is to preserve a 94' x 55' area of land equivalent to .11 acres (4,791 sq. ft) as open space on the west side of the subdivision, which is serving as a putting green. With the preservation of the open space on the west side, the rear parcel's original size is reduced and is fully on the east side of the property. This reduction in size due to the preservation of open space is then limited by setback requirements. On flag lots, setbacks are required to have the same setback as the adjacent property. Required setbacks per adjacent property for the proposed .25-acre (10,890 sq. ft) rear lot are detailed on the attached "Exhibit A" (*see page 4 of this report*). Application of the required setbacks results in a building area with a width of 58 feet east to west and a length of 95 feet north to south.

To account for the consolidation of open space on the west side of the property which reduces the building area from east to west by 55 feet, the applicant is proposing reduced setbacks for the rear lot. The applicant is proposing a 12-foot setback on the east side of the property (reduced from 22 feet), a 10-foot setback on the south side of the property (reduced from 22 feet), a 10-foot setback on the west side adjacent to the putting green (8.8' required), and a 10-foot setback on the north side (split – reduced from 22' and increased from 8.8").

To offset the impacts of reduced setbacks on adjacent properties, the applicant has proposed increased trees and no flood lighting, as detailed in their narrative and site plan.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Planning/Zoning:

- The property, after removing access to the rear lot results in a gross density of two dwelling units, which is not being exceeded
- Setbacks are a flexible element of a Planned Unit Development
- Building height is limited to 32' and graduated height requirements cannot be modified.
- The purpose of a Planned Unit Development 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. The application of planned unit development concepts 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.”*
- Planned Unit Developments are a conditional use. Any impacts to adjacent properties should have reasonable mitigation factors applied.
- Suggested requirement to create a building area on lot 1 that excludes the putting green. The putting green is then preserved as open space, designated as a non-buildable area on the plat.
- Consider varying the building area line on the east and south sides of the property. East: further away where the neighboring structure is closer, closer in where the neighboring structure is further. South: Question the applicant about the existing 20' PUE on the plat. Side setback may be required to be 20' min.

Engineering:

- Onsite stormwater retention required at building permit stage.

Building:

- No comments

Fire:

- Code modification required to remove access with fire sprinklers required.

STAFF ANALYSIS & RECOMMENDED CONDITIONS FOR APPROVAL

Staff recommends approval of the Amendment to the Jettie Subdivision as a Planned Unit Development based upon the following findings and conditions:

General Findings:

1. The subdivision and associated Planned Unit Development is not in conflict with the City's General Plan.
2. The proposal complies with the purpose and intent of a planned unit development
3. The applicant has presented a preliminary site plan that is substantially complete

Conditions of Approval:

Upon evaluation of the public comment and review of the narrative and information in this report, staff suggests the following conditions of approval:

1. The putting green shall be designated on the plat as non-buildable area
2. The dwelling unit at 1783 E Lincoln Lane shall have a building envelope created that encompasses the existing structure.
3. All landscaping elements to mitigate any reductions in setbacks shall be included as approved by the Planning Commission.
4. Lighting shall be dark sky compliant, shielded, and not trespass onto adjacent properties.
5. The final plat is to meet all requirements and reflect all changes as directed by the Commission
6. *Any other conditions decided by the Commission*

SEPARATE MOTIONS REQUIRED FOR THE SUBDIVISION AMENDMENT AND THE PUD CONDITIONAL USE

1. **MOTION FOR THE PUD CONDITIONAL USE**

- a. *“I _____ move to (Approve, Deny, Continue) the PLANNED UNIT DEVELOPMENT CONCEPTUAL SITE PLAN application submitted by Ms. Stephanie Volmar for “Jettie Subdivision PUD” a Planned Unit Development in the R-1-8 zone, upon finding that: (see findings 1-3), with the following conditions (see conditions 1-6).*

2. MOTION FOR THE SUBDIVISION AMENDMENT

- a. "I _____ move to (approve, Deny, Continue) the AMENDED PLAT for "The Jettie Subdivision" a residential subdivision in the R-1-10 zone, upon finding that (see findings 1-3),
- b. "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."

SUPPLEMENTAL INFORMATION

13.08.040: CONDITIONAL USE PERMIT:

F. Approval Standards: 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 detrimental effects of the proposed use in accordance with applicable standards set forth in this section.

1. 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, non-motorized, 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.

2. 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 storm water authority.

3. The proposed conditional use and associated development shall comply with all other applicable provisions of this title and his code.

G. Conditions of Approval: Such conditions shall:

1. Be expressly set forth in the conditional use permit;
2. Not be used as a means to authorize a use intended to be temporary only;
3. Substantially further a legitimate public purpose;
4. Not require the applicant to carry a disproportionate burden in furthering the public purpose of the condition; and
5. In the case of land dedications and other contributions of property, be reasonably related and roughly proportionate to the use of the property for which the conditional use is authorized.

H. Denial: If the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied.

R-Z-10

LEXI

GROVER

LONGVIEW

R-1-15

HOLLOWAY

LONDON PLANE

SUBJECT PROPERTY

R-1
R-2

R-2

LARSON

R-1-8



LINCOLN

HOLLADAY

R-1-10

TERRA LINDA

OSAGE ORANGE

R-M

ARCADIA

SONARO

SQUIRE

R-2-8

City of Holladay
Jettie Subdivision
PUD Amendment

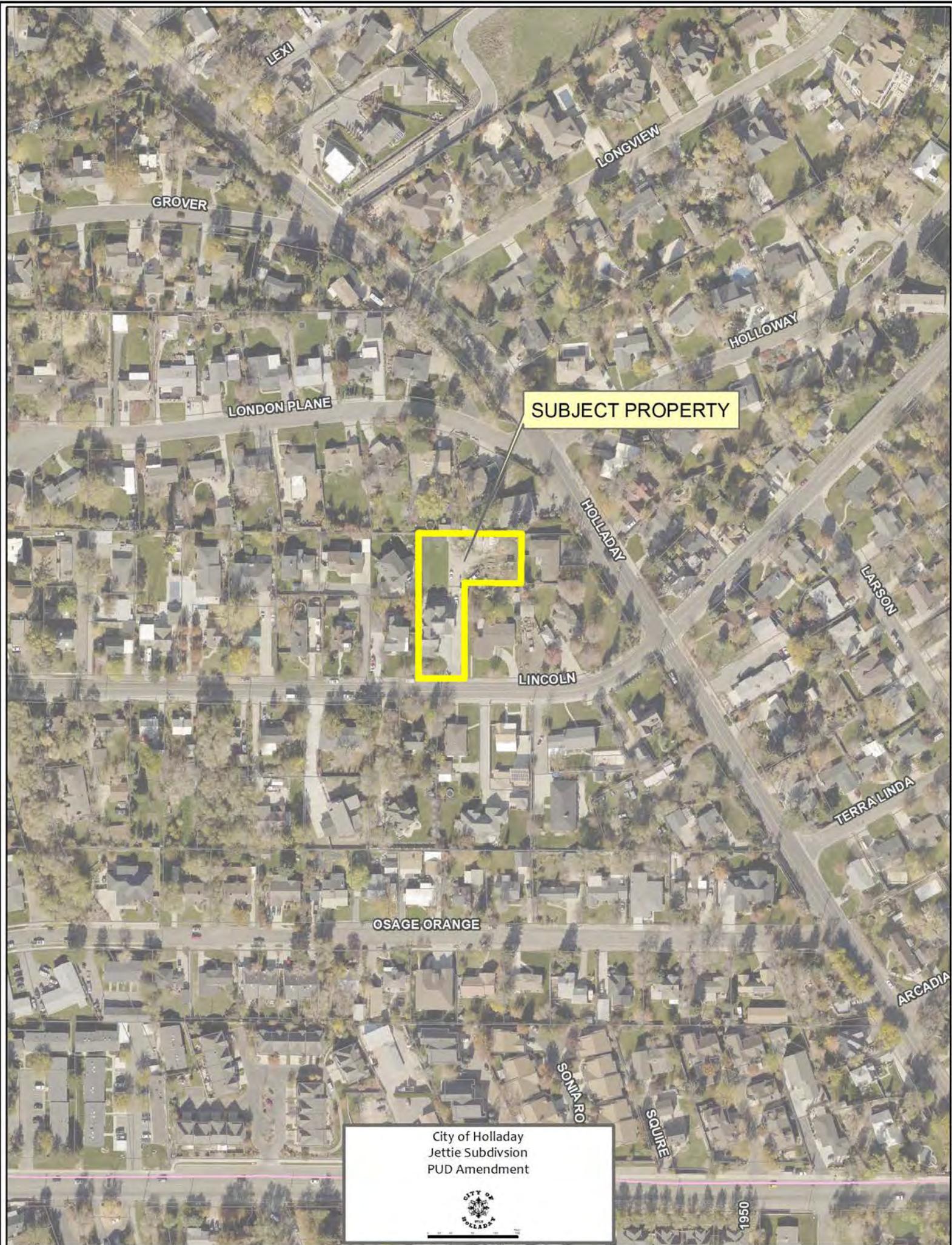


R-2-10

R-1

R-2-10

1950





City of Holladay
Jettie Subdivision
PUD Amendment



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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



IRWIN, KATHLEEN D
1875 E OSAGE ORANGE AVE
HOLLADAY UT 84124-3523

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

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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



WHEATLEY, JUSTIN
1876 E OSAGE ORANGE AVE
HOLLADAY UT 84124-3524

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



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Planned Unit Development

Date: Tuesday, May 21st, 2024
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 Stephanie Volmer, representing property owner Richard Hadlock, for a **Conditional Use Permit allowing the conversion to a Planned Unit Development within the Jettie Subdivision**, a 2-lot subdivision located at 1873 E Lincoln Lane in the R-1-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.08.040 and 13.78

***No increase in lots, zoning or ordinance changes is proposed in conjunction with the/this application. ***

Please submit comments via email by 5:00 pm 05/20/2024 to Carrie Marsh cmarsh@holladayut.gov. 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 05/10/2024 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.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Planned Unit

Date: Tuesday, May 21st, 2024
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

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GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project:	HADLOCK - 1877 Lincoln Lane
Address of Project:	1873 E. Lincoln Lane & 1877 E. Lincoln Lane

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	
SITE PLAN <input type="checkbox"/> PERMITTED of <input type="checkbox"/> CONDITIONAL	REZONE of PROPERTY
SUBDIVISION PLAT	GENERAL PLAN AMENDMENT
CONDOMINIUM PLAT	CODE AMENDMENT
CONDITIONAL USE PERMIT	PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
SPECIAL EXCEPTION	HISTORIC SITE DESIGNATION
NON-CONFORMING USE DECLARATION	DEVELOPMENT AGREEMENT AMENDMENT
OTHER:	ANNEXATION

Applicant Name: (Please Print)	Property Owners Name: (Please Print) <small>ATTACH SIGNED OWNER AFFIDAVIT</small>				
Richard A. Hadlock	Richard A. Hadlock / Sylvia J. Hadlock				
Applicant's Mailing: Address: 1873 E. Lincoln Lane	City: Holladay	State: UT	Zip: 84124		
Applicant Phone: <input type="checkbox"/> 801-910-3571	Applicant's Email Address: myster-h@yahoo.com				
Main Contact Person (Please Print): Name: Stephanie Volmar	Phone: 801-821-16604 <small>email: StephanieV@RANLife.com</small>				
Brief summary of proposal / request: PUD - conditional use permit for 1873 Lincoln Lane & 1877 Lincoln Lane. Adjust setbacks on 1877. Lot Line Adjustment between two properties.					
FILING FEES: (ORD 3.35)					
<input type="checkbox"/> SITE PLAN REVIEW		\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre	OFFICE USE ONLY
SITE PLAN AMENDMENT		\$250.00	CODE AMENDMENT	\$600.00	FILE NUMBER _____
SUBDIVISION: Final = 6% of the cost of improvements)		\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	FILE NUMBER _____
CONDOMINIUM		\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00	GENERAL PLAT _____
CONDITIONAL USE PERMIT - COMMERCIAL		\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange	REVIEWER _____ APPROVED _____
<input type="checkbox"/> CONDITIONAL USE PERMIT - RESIDENTIAL		\$900.00 + \$50.00/unit	ANNEXATION	PC ACTION _____ DATE _____	CC ACTION _____ DATE _____
CONDITIONAL USE PERMIT - HOME BUSINESS		\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	CC ACTION _____ DATE _____	PR E DATE: _____
CONVERSION TO CONDOMINIUM		\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00	
SPECIAL EXCEPTION		\$600.00	OTHER:		
SUBDIVISION AMENDMENT		\$500.00	FINAL TOTAL DUE:	900.00	

NEXT STEPS:

1. To be considered COMPLETE, this form must be accompanied by all applicable "project tracking" checklist(s)/submittals or it will not be accepted.
2. Complete applications must be submitted 3 weeks prior to the desired Planning Commission date.
3. Applications are reviewed every Tuesday by the Holladay TRC. You will be notified of any deficiencies, decisions and/or meetings dates at that time.
4. Planning Commission convenes each month on the 1st and 3rd Tuesday. City Council convenes the 1st and 3rd Thursday of each month.
5. Your Attendance at the Planning Commission and/or City Council meetings is required by the applicant or a representative of the applicant.

CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 1873, 1877 Lincoln Ln, Salt Lake City, UT 84124

SUBDIVISION Jettie PLAT LOT

Parcel # 22-04-252-064-0000
22-04-252-065-0000 PROPERTY OWNER

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

Richard A. Hadlock
PROPERTY OWNER

Sylvia J. Hadlock
PROPERTY OWNER

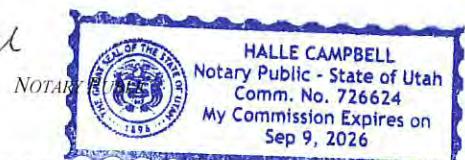
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake)
) SS.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2024 WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.
They

MY COMMISSION EXPIRES: Sep. 9, 2026

Halle Campbell



PROPERTY OWNER'S
AGENT AUTHORIZATION

I (WE), Richard and
Sylvia Hadlock, THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S)
Stephanie Volmer TO REPRESENT ME (US) REGARDING THE ATTACHED APPLICATION AND TO APPEAR ON MY
(OUR) BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY OF HOLLADAY CONSIDERING THIS APPLICATION AND TO ACT
IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake)
) SS.

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2024, WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: Sep. 9, 2026

Halle Campbell

NOTARY PUBLIC



PUD - Conditional use permit



City of Holladay

COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

SUBDIVISION: CONCEPT: STEP 1 OF 3 APPLICATION & REQUIRED SUBMITTALS

Subdivisions shall be submitted and reviewed in **three (3) steps**. The submittals associated with each step shall be reviewed by the Community Development Director and the Technical Review Committee for compliance before your application is forwarded to, and considered by, the Planning Commission. The necessity of submitting revised/additional information, documents, and/or drawings may be required by the Commission or by the CED Director with advice from the Technical Review Committee.

The steps in the subdivision approval process:

1. Step 1: Conceptual: zoning compliance, utility availability (neighborhood mtg & public hearing required),
2. Step 2: Preliminary: development construction details, easement establishment etc., and
3. Step 3: Final: finalized recordable document

Following Documents are Required for a Complete Submittal (13.10):

1. The following information shall be submitted to the Community Development Department:

- Completed **General Land Use Development Application** Form
- Applicable fees as per 03.35
- Proof of Ownership – Signed Ownership Affidavit
- Neighborhood Meeting: Minutes, mailing list, attendees. See “Neighborhood Mtg Required Submittals”
- Narrative detailing the project
- Conceptual Site Plan including ALL of the following: 1 hardcopy 24"x36" and Digital .pdf

- () Name of development
- () Date of preparation, scale and north arrow and current zone designation
- () Name, phone number and business address of applicant/developer and project designer.
- () Name, phone number and business address of property owner.
- () A vicinity map containing sufficient information to accurately locate the property shown on the plan.
- () Tabulation table in the following format:

Gross Project Area	
Net Area, excluding access roads, public street dedication	
Number of lots allowed using	
Maximum Density Calculation (13.04.040)	

- () The number of proposed lots with lot widths and area as required for the zone
- () Names and locations of fronting streets, public or private.
- () Existing and proposed building footprints
- () Existing and proposed drive accesses.
- () Existing and proposed parking locations, and number of spaces.
- () Existing topography; significant trees, contours, waterways and any hazards as defined

- Copy of Sidwell plat

2. The application should be filed no later than **3 weeks prior** to the desired public hearing date before the planning commission. The Planning Commission generally meets on the 1st and 3rd Tuesday of the month

Application Procedure and Process as per 13.09.030 & .040

With 1 week of application, the Technical Review Committee will review your application for completeness and may require additional information

1. The Community Development Director will notify you of the Planning Commission PUBLIC HEARING date Attendance by you or your authorized agent is required.
2. The Community Development Department will publish a notice in required media and mail notice to all property owners within 500'10 days prior to the meeting and will post notice on your property (do not remove this notice)
3. The agenda on which this item will be considered will be available/posted 24hours prior to the meeting
4. AT THE MEETING, the planning commission will hold a public hearing after you have had a chance to present your subdivision concept.
5. The Planning Commission will decide to; approve, approve with modifications, continue for further investigation or deny the conceptual subdivision plat - after the public hearing is closed.
6. Upon receiving a CONCEPTUAL PLAT approval, you will receive the decision findings and requirements (if any) of your project including your next steps to make application for a PRELIMINARY PLAT and FINAL PLAT submittal requirements

HADLOCK PUD PROPOSAL

Per the original survey of the Jettie subdivision

Lot 1 is 0.316 acres

Address: 1873 E. Lincoln Lane, Holladay, UT 84124

Lot 2 is 0.388 acres

Address: 1877 E. Lincoln Ln, Holladay, UT 84124

Total .70 acres

The Current layout is unsatisfactory because:

Lot 1 - has no backyard (difficult to sell)

Lot 2 - requires setbacks of 25' (difficult to build)

PROPOSAL FOR JETTIE SUBDIVISION - PUD

1. Lot Line Adjustment

Lot 1: increase to .45 acres

Lot 2: decrease to .25 acres

Total .70 acres

2. Reduced Setback Limits for Lot 2

Reduce Setbacks to 10 feet on the North, West, South

Reduce Setbacks to 12 feet on the East

To **mitigate impact** of smaller setbacks:

Lot 1: Required to Add 4 Trees

Lot 2: Required Home Fire Sprinklers

Lot 2: Required Add 4 Trees

Lot 2: No Rear Flood Lighting

Lot 2: Maximum Home Footprint can be up to: 68' x 102' (including Garage & Driveway)

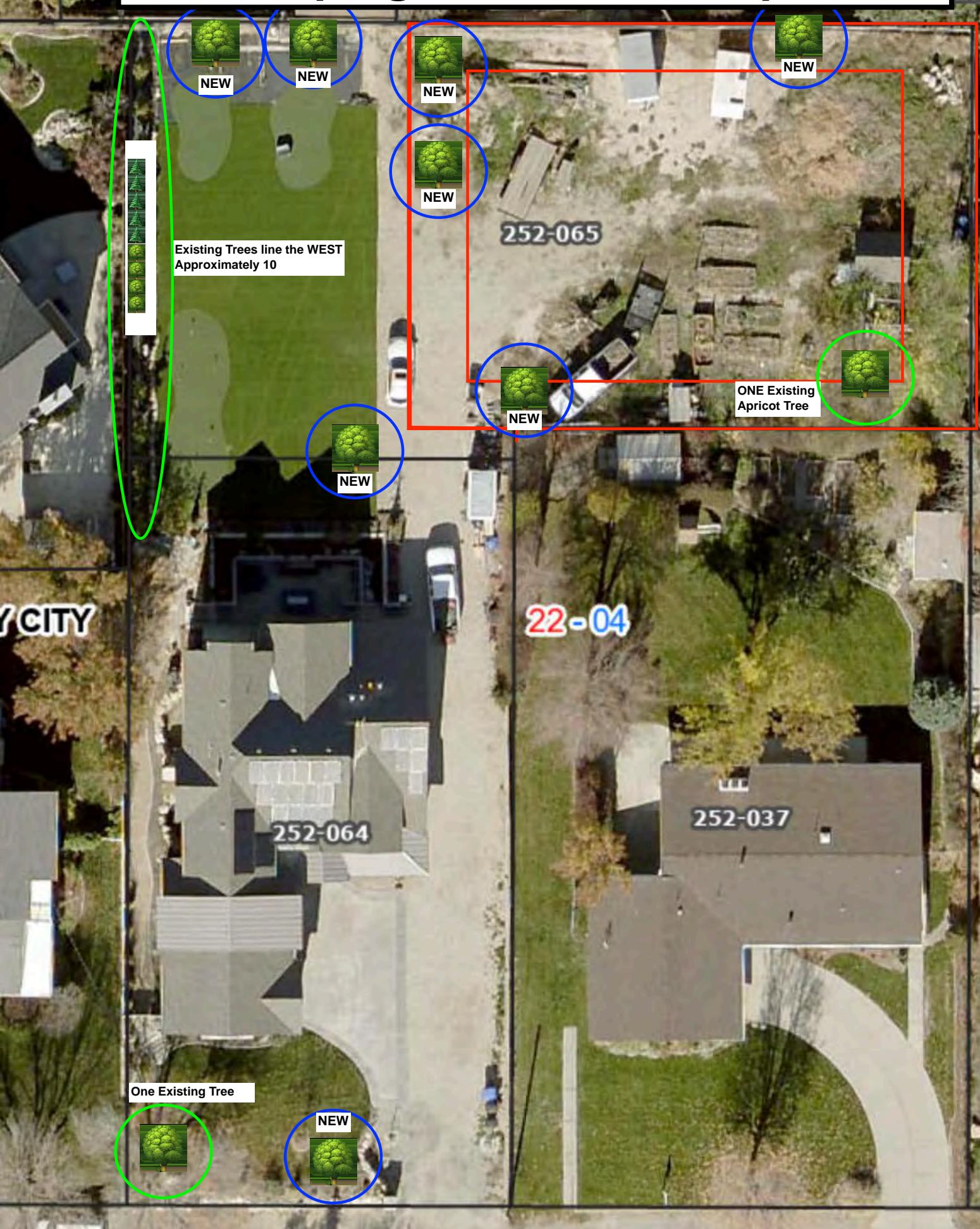
Lot Line Adjustment & Setbacks

252-02



Landscaping - To Reduce Impact

252-02



Plan Unit Development Conditional Use Permit Proposal:



Currently a Vacant Flag Lot: zoned R1-10, Single Family Residential

Plan to Build Single Family Home on 1877 Lincoln Lane (similar to neighbors to the west)

Rambler with Basement

2500 sq ft house footprint + 2 car garage

10' setbacks on E & N

10' setback on the garage, west side

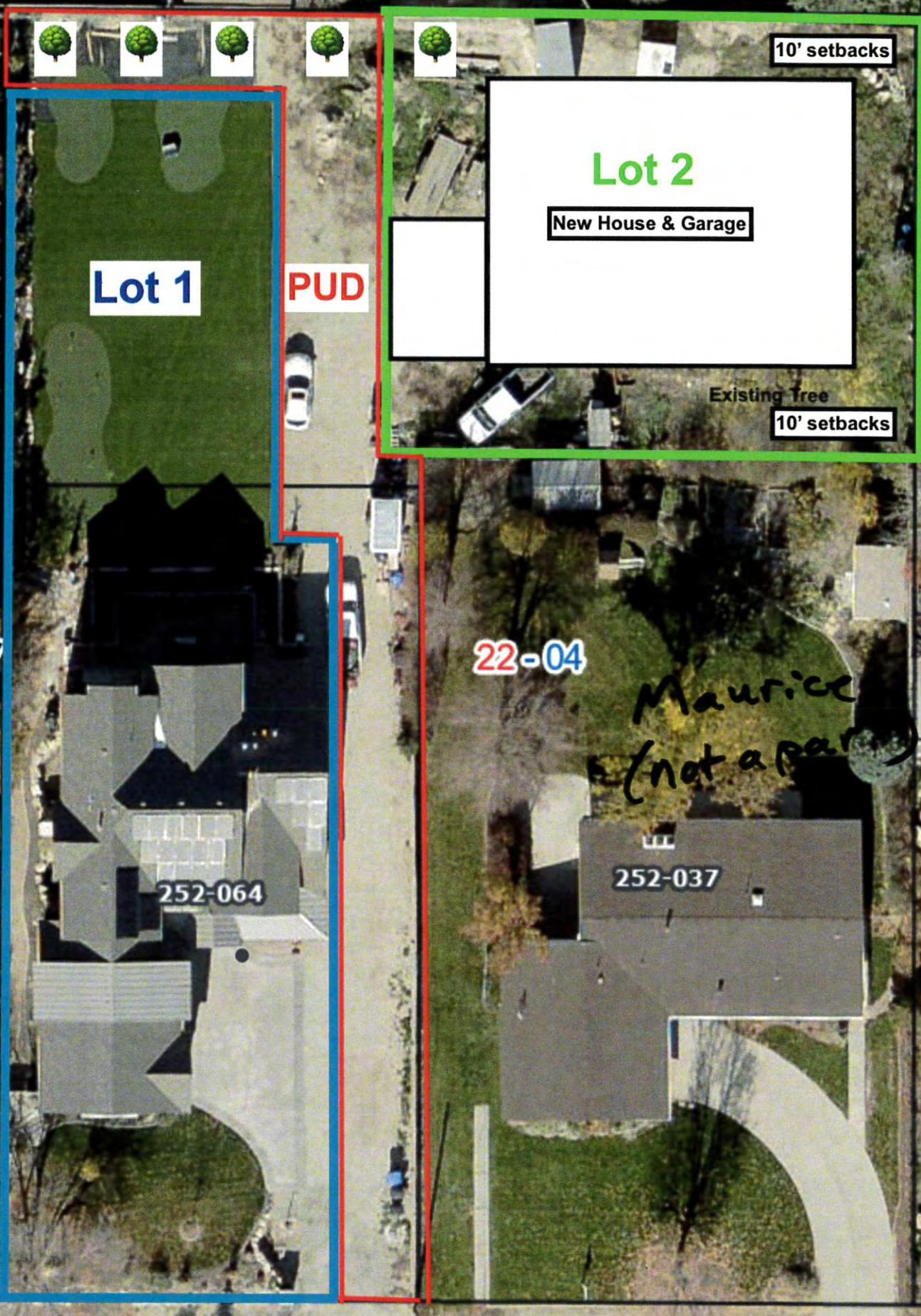
With intention to preserve Open Space, preserve Existing Greenery & Significant trees.
Plan to add additional trees/greenery

2022

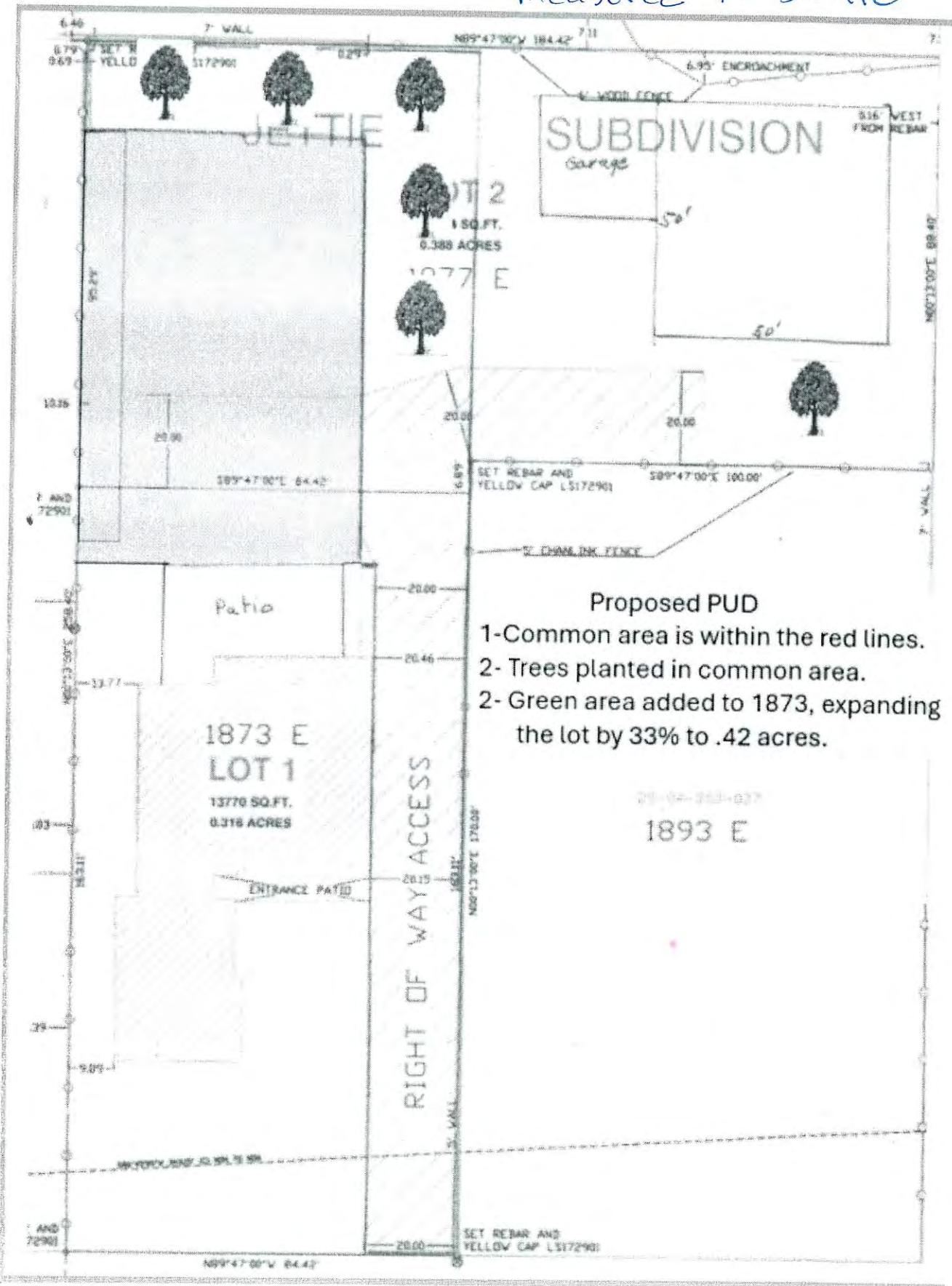
252-018

252-019

252-020



Measured TO Scale



Proposed PUD

- 1-Common area is within the red lines.
- 2- Trees planted in common area.
- 2- Green area added to 1873, expanding the lot by 33% to .42 acres.

Used County Website For 500 Foot Radius Reported Results

→

→

RANLife Office Gmail Login ShowingTime+ Lo... Wasatch Junior Hi...

slco.org/assessor/new/javaapi2/parcelviewext.cfm?parcel_ID=&query=Y

[new Parcel Viewer](#)

[Parcel Search](#)

Search Prelim Parcel Layer

Find Parcel Number:

Find Address:

Find Owner:

Multiple

Draw

Property Type:

22-04

Buffer Selection tool

Point Parcel Buffer

Distance in Feet:

1. Select a Parcel
2. Enter a Distance
3. Click on the Buffer button

Property Name: 4270 S HOLLADAY BLVD PASCADOL FAMILY
1841 E LONDON PLANE R JOSHUA PELTON; S
1851 E LONDON PLANE ROCIO ROGERS; MA
1861 E LONDON PLANE R RONALD L ANDERS
1871 E LONDON PLANE R ANDERSON FAMILY
1881 E LONDON PLANE R&DA REV FAM TR
1893 E LONDON PLANE R TIMON L MARSHALL
4292 S HOLLOWAY DR MICHAEL & DEBORA
1836 E LONGVIEW DR CURTIS G KIMBLE; A
4281 S HOLLADAY BLVD LORI J MARGETTS; F
4298 S HOLLOWAY DR KEDAR DIXIT; SUMA
1836 E LONDON PLANE ROBYN K KONING; R
1846 E LONDON PLANE R STEVEN J SCOTT; S
1854-1856 LONDON PL JEFFREY D GLAUSER
1876 E LONDON PLANE R JENNIFER VANDENA
1886 E LONDON PLANE RERIC R PETERSEN; D
1896 E LONDON PLANE RLANE C FAVERO; KF
1910 E LONDON PLANE R TRUST NOT IDENTIF
4318 S HOLLADAY BLVD ROBERT G JR WOOD
4328 S HOLLADAY BLVD NIYAMA CAPITAL, L
1815 E LINCOLN LN DRAKE A MUNSON T
1843 E LINCOLN LN JUSTIN D CASTILLO
1893 E LINCOLN LN GRAHAM & HEATHE
1909 E LINCOLN LN DOUGLAS G LJUND; J

List of Individuals Notified

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ZIP
PASCADLO FAM TR ET AL	4270 S HOLLADAY BLVD	HOLLADAY UT	84124-2635
PELTON, JOSHUA & SUMMER; JT	1841 E LONDON PLANE RD	HOLLADAY UT	84124-3531
ROGERS, ROCIO; JT ROGERS, MATTHEW S; JT	1851 E LONDON PLANE RD	HOLLADAY UT	84124-3531
ANDERSON, RONALD L & BETH A; JT	1861 E LONDON PLANE RD	HOLLADAY UT	84124-3531
ANDERSON FAM TR ET AL	1871 E LONDON PLANE RD	HOLLADAY UT	84124-3531
ARATA, RYAN & DEBRA; TRS (R&DA REV FAM T	1881 E LONDON PLANE RD	HOLLADAY UT	84124-3531
MARSHALL, TIMONI; JT MARSHALL, MARY W;	1893 E LONDON PLANE RD	HOLLADAY UT	84124-3531
MICHAEL & DEBORAH BROUSSARD FAMILY TRUST	4292 S SHOLLOWAY DR	HOLLADAY UT	84124-2706
KIMBLE, CURTIS G & ANNE C; JT	1886 E LONGVIEW DR	HOLLADAY UT	84124-2625
MARGETTS-FULLER, LORI J	4281 S HOLLADAY BLVD	HOLLADAY UT	84124-2637
DIXIT, KEDAR; JT SANKPAL, SUMATI; JT	4298 S SHOLLOWAY DR	HOLLADAY UT	84124-2706
KONING, ROBYN K & KUJACZYNSKI, RODNEY J;	1836 E LONDON PLANE RD	HOLLADAY UT	84124-3532
SCOTT, STEVEN J; JT ET AL	1846 E LONDON PLANE RD	HOLLADAY UT	84124-3532
GLAUSER, JEFFREY D; JT GLAUSER, LINDSEY;	127 S 800 E	SALT LAKE CITY UT	84102-4111
JENNIFER VANDENAKKER TR VANDENAKKER, JEN	370 1 AVE	CORONADO CA	92118
PETERSEN, ERIC R & DORI K; JT	1886 E LONDON PLANE RD	HOLLADAY UT	84124-3532
FAVERO, LANE C & KRISTEN M; JT	1896 E LONDON PLANE RD	HOLLADAY UT	84124-3532
CURTIS, BLAINE W & CLAUDIA B; TRS	1910 E LONDON PLANE RD	HOLLADAY UT	84124-3534
WOOD, ROBERT G JR	4318 S HOLLADAY BLVD	HOLLADAY UT	84124-2702
NIYAMA CAPITAL, LLC	3393 E CANYON CREEK DR	COTTONWOOD HTS UT	84121-6913
LORA LYNN MUNSON FAM TR MUNSON, LORA L;	1815 E LINCOLN LN	HOLLADAY UT	84124-3517
CASTILLO, JUSTIN D; JT CASTILLO, AMY M;	1843 E LINCOLN LN	HOLLADAY UT	84124-3517
GRAHAM & HEATHER WATANABE FAMILY TRUST;	1893 E LINCOLN LN	HOLLADAY UT	84124-3517
LUND, DOUGLAS G & KATHRYN C; JT	1909 E LINCOLN LN	HOLLADAY UT	84124-2703
HOWELL, LANCE; JT ASKERLUND, AMY; JT	1853 E LINCOLN LN	HOLLADAY UT	84124-3517
LUANN WILLIAMS LIVING TR WILLIAMS, LUANN;	1849 E LINCOLN LN	HOLLADAY UT	84124-3517
JOHNSON, LEIGH E & ROGER T; JT	1866 E LONDON PLANE RD	HOLLADAY UT	84124-3532
LUANN WILLIAMS LIV TR WILLIAMS, LUANN; JT	1849 E LINCOLN LN	HOLLADAY UT	84124-3517
DIRKANUEWIERDEN IV REV TR ET AL	1863 E LINCOLN LN	HOLLADAY UT	84124-3517
COLTON, JANICE R	1865 E LINCOLN LN	HOLLADAY UT	84124-3517
O'BAGY, MICKEY	1859 E LINCOLN LN	HOLLADAY UT	84124-3517
CASTILLO, YAMIL P & SUSAN; JT	1823 E LINCOLN LN	HOLLADAY UT	84124-3517

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84114-4575
85250-6718
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84124-3518
84124-2704
84124-3502
84124-3518
84065-7128
84124-3518

PO BOX 17056	SALT LAKE CITY UT
1849 E OSAGE ORANGE AVE	HOLLADAY UT
1861 E OSAGE ORANGE AVE	HOLLADAY UT
1862 E LINCOLN LN	HOLLADAY UT
1862 E LINCOLN LN	HOLLADAY UT
1864 E LINCOLN LN	HOLLADAY UT
1868 E LINCOLN LN	HOLLADAY UT
1866 E LINCOLN LN	HOLLADAY UT
4304 S VALLEJO DR	HOLLADAY UT
1878 E LINCOLN LN	HOLLADAY UT
4295 S HOLLOWAY DR	HOLLADAY UT
10476 S 2330 W	SOUTH JORDAN UT
4325 S HOLLADAY BLVD	HOLLADAY UT
4331 S HOLLADAY BLVD	HOLLADAY UT
3775 S 3100 E	MILLCREEK UT
1941 E LINCOLN LN	HOLLADAY UT
4291 S HOLLOWAY DR	HOLLADAY UT
4847 S MEMORY LN	HOLLADAY UT
4359 S HOLLADAY BLVD	HOLLADAY UT
1936 E LINCOLN LN	HOLLADAY UT
4351 S HOLLADAY BLVD	HOLLADAY UT
1876 E OSAGE ORANGE AVE	HOLLADAY UT
1898 E OSAGE ORANGE AVE	HOLLADAY UT
1862 E OSAGE ORANGE AVE	HOLLADAY UT
1880 E OSAGE ORANGE AVE	HOLLADAY UT
1886 E OSAGE ORANGE AVE	HOLLADAY UT



HOLLADAY
2350 E ARBOR LN
SALT LAKE CITY, UT 84117-9998
(800)275-8777

Proof of
Postage

04/18/2024

04:02 PM

Product	Qty	Unit Price	Price
Garden Delights	4	\$13.60	\$54.40
Sunflower Bqt NDN	2	\$0.92	\$1.84
Grand Total:			\$56.24
Credit Card Remit			\$56.24
Card Name: VISA			
Account #: XXXXXXXXXX6393			
Approval #: 068445			
Transaction #: 688			
AID: A0000000031010		Contactless	
AL: VISA CREDIT			
CAPITAL ONE VISA			

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Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 497797-0014
Receipt #: 840-58400068-4-5422004-1
Clerk: 18

Letter Mailed

April 18, 2024

Richard Hadlock & Sylvia Hadlock
1873 Lincoln Lane
Holladay, UT 84124
801-910-3571

RE: Notice of Neighborhood Meeting

Dear Neighbor,

A neighborhood meeting will be held on Tuesday April 23 at 6:30pm at the Holladay City Building: Little Cottonwood Room, to discuss a proposed Planned Unit Development Conditional Use Permit located at 1873 Lincoln Lane, Holladay UT 84124 and 1873 Lincoln Lane, Holladay UT 84124.

Please join us to discuss this Planned Unit Development Conditional Use Permit application and share your thoughts and feelings.

Please note that this is NOT a City of Holladay Planning, Commission, or City Council Meeting. This is a pre-planning meeting prior to presenting a pending application to the city of Holladay.

Thank you,
Richard Hadlock & Sylvia Hadlock

Richard & Sylvia Hadlock

Attached: Map & proposed plan

Neighborhood Meeting - Sign In Sheet

Tuesday April 23 at 6:30pm at the Holladay City Building: Little Cottonwood Room

Planned Unit Development Conditional Use Permit for:

1873 Lincoln Lane, Holladay UT 84124 AND 1877 Lincoln Lane, Holladay UT 84124.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
Mark Skulski	4326 E 4328 Lincoln Blvd	801-330-0080	markskulski@gmail.com
Geoffrey Watanabe	1893 E Lincoln Ln.	208-948-0524	geoff.watanabe@gmail.com
Josh Kuyackynk	1836 E London Place Rd	801-551-5976	JoshKuyackynk@gmail.com
Lore Favers	1896 E London Ave	801-655-3233	lore.favers@gmail.com
Douc Hergescher	1874 E Lincoln	801-940-7339	hergscherd@gmail.com

Neighborhood Meeting AGENDA

at meeting

April 23, 2024

Property Owners: Richard Hadlock & Sylvia Hadlock
1873 Lincoln Lane, Holladay, UT 84124, 801-910-3571
Meeting held on Tuesday April 23 at 6:30pm
at the Holladay City Building: Little Cottonwood Room

- Purpose of Meeting: to discuss a proposed Planned Unit Development Conditional Use Permit regarding 1873 Lincoln Lane, Holladay UT 84124 and 1877 Lincoln Lane, Holladay UT 84124.
- This Meeting is to discuss this Planned Unit Development Conditional Use Permit application **and to share Neighbor thoughts and feelings.**
- Please note that this is NOT a City of Holladay Planning, Commission, or City Council Meeting. This is a pre-planning meeting prior to presenting a pending application to the city of Holladay.
- Show & Review Proposed Plan with Neighbors.
- Discuss Concerns
- Answer Questions

Neighborhood Meeting - MINUTES

April 23, 2024

Property Owners: Richard Hadlock & Sylvia Hadlock
1873 Lincoln Lane, Holladay, UT 84124, 801-910-3571

Meeting held on Tuesday April 23 at 6:30pm
at the Holladay City Building: Little Cottonwood Room

Meeting To Discuss: Planned Unit Development Conditional Use Permit
Property Addresses: 1873 Lincoln Lane, Holladay, UT 84124
1877 Lincoln Lane, Holladay, UT 84124

Host: Stephanie Volmar, Realtor (Daughter of Property Owners)
Property Owners: Richard Hadlock & Sylvia Hadlock

5 Neighbors attended:

Roni & Rick Stevenson (4326 E. Holladay Blvd)
Graham Watanabe (1893 E. Lincoln Lane)
Rod Kujaczyask (1836 E. London Plane Rd)
Lane Favero (1896 E. London Plane Rd)
Doug Herrscher (1874 E. Lincoln Lane)

Meeting NOTES:

- Meeting Began promptly at 6:30pm
- Introductions around the table.
- Discussed the Current Code: Which is R1-10, Single Family Residential. To have a Single family house you need to have 10,000 sq foot lot. Aproximately .22 acres
- Discussed Lot Sizes: 1873 Lincoln Lane is .31 Acres & 1877 Lincoln Lane is .39 Acres. Both lots are big enough to have a one single family residence. The vacant lot in the back is already zoned to have a single family residence, as is.
- Discussed the purpose of a PUD at 1873 & 1877 Lincoln Ln: share common space between these two Lots, increase the lot size of 1873 Lincoln (due to house size), preserve open space, preserve existing greenery. Add additional trees and greenery to increase privacy amongst neighbors and ecosystem benefit amongst the neighbors.
- Discussed Property Owners Intent: Both Lots in the subdivision are currently and actively For Sale. The property owners would prefer to sell both lots, to one buyer. However, there is great likelihood that Lot 1 (existing house) will sell separately from Lot 2 (vacant flag lot). If Lot 1 sells, the property owner would prefer to keep Lot 2 with the intention to build a reasonable sized rambler home to retire in (within 2 years). There is another possibility of Lot 2 selling to a separate person who wants to build a

larger two story home, essentially maximize the lot size/space/setbacks, etc (which they would need city approval, of course).

- Discussed Current Setback Limitations: 1877 Lincoln Lane is essentially land-locked. Plus, Flag Lots have special setbacks. Which is: Rear facing neighbors require 25 feet Setbacks. 1877 Lincoln Lane touches 6 neighbors. 1877 Lincoln is Rear facing with 5 out of 6 neighbors. Only 1 neighbor is side facing. Ultimately This requiring 25 feet setback from every angle. The Lot Shape of 1877 Lincoln is a rectangle. This setback requirement on a rectangle shape inhabits anyone from building. The restrictions would make the home footprint/shape would be like a Manufacture/Mobile Trailer (long and skinny).
- Discussed the benefit of a PUD is giving flexibility on Setbacks. The property owner would like 10 feet setbacks instead of 25 feet setbacks. This would allow flexibility for someone can build a home on 1877 Lincoln Lane.
- Discussed the need for Fire Truck turn around. The existing recorded plat map already has a Hammerhead turn around marked. We discuss the other option for adding Fire Suppression (interior sprinkler system) to the home when it is built.
- Discussed Concerns:

Ronj & Rick Stevenson: Adjoining Neighbor. Owns a Duplex (currently rented), just East of 1877 Lincoln. Their main concern was 10 feet setbacks. They felt that was too narrow. Their duplex sits close to their own property line. So, they were concerned that if 1877 Lincoln also had 10 feet setbacks that would be too close to their property.

Graham Watanabe: Adjoining Neighbor. Owns a SF home, just South of 1877 and east of 1873. Graham wants to build a detached garage (with possible ADU) in the rear of his own property. Was concerned that if 1877 Lincoln had 10 feet setbacks that would be too close to their future Garage/ADU.

Rod Kujaczyask: Owns a SF home on the next street over. Interested in building a detached garage (with possible ADU) in the rear of his own property. Came to meeting for curiosity. No Concerns about this project. Rod observed, that there are existing homes on neighboring flag lots (West of 1877 Lincoln) with setback exceptions, and two-story height exceptions.

Lane Favero: Adjoining Neighbor. Owns a SF home, just North of 1877 Lincoln. Mostly observed the meeting. Asked a clarifying question about the need for the PUD is to adjust the setbacks.

Doug Herrscher: Owns a SF home, across the street, South of 1873 Lincoln. No Concerns about this project. Doug noted that he also lives on a shared common drive with a flag lot.

- Discussed Solutions: 12 foot setbacks, 15 foot setbacks, possibly angle the future home on Lot 2. Property Owner expressed desire to be good neighbors and wanting be open to their neighbors concerns when building in the future.



FILE# n/a

PLANNING COMMISSION 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:

Written Meeting Minutes Approval

APPLICABLE REGULATIONS:

Utah Code 52-4-203
13.06.030

EXHIBITS:

Draft Meeting Minutes

STAFF:

Jonathan Teerlink, Planning Manager

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:

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

**Tuesday, January 23, 2024
5:30 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

Dennis Roach, Chair
Paul Cunningham
Jill Fonte
Angela Gong
Brian Berndt
Ginger Vilchinsky

City Staff:

Carrie Marsh, City Planner
Ann Frances Garcia, Economic Development
and Housing Manager
Brad Christopherson, City Attorney

WORK SESSION

Chair Dennis Roach called the Work Session to order at approximately 5:34 p.m.

The agenda items were reviewed and discussed. Chair Roach reported that there is one item on the Regular Meeting agenda, Text Amendment for Chapter 13.14.031 – Accessory Building Units.

City Planner, Carrie Marsh, asked whether Commissioners had questions about the proposed changes to Chapter 13.14.031. She reported that there was previously a discussion about the proposed Text Amendment in the fall. Some changes have been made since that time. The language defines owner occupancy, which is consistent with the Home Occupations language, so there is a formal definition in both sections. Commissioner Cunningham asked about the definition. He pointed out that the actual owner never has to live in the home as long as someone is there who is related by blood, marriage, or adoption. Ms. Marsh explained that owner-occupancy can be difficult in terms of enforcement. However, there is a property ownership affidavit, listing the owner and the agent. A lot of properties in Holladay are owned by LLCs or the property is put in a family trust. Having consistency about what a family member is defined as will be beneficial.

The other notable addition to the proposed Text Amendment is the addition of standards for the conversion of an existing accessory building. The direction from the City Council was to include standards in the code to address conversion. Ms. Marsh reported that the lot minimum size of half an acre or twice the minimum lot size was removed. The reason that was removed is that there is a guesthouse allowance on properties that are half an acre or larger. It is also consistent with the polling data from when the accessory dwelling unit (“ADU”) text was done in 2021. She clarified

1 that the Planning Commission did not initially include that qualification when the recommendation
2 was made to the City Council, but it was added by the Council after the hearing.
3

4 There was discussion about the reason for the proposed Text Amendment. Ms. Marsh explained
5 that the State is looking at the actual application of the Moderate-Income Housing strategies. There
6 are several strategies outlined in order to meet Moderate-Income Housing goals. In the reporting
7 for Moderate-Income Housing, the State wants to see that the City is taking action on those. The
8 strategy outlined in the Staff Report is to reduce regulations related to ADUs. Commissioner Jill
9 Fonte wanted to know if the proposed amendments will essentially allow ADUs on smaller
10 properties than what is currently allowed in the community. Ms. Marsh confirmed this.
11

12 Commissioner Ginger Vilchinsky shared information about a previous application. Three different
13 owners came in together because there was a desire to rezone. However, those properties were
14 not large enough to have an ADU. With this Text Amendment, she believed those owners will be
15 able to build an ADU. Ms. Marsh discussed the three properties. One has an existing detached
16 accessory building that has a studio or basement unit. It cannot currently be used as an ADU, so
17 it is considered bonus space. Amending the text to allow the conversion of existing accessory
18 buildings to dwelling units will allow the property owner to make that conversion. As for the other
19 two properties, one is 0.40 acres and the other is 0.30 acres.
20

21 City Attorney, Brad Christopherson, noted in the past, the Legislature mandated that out of several
22 different Moderate-Income Housing strategies, a certain number need to be selected as part of the
23 Moderate-Income Housing Plan. He read from 10-9a-403 – General Plan Preparation:
24

- 25 • A Moderate-Income Housing Element that:
 - 26 ○ Provides a realistic opportunity to meet the need for additional moderate-income
27 housing within the municipality during the next five years.

28 Mr. Christopherson explained that there is also a reporting requirement. The initial requirement
29 was to have a Moderate-Income Housing Plan, but after that, there was also a requirement to report
30 back on progress made. That is what the proposed Text Amendment relates to. It does not simply
31 have to do with a previous application that came before the City, but with the City taking action.
32

33 Economic Development and Housing Manager, Ann Frances Garcia, stated that she is available to
34 answer questions about the Moderate-Income Housing goals and the direction received from the
35 City Council. Ms. Garcia reported that there were 26 strategies to choose from and the City chose
36 six. There need to be actions associated with each strategy. The revision to the Moderate-Income
37 Housing Plan was approved in February 2023. Reporting was due August 1, but it was a challenge
38 because it was only possible to report on actions completed from the date the plan was approved.
39

40 Commissioner Fonte asked about the six options that were selected from the possible 26 strategies.
41 Mr. Christopherson explained that Holladay is mature and near build-out. As a result, adopting
42 some of the other strategies would be very difficult. Commissioner Fonte asked about the penalties
43 for non-compliance. Mr. Christopherson reported that it impacts access to the Olene Walker
44 Housing Loan Fund and transportation funding. The penalties are increasingly more punitive the
45

1 further out a community is from compliance. Ms. Garcia clarified that it is possible to apply for
2 transportation dollars if a city reports on five strategies. If there is not a plan or report that is in
3 compliance, there are some associated fees. Mr. Christopherson noted that there is a per-day fine
4 for communities that are found to be out of compliance. That being said, there are some
5 requirements, like a city having a certain population size, before those penalties are triggered.

6
7 Commissioner Angela Gong noted that the Staff Report includes a table that talks about active
8 permits for ADUs. The numbers did not seem high. She wondered what level of demand there
9 will be if the Text Amendment moves forward. Ms. Marsh believed there will be an increase
10 similar to what was seen with internal accessory dwelling units (“I-ADU”). It is unlikely that there
11 will be a significant increase, but there will likely be some increase in the amount of ADUs.

12
13 Commissioner Cunningham asked if apartment complexes and the Holladay Hills area contribute
14 to the commitment to Moderate-Income Housing. Ms. Marsh confirmed that those units
15 contribute. There was discussion about rezoning. Ms. Marsh explained that there will always be
16 rezoning applications, especially in built-out communities. There will also be discussions about
17 areas that will eventually transition into higher uses, which is standard across all cities. Ms. Garcia
18 discussed the Moderate-Income Housing Progress Report. It is done on an annual basis. There
19 needs to be proof that progress is being made and some form of affordability is being provided.

20
21 Commissioner Gong asked for a definition of moderate. She pointed out that moderate income in
22 Holladay is likely to be different than it is in some other communities. There was a desire to
23 understand whether the idea of moderate is relative to the average housing price. Ms. Garcia
24 confirmed this and explained that it is based on the area median income (“AMI”). The AMI of
25 Salt Lake County is \$106,000. 80% and below that number is considered to be moderate.

26
27 Chair Roach believed that if the Text Amendment is approved, the intent is to allow external
28 accessory dwelling units (“E-ADU”) to be created with defined parameters. He wondered whether
29 that will open the door for new development to come in and put a row of houses on small lots and
30 then put rental units behind each one. Ms. Marsh noted that it is possible, but unlikely. She pointed
31 out that ADUs may actually make it easier for people to purchase homes and stay in them longer.

32
33 Commissioner Fonte wanted to know how much choice the City has when it comes to the proposed
34 Text Amendment. Ms. Marsh confirmed that there are choices available to the City, but noted that
35 the pressures will increase in the future. That being said, even if changes are made to the language,
36 it does not necessarily mean there will be a rush of applications for ADUs. Commissioner Fonte
37 thought someone could buy land, build small homes, and build small ADUs. She has seen this
38 happen in communities in California, where there are a lot of buildings and no places to park.
39 Those types of changes can happen slowly over time. It is important to preserve what is special
40 about Holladay and consider the future impacts of these types of amendments. Commissioner
41 Cunningham did not know why the City is in such a rush to change the ordinance. If the Text
42 Amendment is approved, Holladay will be one of the first cities to move ahead on this.

43
44 Chair Roach closed the Work Meeting at 6:03 p.m.

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

3 Chair Roach called the Regular Meeting to order at approximately 6:03 p.m.
4

5 **PUBLIC HEARING**

6 **1. Text Amendment – Chapter 13.14.031 – Accessory Building Units. Review and Make**
7 **a Recommendation to the City Council on Proposed Amendments to Title 13 of the**
8 **Holladay City Code, Land Use and Development Regulations as they Relate to**
9 **Accessory Dwelling Units. Item Reviewed as a Legislative Action, According to**
10 **Procedures set forth in Holladay Ordinance §13.07.**

11 Discussions about the proposed Text Amendment to Chapter 13.14.031 – Accessory Building
12 Units continued from the Work Session. Chair Roach noted that during the Work Session,
13 concerns were expressed about the intent and the scope of the amendments. Commissioner
14 Vilchinsky referenced the previous rezone application that was mentioned during the Work
15 Session. Many members of the public spoke out about that application and expressed concerns.
16 She is uncertain about recommending changes to the text knowing that residents are in opposition.
17

18 Commissioner Brian Berndt wondered if a Building Permit for an accessory building would be
19 issued if the lot coverage, setbacks, and building separation requirements were met. Ms. Marsh
20 confirmed that a Building Permit for an accessory building would be issued in that instance.
21 Commissioner Berndt wanted to understand the concerns about the proposed Text Amendment.
22 Since the ordinance outlines specific requirements for these types of units, to some degree, the
23 impacts will be mitigated. Ms. Marsh explained that the intention is to mitigate potential issues.
24 It is already possible to have accessory buildings. If something is going to be used as a dwelling
25 unit, then offsetting the impacts of that use needs to be taken into account. She suggested
26 considering the impacts of an I-ADU versus an E-ADU. The parking impacts will be the same for
27 both. The main difference is that an E-ADU can result in dwelling units closer to property lines.
28

29 Commissioner Berndt asked if it makes sense to require ADUs to have the same setbacks as the
30 primary unit. Ms. Marsh confirmed that there are cities that do this. Commissioner Berndt noted
31 that the Text Amendment allows for the conversion of existing accessory buildings. Even if those
32 were legally non-conforming, those accessory buildings can still be modified under this proposal.
33 Ms. Marsh confirmed this but noted that if someone wanted to add a second level to the accessory
34 unit, there will still be a graduated height requirement that needs to be met.
35

36 Commissioner Berndt worried about the conversion of existing accessory buildings. Ms. Marsh
37 explained that Staff's preference for E-ADUs is to have them meet the standards. For an existing
38 building on a property, it might make sense to not allow dwelling space in the existing building,
39 but allow it to be added onto the existing building as long as it meets the standards. Commissioner
40 Berndt believed that suggestion meets the intent of the Legislature's goals. That approach will
41 protect neighborhoods, but will also work towards the goal of additional housing stock. He thought
42 it made sense for the City to move forward that way rather than simply allowing conversion.
43

44 Chair Roach shared an example scenario and referenced the greenhouse on his lot. It is an existing
45 accessory building. If this Text Amendment passed, as currently drafted, it would theoretically be

1 possible to put a two-story building in his backyard as long as the windows did not face the
2 neighbors and it is not taller than his existing house. Ms. Marsh clarified that it depends on the
3 setbacks. If a second level is added, it still needs to meet the graduated height requirements.
4 Additionally, if the footprint is close to the property line, it is not possible to add a second story.
5

6 Chair Roach understood the intention of what was proposed in the Text Amendment. He also
7 agreed that there needs to be more housing to accommodate the population growth. For the
8 Butternut Road rezone that was rejected previously, he was not as concerned about the properties
9 that were less than half an acre, but there was a house with a mother-in-law apartment. Since that
10 mother-in-law apartment did not open into the home, but on the side, it was not allowed to be used
11 as a dwelling unit. He felt it made sense to have language to address those kinds of issues.
12

13 Ms. Marsh shared an option for second levels. It is possible to allow single-level ADUs within a
14 closer setback. If there was a desire to add a second level, then it would need to meet the setbacks
15 required for a main structure. Commissioner Fonte believed there was a difference between
16 building a separate structure and building a separate structure that someone will live in. She
17 thought the discussion on this matter might need to be continued so more information can be
18 presented. She understands that there is an issue that needs to be addressed, but she wants to
19 consider all of the different alternatives. What has been presented is just one possible solution.
20

21 Commissioner Gong likes the idea of ADUs because ADUs increase density while maintaining a
22 residential feel. She has questions about interactions with neighbors, so the suggestion about
23 single-level ADUs with a closer setback, as proposed by Ms. Marsh, is something she is interested
24 in hearing more about. Commissioner Gong likes the idea of converting existing structures, as
25 that makes ADUs more accessible, but some implications need to be considered.
26

27 Commissioner Gong referenced the Butternut Road rezone proposal. At that time, many residents
28 came to share comments about traffic. She acknowledged that as the population continues to grow,
29 traffic will increase and parking will become more difficult. There is some uncertainty about how
30 to address that because there will be more people and more vehicles as a result. Ms. Marsh
31 discussed public transportation opportunities. She noted that smaller units sometimes limit the
32 number of vehicles. If the ADU only provides one parking spot, but someone has multiple
33 vehicles, it is unlikely that the ADU will be selected by that person. Chair Roach asked about the
34 primary concerns Commissioner Gong has. She explained that one of her primary concerns has
35 to do with maintaining a sense of privacy if ADUs are permitted to be closer to the property lines.
36 One way to address that is to keep the ADUs lower in height so it is not as intrusive to neighbors.
37

38 Commissioner Vilchinsky appreciated the comments shared by Commissioner Gong. However,
39 she purchased her home in Holladay, because it is a large lot with outdoor living space. All of her
40 neighbors have detached garages that are within three feet of her property line. One of her
41 neighbors has two accessory buildings. If those neighbors are allowed to turn the accessory
42 buildings into ADUs, that will dramatically impact her life. She understands that people should
43 be able to use their properties, but feels it needs to be done in a way that does not negatively impact
44 neighbors. Chair Roach asked whether the surrounding properties are half-acre lots.
45 Commissioner Vilchinsky reported that there are smaller lots. The two houses next to her home

1 are larger lots, but the ones in the back are smaller. Commissioner Gong understood the concerns
2 expressed.

3
4 Chair Roach wondered whether a lot size restriction might ease the concerns expressed by
5 Commissioner Vilchinsky. For instance, if only the larger lots next to her home were permitted to
6 have ADUs rather than all of the smaller lots as well. Commissioner Vilchinsky reported that
7 some of the neighboring homes have I-ADUs. Ms. Marsh clarified that only one ADU is
8 permitted, so both an I-ADU and E-ADU are not allowed. Commissioner Cunningham believed
9 there are informal moderate-income housing units in the City that are not registered. Ms. Marsh
10 confirmed that likely people are renting out basements without an ADU license. If the license is
11 not obtained, there is no way for the City to know that the unit is being rented out.

12
13 Ms. Marsh reported that there is a maximum accessory building footprint. It is possible to alter
14 that to be smaller for an E-ADU. She explained that it currently scales based on the property size.
15 Structures will also be regulated by lot coverage. Structures can only cover a certain percentage
16 of the property. Even with Conditional Use Permits, it is not possible to go over the lot coverage
17 percentage. She shared information about the setback distance for main structures and discussed
18 the possibility of the Planning Commission limiting E-ADUs to the building footprint of the main
19 structure. Chair Roach asked if there is a minimum setback between the main structure and the E-
20 ADU. Ms. Marsh stated that the Building Code requires there to be five feet.

21
22 Information about lot coverage was shared with the Commission. Ms. Marsh explained that it is
23 the percentage covered by all structures. On a lot that is less than 10,000 square feet, the structures
24 can only cover 35% of the lot. Chair Roach pointed out that this does not include any of the cement
25 hardscape associated with the house, as the measurement relates to the roof structure. Ms. Marsh
26 reported that the rear yard is limited to 25%, so it is not possible to cover more than 25% of the
27 rear yard. She next shared the accessory building footprints permitted. For a one-quarter-acre
28 property, the maximum would be 850 square feet. If there was a desire to build something with a
29 larger footprint than that, there would need to be a Conditional Use Permit. She informed the
30 Planning Commission that 850 square feet is generally about the size of a small two-bedroom
31 apartment.

32
33 Chair Roach referenced the draft language for the Text Amendment and asked if it requires the
34 same setbacks. Ms. Marsh explained that the setback information was shown on Lines 44, 45, 46,
35 and 47. The Commission can alter Line 47 if there is a desire to limit the E-ADU to a single level
36 within a certain distance. Commissioner Vilchinsky reiterated that her concerns have to do with
37 the non-conforming accessory buildings. Commissioner Cunningham asked if it is possible to
38 have language that makes it clear that the Text Amendment does not legitimize or legalize an
39 existing non-conforming accessory building. Ms. Marsh reminded those present that the City
40 Council directed Staff to look at the conversion of existing accessory buildings.

41
42 Ms. Marsh asked if there are standards the Planning Commission believes can offset the impacts
43 of conversion. Commissioner Cunningham did not believe the burden should be placed on the
44 impacted neighbor. The neighbor should not have to install a higher fence or add additional
45 landscaping. Ms. Marsh explained that there can be standards placed on the property owner.

1
2 Chair Roach reported that he has a legal non-conforming shed that is less than one foot away from
3 the fence. If he chose to convert that because no doors or windows are facing the neighboring
4 property, that would impact neighbors. He wanted to know if there is a way to alter the language
5 so it states that existing structures converted to dwelling units must be within certain setbacks. Ms.
6 Marsh noted that it could state that dwelling space cannot be added within that structure, but an
7 area can be added onto that structure that is compliant with E-ADU requirements.
8

9 A recent example scenario was shared. Ms. Marsh reported that there was a permit for an enclosed
10 swimming pool within the accessory building setback. Next to that, a pool house was built. The
11 original plan had a bedroom, kitchen, and bathroom in the pool house. The applicant was close
12 enough on the setback that it met the standard for an accessory building but did not meet the
13 standard for an ADU. In a situation like that, something needs to be recorded against the property
14 to state that it cannot be used as an ADU. Chair Roach explained that the Planning Commission
15 is not opposed to E-ADUs, but there is a desire to make sure that whatever is permitted does not
16 create issues for neighbors. He asked if the owner-occupant can live in an accessory unit and rent
17 out the main structure. This was confirmed. Ms. Marsh explained that this allows people to stay
18 on their property. Someone can rent the main house while the owner lives in the accessory unit.
19

20 Previous poll results were shared with the Commission. One question was: "In which zone should
21 ADUs be permitted?" The result was single-family zones with 10,000 square foot lot sizes or
22 larger. Commissioner Cunningham wanted to know if the proposed language had to apply to all
23 zones or if it could apply only to zones with larger lots. He pointed out that the smaller the lot
24 sizes, the bigger the problems could be. The impact of additional density on smaller lots is more
25 noticeable. Commissioners discussed the minimums required to subdivide a property.
26

27 Commissioner Cunningham suggested that the Commission open and close a public hearing on
28 this matter. He also suggested that the discussion be continued to a future meeting. It seems that
29 there is more discussion that needs to be had and additional language that needs to be drafted by
30 Staff. Ms. Marsh asked if there is anything specific that the Commission wants Staff to work on.
31 Commissioner Berndt asked that a copy of the proposed Text Amendment language be shared with
32 Commissioners in a format that can be edited. He asked that Commissioners be allowed to add
33 comments directly to the document. The comments can be reviewed at the next meeting.
34

35 Commissioner Cunningham asked whether one off-street parking spot should be required. He
36 noted that parking is a significant issue. Ms. Marsh explained that currently, the code states that
37 one parking spot is required for an ADU. That is true whether there is an I-ADU or E-ADU. If
38 the Planning Commission wants to change it so that it ties into the off-street parking requirements,
39 that is controlled by the number of bedrooms. There was support expressed for that approach.
40

41 Chair Roach reviewed the notes he took during the Planning Commission Meeting. Based on the
42 discussions, the Commission is interested in looking at lot size restrictions, and height restrictions
43 (Line 47) so there is a single-level, and parking requirements to match the off-street language.
44

1 Ahead of the next meeting, Ms. Marsh offered to look at how many properties have accessory
2 buildings on them and roughly how many of those could convert. Mr. Christopherson shared
3 information about moderate-income housing needs and future growth. Ms. Garcia shared the
4 Moderate-Income Housing Plan and reviewed the other strategies the City has chosen. Those
5 strategies include Strategy E, Strategy F, Strategy H, Strategy L, Strategy O, and Strategy P.
6

7 Chair Roach opened the public hearing. There were no comments. The hearing remained open.
8

9 ***Commissioner Cunningham moved to CONTINUE the public hearing and the application to
10 amend 13.14.031 and associated definitions of Accessory Dwelling Units of the City of Holladay
11 Land Use code, to the next regularly scheduled meeting. Commissioner Fonte seconded the
12 motion. Vote on Motion: Commissioner Vilchinsky-Aye; Commissioner Cunningham-Aye;
13 Commissioner Fonte-Aye; Commissioner Gong-Aye; Commissioner Berndt-Aye; Chair Roach-
14 Aye. The motion passed with the unanimous consent of the Commission.***

15 **ADJOURN**

16 ***Chair Roach moved to ADJOURN. The motion was not seconded. The motion passed with the
17 unanimous consent of the Commission.***

18
19
20 The Planning Commission Meeting adjourned at approximately 7:05 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, January 23, 2024.*

3
4
5
6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

**Tuesday, February 20, 2024
6:00 PM.**

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

ATTENDANCE:

Planning Commission Members:

City Staff:

Dennis Roach, Chair
Martin Banks
Brian Berndt
Paul Cunningham
Ginger Vilchinsky
Jill Fonte
Angela Gong

Carrie Marsh, City Planner
Brad Christopherson, City Attorney

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

26 Chair Dennis Roach called the Regular Meeting to order at approximately 6:00 p.m.
27 Commissioner Gong read the Commission Statement for the benefit of those present.

PUBLIC HEARING

1. **CONTINUED ITEM – Chapter 13.14.031 – Accessory Building Units. Continued Review of Draft Changes, Anticipated Recommendation to the City Council on Proposed Amendments to Title 13 of the Holladay City Code, Land Use and Development Regulations as they Relate to Accessory Dwelling Units. Item Reviewed as a Legislative Action, According to Procedures set forth in Holladay Ordinance §13.07.**

37 City Planner, Carrie Marsh presented the changes made to the text amendment since the last
38 meeting. The Staff Report identified the changes discussed previously such as ownership
39 requirements. The Planning Commission asked to see specific definitions for immediate family,
40 which was included in the new language. Currently, the minimum lot size is 10,000 square feet.
41 There was an addition for corner lots and double-fronting lots. Some of the details may need to
42 be clarified since corner lots are more unique in terms of setbacks. Other changes that were made
43 were discussed such as height limitations. The new proposed language includes graduated height
44 being set at six feet on the property line and then 45 degrees over. Primary structures are eight

1 feet and then 45 degrees over, which creates a lower profile for External Accessory Dwelling Units
2 (E-ADU").

3
4 The setback is set at a 10-foot minimum and is required to be larger according to the chart in the
5 current Code for larger properties. The draft text was provided showing additions and deletions.
6 Ms. Marsh stated that verbiage pertaining to dwelling unit occupancy was also added to the Code
7 and is consistent. She explained that occupancy is any number of persons related by blood,
8 marriage, or adoption. Ownership of the property is addressed in number 4, lines 20 through 27
9 in the text. All of the height verbiage was taken from the existing Code on accessory buildings.
10 with the graduated height envelope.

11
12 Chair Roach opened the public hearing, which was continued from the previous meeting.
13

14 *Ron Hilton* gave his address as 2394 Murray Holladay Road. He sent an email regarding a
15 technical point pertaining to the zones in which Accessory Dwelling Units ("ADU") should be
16 allowed according to State law. It was determined that Mr. Hilton's comments were not received
17 in time to be included in the packet. He claimed that the ordinance is not entirely compliant with
18 state law. He referred to Section 10-9A.530 – Internal Accessory Dwelling Unit ("I-ADU"), which
19 states, "In any area zoned primarily for residential use (A) The use of an Internal Accessory
20 Dwelling Unit is a permitted use; (B) Except as provided in Subsections 3 and 4." Subsection 4
21 states that, "A municipality may require that an Internal Accessory Dwelling Unit be designed in
22 a manner that does not change the appearance of the primary dwelling as a single-family dwelling."
23 Subsection H states, "A municipality may prohibit the creation of an Internal Accessory Dwelling
24 Unit if the lot containing the primary dwelling unit is 6,000 square feet or less in size." Mr. Hilton
25 stated that there is no requirement that the dwelling unit be in a single-family zone. It is only
26 required to be part of a single-family detached primary dwelling unit and the lot must be at least
27 6,000 square feet in size. The multi-family zones and the City of Holladay allow for single-family
28 homes. The change he suggested to the first paragraph was to be inserted after "Existing or new
29 construction of Accessory Dwelling Units are permitted in all single-family residential zones R1,
30 FR-1, FR-2.5, RF-20." The addition was, "... and single-family dwellings in multi-family
31 residential zones R2, RM on lots at least 6,000 square feet in size." With that change, it would be
32 brought into full conformity with State law.

33
34 City Attorney, Brad Christopherson, referred to 13.04.040 of Holladay City Code and stated that
35 the section Mr. Hilton was referring to pertains to I-ADUs, which are allowed in every zone by
36 State Code. This particular section focuses on accessory monuments, which are exterior to the
37 home and not part of the primary residence.

38
39 Ms. Marsh stated that within the existing Code for Accessory Dwelling Units, they should clean
40 up the language to clarify that it involves any single-family dwelling within any residential zone.
41 The Code specifically spells out R1, FR1, FR2, FR2.5, and FR20.

42
43 *David Seaman* addressed property he owns and presented a plat map of what he is proposing to
44 do. He reported that he and his wife purchased two properties in the last few years with the intent
45 of developing ADUs on the properties. As part of his due diligence, he spoke to staff, but the rules

1 have since changed and his property no longer meets the lot size minimum. Ms. Marsh stated that
2 currently, to have an E-ADU it is necessary to have one-half acre of property. The proposed
3 changes decrease that to 10,000 square feet.

4
5 Commissioner Berndt was reluctant to talk about a specific property when discussing an ordinance.
6 He did not want to get into the details of a specific property until the ordinance is in place.
7 Mr. Seaman expressed support for lowering the lot size to allow for ADUs. He is a General
8 Contractor by profession and buys and sells properties as part of his retirement income. He wanted
9 to be able to continue to utilize his properties. He currently owns three properties in Holladay and
10 lives in one. If he builds an ADU he would market it as a potential income property. He sees it
11 as a valuable asset when marketing a property to flip. Mr. Seaman stated that his motivation was
12 a financial incentive to find older properties on which to build an ADU and market it as two houses
13 in one. He reported that he has built many walkout basements on homes with rear egress since
14 many see the value of being able to rent out their basement.

15
16 There was no further public comment. The public hearing was closed.

17
18 Chair Roach referenced lines 56 and 57, which state that the ADU should be designed in a manner
19 that is compatible with the neighborhood residential vernacular. His concern was that it is highly
20 subjective, and it could be argued that every E-ADU should be denied because it does not match
21 what he thinks it should in his neighborhood. He was not sure if that was something others had
22 concerns with.

23
24 Commissioner Gong commented that this has come up in other applications and she did not find
25 it to be very meaningful. She agreed that the proposed language encourages argument. Possible
26 language changes were discussed. Commissioner Berndt was concerned that it would create
27 complications. The thought was that one of the Commission's goals is to simplify where possible
28 and make it so that the Code is easy for staff to use and the public to understand. The issue of
29 compatibility was discussed and whether the Commission should look for compatibility with the
30 existing dwelling rather than the neighborhood. Chair Roach likes to consider what it will look
31 like in 20 years.

32
33 Chair Roach commented on the lot size restrictions and stated that currently, the allowance is just
34 under one-quarter of an acre. That impacts about 50% of the City that is not Walker Woods, or an
35 R1-8 zone. E-ADUs will potentially be allowed in about half of the City. If the lot size minimum
36 were decreased to 8,000 square feet, they would essentially be allowing the entire City to have
37 E-ADUs. There is a significant portion of property in the northeast portion of the City where the
38 R1-8 zone exists. There was some question as to whether the R1-8 Zone is too small and dense to
39 allow for E-ADUs on smaller lots.

40
41 Commissioner Berndt's preference was to do it incrementally. He considered this to be a
42 significant step forward and will help increase compliance. He supported 10,000-square-foot lots
43 but not 8,000-square feet.

1 Commissioner Vilchinsky had concerns about the setbacks on existing units, but she was
2 comfortable with the 10,000-square-foot limitation and considered it a good starting place.
3

4 Commissioner Fonte voiced her opinion previously and hated seeing them pave paradise. Her
5 question remained as to whether there is something between the one-half acre and the 10,000
6 square feet that could be considered. Ms. Marsh stated that the R1-15 zone allows for 15,000
7 square-foot minimum lot sizes. There is also the R1-21 zone where there are larger lots than in
8 the R1-10 zone. She estimated that 10% of the City falls within those zones. Commissioner Fonte
9 stated that that does not solve the problem and is not really incremental. If that were the best
10 option, however, she would support it.
11

12 Commissioner Gong supported going with the 10,000 square foot lots and in general, was in favor
13 of going to 8,000 square feet for a couple of reasons. First, people who are most likely to use it
14 are those who need an income stream, and that could allow them to live in the City of Holladay.
15 Also, a lot in the R1-8 zone is located in larger corridors such as 3900 South, 4500 South, and
16 Highland Drive. She felt that over time there will be more public transit. She recalled mention at
17 a previous meeting that there are roughly 1,400 lots in Holladay that are one-half acre in size or
18 larger. Ms. Marsh stated that that is a rough estimate. Ms. Marsh stated that most of the
19 applications for E-ADUs have been for .3 to .5-acre lots. Applicants are typically interested in
20 building a detached garage with living space above. There are not as many applications for ADUs
21 on smaller properties. It is typically someone who lives in the primary dwelling and wants to
22 convert a space or have extra living space for a mother-in-law or other family member. Those
23 with smaller properties are typically looking to expand their own home and stay in Holladay by
24 adding onto their home. That would be a more common scenario on an 8,000-square-foot lot. It
25 is not as common for someone on a smaller lot to want to do an E-ADU because it limits the yard
26 space. She recalled that the total parcel count was around 9,000 but there are sometimes smaller
27 parcels that are taxed at a lower rate. She guessed that there are 3,000 to 4,000 one-quarter to one-
28 half acre lots. Commissioner Gong supported transit corridors potentially having a unique
29 approval and seeing what happens in the next few years.
30

31 In response to a comment made regarding double-fronting lots, Ms. Marsh stated that with smaller
32 properties it is easier to access an E-ADU. There could be situations similar to the property on
33 Butternut where a garage was built on one side with the bonus space completely underground. The
34 result was minimal impact on the neighbors.
35

36 Heights and setbacks were discussed. Chair Roach felt good about the minimum 10 feet and was
37 of the opinion that any less feels highly encroached upon because neighbors are already too close
38 on the sides. He pictures homes against the fence line and a crowded feel. That dovetails into
39 height, which is currently six feet at the property line at a 45-degree angle. If the minimum 10-
40 foot setback is there, there is still a significant roof height to deal with. He stated that he moved
41 to Holladay for the views of Mount Olympus, trees, and wildlife. If his neighbor were to construct
42 an E-ADU in his backyard with a 16-foot roof his views would be blocked and what he loves about
43 living in Holladay would be diminished. He wanted to be cognizant about how best to address E-
44 ADUs built in a backyard so that it does not create conflict with the neighbors.
45

1 Ms. Marsh reported that currently, accessory buildings can be up to 20 feet tall. The larger question
2 is if the intent is to regulate building heights or a dwelling unit on a second level. If the intent is
3 to restrict a dwelling unit from being on a second level, the language needs to address that
4 specifically. She was not sure that the goal was to regulate height when accessory buildings are
5 already allowed to be 20 feet. There is a height standard for an accessory building that can be
6 closer to the property line and higher. However, an E-ADU has to be further from the property
7 line and lower.

8
9 The potential for an E-ADU above a garage was discussed as well as the impact. Greater concern
10 was expressed with second stories, which would be easier to limit to one level. The biggest
11 problem will likely be with those that are already too high and that would not meet the new
12 requirement if the limits were changed. Ways to address existing non-conforming uses was
13 discussed. Chair Roach stated that the Commission should be forward-thinking in terms of a
14 developer wanting to develop more E-ADUs, which is where the impact will be. With existing
15 structures, most people are already used to them while new construction tends to catch people off
16 guard. Commissioner Fonte suggested that the Commission make decisions that protect current
17 residents.

18
19 Chair Roach commented that another issue is having windows facing into a backyard or having to
20 live next to a tall, sloped roof with skylights. If it becomes overly complicated, he suggested that
21 E-ADUs be limited to a single structure. He did not want to create a situation where there are
22 numerous two-story garages with apartments on top in every backyard.

23
24 E-ADUs on large lots are far different than on smaller lots. For that reason, Commissioner Fonte
25 was more comfortable allowing for single-story E-ADUs. Ms. Marsh presented a 3-D diagram
26 showing a building envelope for a 90' x 120' property. With the side setbacks added, she showed
27 where an accessory building could be constructed and where it could be up to 30 feet high. The
28 potential location was shown if the ADU was limited to 10 feet for a new structure. She explained
29 that the incentive is to build an E-ADU 10 feet from the property line or back it away further and
30 achieve a height of 32 feet.

31
32 It was clarified that the E-ADU cannot exceed the height of the primary structure. If limited to
33 one story, it would be prohibited from going to a height of 30 feet. Ms. Marsh stated that the
34 heights for single-story dwellings are usually 16 feet, which accounts for a pitched roof. It was
35 noted that the roof height might vary but an additional living space on a second level could not be
36 added. Mr. Marsh confirmed that a bonus space could be built above a garage of up to 20 feet
37 within the graduated height envelope.

38
39 Ms. Marsh explained that on a 10,000-square-foot lot, the setbacks for an accessory structure are
40 four feet as long the graduated height requirement is met. If there is a 16-foot wall, one must be
41 seven feet from the property line. The graduated height requirement naturally pushes taller
42 structures further from the property line. The proposed six feet limits heights further. Having a
43 10-foot minimum ensures that it is the closest a dwelling unit can go. The current Code involving
44 E-ADUs is a 25% increase. On a 10,000-square-foot lot, an E-ADU would be required to have a

1 five-foot minimum setback and meet the graduated height requirement, which is currently eight
2 feet with a 45-degree angle over.

3
4 Chair Roach considered it to be a control measure to set limits. Ms. Marsh commented on setbacks
5 and stated that when looking at side setbacks for a primary structure, it is 25% total. You could
6 do 12½ % on a front or side setback because that is what a primary structure would be. If there is
7 a 100-foot-wide lot, the minimum setback on one side would be 10 feet. The other side would be
8 15 feet. The setbacks would be based on the size of the lot.

9
10 It was noted that Code Enforcement could take action in a rental situation. Existing non-complying
11 structures were also addressed. If a different standard were set for height, existing non-complying
12 structures would never be in compliance without tearing the ADU down and rebuilding it. It was
13 noted that the Legislature made the decision to not give cities the ability to make this decision and
14 allow it to happen. They have already decided that the public interest is more housing than views
15 and building height. It was suggested that the City take advantage of any opportunity to minimize
16 the impact on the neighbors.

17
18 Ms. Marsh stated that the Commission could indicate what they are comfortable with and
19 recommended they wait and see what happens over the next two years and bring it back at that
20 point. They could pass a recommendation for a change in the lot size or change the lot size with a
21 reduced graduated height. Another option would be an increased setback and have staff track the
22 permits and see what happens. They could then look at Code revisions two to three years in the
23 future.

24
25 Staff was asked to report back on how many moderate-income houses are created rather than the
26 number of ADUs because they are not the same. Ms. Marsh commented that that is difficult with
27 I-ADUs. It is easy to catch E-ADUs but I-ADUs involve people who are renting their basements
28 out. The City has an I-ADU Permit but most people do not come in and apply.

29
30 [END OF AUDIO]

31
32 **ACTION ITEMS**

33 2. **Approval of Minutes – December 5, 2023, and December 19, 2023.**

34
35 **ADJOURN**

36 The Planning Commission Meeting adjourned at approximately ____ PM.

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, February 20, 2024.*

3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary
10
11 Minutes Approved: _____

DRAFT

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

**Tuesday, April 2, 2024
5:30 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Dennis Roach, Chair
Jill Fonte
Paul Cunningham
Karianne Prince
Brian Berndt

Jonathan Teerlink, Community Development Director
Brad Christopherson, City Attorney

WORK SESSION

Chair Dennis Roach called the Work Session to order at approximately 5:33 PM.

The agenda items were reviewed and discussed. The first item on the agenda was continued during the last Planning Commission Meeting. It is a proposed Text Amendment for Chapter 13.62 and has to do with building heights in the C-2 Zone. Community Development Director, Jonathan Teerlink, explained that at the last meeting, the Commission requested that City Staff and the applicant come back with some additional information. One of the requests had to do with what was happening outside the City of Holladay. Cottonwood Heights, Millcreek, and Murray were looked into, and those details were included in the Meeting Materials Packet. He noted that it provided clarification about the location and permitted heights in those cities. Additionally, the applicant provided a schematic to illustrate what height would look like distributed through the space.

Chair Roach asked to review the schematic that was submitted by the applicant. The document was discussed. Mr. Teerlink stated that it showed two and a half levels. Chair Roach pointed out that if the Text Amendment was approved for the C-2 Zone, the change could open up the door for lower-quality three-story buildings. Mr. Teerlink noted that the Commission can make a recommendation to the City Council that City Staff look into architectural standards for the C-2 Zone. Currently, what the Planning Commission is considering is the change from 35 feet to 40 feet. Chair Roach expressed concerns about some of the building designs seen in other cities.

44 Commissioner Jill Fonte noted that the Planning Commission often discusses what is happening
45 in surrounding cities. However, it is important to remember that the City of Holladay has its own

1 distinct character. When the Planning Commission starts to think too much about what is
2 happening elsewhere, this can impact the character of the City. It is necessary to preserve what
3 makes the City of Holladay special. Commissioner Paul Cunningham pointed out that the General
4 Plan acknowledges growth. In this case, it is worthwhile to at least consider what is being done
5 elsewhere in order to better understand what growth could look like in the community.

6
7 Commissioner Cunningham stated that the proposal makes sense for this particular application at
8 this specific location. That being said, there are other properties in the same zone where the
9 setbacks and height may not make sense. For example, there might be residential abutting those
10 properties and the increased height may feel more intense. At the last meeting, the Commission
11 was informed that there was a request to continue the item so additional noticing could be done.
12 He wondered whether any comments had been received. Mr. Teerlink denied that there have been
13 comments submitted about this application but noted that the public hearing is still open.

14
15 Commissioner Brian Berndt asked if commercial architecture is reviewed by the Design Review
16 Board (“DRB”). Mr. Teerlink explained that it is not. In C-1 and C2 Zones, there are no
17 architectural controls. Commissioner Berndt pointed out that with a well-designed building, the
18 higher height will not be as noticeable. He believed design standards for these buildings made
19 sense. He clarified that the reason he previously asked for information about other cities is because
20 commercial development is changing. Examples from other locations can be useful. He stressed
21 the importance of the City being competitive, so it is possible to attract commercial investors. This
22 assists with economic development. There is no desire to eliminate the character of the City of
23 Holladay, but it is necessary to acknowledge that commercial development is changing
24 everywhere.

25
26 Chair Roach referenced the map that was included in the Meeting Materials Packet. He wondered
27 whether there was a separate Master Plan for the Holladay Gateway. Mr. Teerlink explained that
28 the section in question is an anomaly because there is another zone that is prepared for that already
29 and it is well above 40 feet. That is not necessarily something to consider with this application.

30
31 The second item on the Regular Meeting agenda is a proposed Text Amendment to Chapter 13.
32 Chair Roach explained that this relates to the Historic Preservation Ordinance. There was a
33 discussion about this at the end of the last Planning Commission Meeting. Mr. Teerlink reported
34 that the City of Holladay currently has a Historic Preservation Ordinance, but in 2018, the Council
35 reorganized a lot of the committees and commissions working for the City. This included the
36 Historical Commission and its responsibilities. In doing so, the process by which a property owner
37 could add their historic property to the City of Holladay list was amended, but the Council never
38 discussed the matter further. The proposed update will essentially correct the application process.

39
40 The issue that the Council had previously was that any entity could propose that the property be
41 placed on the historic designation list for the City of Holladay. That left the property owner
42 completely out of the process. Mr. Teerlink explained that what is proposed addresses that issue.
43 It has to be the property owner or their agent that nominates a property to be added to the list in
44 the City of Holladay.

1 Commissioner Berndt asked if there is an incentive for property owners to add their property to
2 the list. Mr. Teerlink explained that the way this was drafted, it had to already be a Federal or
3 State designated property. Alternatively, there were some procedures outlined that allowed the
4 City Council to determine the historical significance. Once it is on the list, if the owner wants to
5 apply for a Conditional Use Permit for extra land uses outside of the zone, that can be done. Other
6 uses may be permitted in order to sustain the preservation effort of the historic property. Mr.
7 Teerlink explained that the owner would need to come to the Planning Commission to modify the
8 property, including demolition. If the property is proposed to be demolished, there is a 30-day
9 stay to allow the City to document the property inside and out for historic preservation purposes.
10 The incentive is that the City will allow more land uses, but a Conditional Use Permit is needed.
11

12 Chair Roach wanted to know what would happen if a historic property was sold. He asked if there
13 will be additional steps for properties with that designation. Mr. Teerlink denied this. However,
14 he noted that there is a process for a property owner to remove their property from the list. If a
15 historic property is purchased and it becomes unsustainable for them economically, a request can
16 be made to have the property removed from the list. The City Council can also remove a property
17 from the list if it becomes dilapidated to the point that it has lost all of its historical significance.
18

19 Commissioner Cunningham was surprised that removal from the list could occur without any
20 public notice. Mr. Teerlink explained that this is a policy question he wanted the Planning
21 Commission to discuss. There are two highlighted sections in the Meeting Materials Packet. He
22 asked for feedback about those sections. Commissioner Cunningham thought it made sense to
23 publicly notice. Mr. Teerlink clarified that the discussion about removal from the list would still
24 happen in a public meeting, but the question was whether or not notices should be given to
25 neighbors. Different cities have different policies in place, so it is something for the Commission
26 to consider.
27

28 Commissioner Fonte asked why only neighbors would be noticed in that instance. It is often
29 residents living throughout the community who care about historic properties. City Attorney, Brad
30 Christopherson, pointed out that there would still be notice provided on meeting agendas. Chair
31 Roach asked about the costs associated with noticing. Mr. Teerlink explained that the size of the
32 mailings has been reduced so there is a postcard rate because that is the cheapest option.
33

34 The last item on the Regular Meeting agenda is a proposed Text Amendment to Chapter 13.04.040
35 and 13.100.010. Chair Roach explained that this will be a continued item, as there needs to be a
36 decent amount of discussion on the matter. Mr. Teerlink stated that the concern is finding other
37 land use zones that are available for quasi-public uses. The idea is to look for land use zones that
38 churches can move into. There is some direction in the Staff Report, as it outlines some of the
39 potential zones. He suggested that the public hearing be opened, and the item be continued.
40

41 Chair Roach clarified that this item was the result of an application submitted for the Korean
42 Presbyterian Church of Utah. The church requested that quasi-public uses be added to the C-2
43 Zone. Mr. Teerlink reported that the City Council has not made an official decision on that
44 application, but a request was made that City Staff explore other zones to add church uses to.
45

1 Commissioner Berndt understood that any time a Liquor License is requested, the proximity to
2 churches and schools needs to be considered. He wondered whether the opposite was true. For
3 instance, if a church wanted to move into an area within that proximity boundary. Mr. Teerlink
4 explained that it could create issues if the business with the Liquor License changes hands, and a
5 new license needs to be applied for. Chair Roach asked about renewal or reapplication for the
6 license. Mr. Teerlink reported that if there is the same owner, it continues year after year, as long
7 as there is compliance. That being said, if there was a new owner, reapplication is needed.
8

9 Chair Roach ended the Work Session. There was a short break before the Regular Meeting started.
10

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

13 Chair Roach called the Regular Meeting to order at approximately 6:00 p.m. and reviewed the
14 agenda. Commissioner Berndt read the Commission Statement for the benefit of those present.
15

16 **PUBLIC HEARING**

17 1. **CONTINUED - Text Amendment – Chapter 13.62 Building Height in the C-2 Zone.**
18 **Review of and Recommendation to the City Council of a Proposal by Applicant, Bret**
19 **Laughlin to Amend Title 13, of the Holladay City Code, Land Use and Development**
20 **Regulations Related to Maximum Building Height in the C-2 Zone. Item Reviewed**
21 **as a Legislative Action, According to Procedures Set Forth in Holladay Ordinance**
22 **§13.07. Continued from 3/19/2024. File #24-4-03.**

23 Mr. Teerlink presented the Staff Report and explained that the item is a Text Amendment for
24 Chapter 13.62. The application is a request to amend heights in the C-2 Zone. He noted that at
25 the last Planning Commission Meeting, it was requested that City Staff and the applicant come
26 back with some additional information. City Staff has prepared the information that was requested
27 by the Commission, specifically related to zoning and requirements for commercial heights in the
28 cities that abut Holladay. The applicant has prepared a schematic drawing of what the height looks
29 like as it is dispersed through the stories. The original Staff Report is included in the Meeting
30 Materials Packet, as the opinion of City Staff has not changed since the last meeting.
31

32 The applicant representative, Chris Layton, introduced himself to the Commission. He is a resident
33 of Holladay and loves living in the community. The application before the Commission has to do
34 with responsible growth. It is necessary to evolve with real estate and development trends as well
35 as trends in construction and architecture. Mr. Layton explained that he is a licensed architect and
36 has had his own firm for 34 years. He has seen firsthand how zoning must evolve with the needs.
37 This request is not about increase as far as the number of stories or uses. It is about quality.
38 Allowing this type of building to occur means that commercial spaces can coincide with residential
39 uses. There is a desire to embrace growth in a responsible manner and this request provides the
40 opportunity to do so. The schematic submitted is for this specific project, but this is not a site-
41 specific issue. In any of the commercial zones where there is a desire to see three-story mixed-use
42 development, the additional height is needed to provide appropriate heights for each story.
43

44 Chair Roach opened the public hearing. There were no comments. The public hearing was closed.
45

1 Commissioner Berndt asked if any commercial areas in the City are vacant. Mr. Teerlink could
2 not think of any that were currently vacant. Commissioner Berndt wanted to better understand the
3 impacts if an amendment was made to the C-2 Zone. Chair Roach noted that during the Work
4 Session, there were discussions about height and building architecture. He is in favor of what is
5 envisioned for the subject property since it is unlikely that the additional 5 feet will have an impact
6 on that particular area. However, he does have concerns about some other C-2 Zone areas.
7

8 Commissioner Cunningham expressed concerns about setbacks. He does not have an issue with
9 this particular location but has concerns about how the amendment will impact other properties.
10 Additionally, he believes there should be some sort of architectural review. He suggested that
11 buildings be able to reach 40 feet as long as there is a review of the setbacks and architectural
12 design. It is important to allow additional height but to do so in a thoughtful manner.
13

14 Commissioner Karianne Prince asked about the setbacks for the C-2 Zone. Mr. Teerlink offered
15 to find that information. Commissioner Berndt wanted to know if there is a way to have an
16 architecture review for commercial. He does not want to add another layer that will create an
17 administrative burden but wondered whether it is possible. Mr. Teerlink explained that the current
18 request is for a height amendment, but it is possible to suggest that the DRB review C-2 Zone
19 developments. That Board already reviews the Holladay Village Zone and Holladay Crossroads
20 Zone. Chair Roach suggested that any development that wishes to exceed the existing height
21 requirement of 35 feet to reach 40 feet would need to undergo a review from the DRB.
22

23 Mr. Layton noted that there is a graduated height restriction in certain zones and overlays. As long
24 as the 40-foot limit of the building falls inside of the graduated height limitation of the zone, he
25 believed that would be appropriate. It might be something for the City Council to consider. Mr.
26 Teerlink reminded the Planning Commission that all commercial redevelopment Site Plans come
27 to the Planning Commission, so the Commission has an opportunity to look at the Site Plan. At
28 the City Council level, it is possible to discuss adding architectural controls. He answered the
29 previous question posed by Commissioner Prince about setbacks. Front yards are at 20 feet, but it
30 depends on what is surrounding the commercial property. It is more restrictive if it is abutting
31 residential. For side yards that abut residential, the setbacks are 15 feet. For rear yards abutting
32 residential, it is also 15 feet. Otherwise, the Planning Commission can set the setbacks.
33

34 Commissioner Prince and Commissioner Fonte liked the idea of incorporating some sort of
35 architectural review. Chair Roach believed the Commission was fairly comfortable with what was
36 proposed, but there is a desire to see an additional DRB review and/or graduated height.
37

38 Commissioner Berndt asked whether City Staff saw a viable way to move forward with what had
39 been discussed. Mr. Teerlink explained that there can be a recommendation to approve the Text
40 Amendment request with an additional recommendation to include an architectural review in
41 commercial zones. Commissioner Prince wondered whether the ask would slow down this
42 particular applicant. Mr. Teerlink did not believe that it would slow down the work of this
43 applicant.
44

1 Discussions were had about appropriate language for a motion to articulate what was discussed.
2 Mr. Christopherson asked whether height was the main concern or if additional stories were the
3 concern. Mr. Teerlink clarified that it is not possible to exceed three stories. Chair Roach stated
4 that the Commission wants to see the quality architecture for an applicant to receive additional
5 height.

6
7 *Chair Roach moved to forward a recommendation to the City Council to APPROVE an*
8 *application by Brent Laughlin, represented by Chris Layton, to amend Title 13, Chapter*
9 *13.62.110, of the City of Holladay Land Use Code to increase the maximum allowable height*
10 *from 35 feet to 40 feet, with the following consideration:*

11
12 1. *When an applicant wants to build beyond the standard 35 feet to 40 feet, there*
13 *must be an additional layer of Design Review Board or City Staff review to ensure*
14 *it has the architectural quality desired in order to receive approval for the*
15 *additional 5 feet.*

16
17 *This motion is based on the following findings:*

18
19 1. *The proposal aligns with principles of the General Plan as an amendment from*
20 *a property owner to:*

21
22 a. *“The City’s future development patterns must include...the*
23 *accommodation of growth and economic development at focused*
24 *locations.” Chapter 2: Future Land Use and Urban Design Concepts,*
25 *Page 14.*

26
27 b. *“Review the entitlement process and existing zoning ordinances to foster*
28 *desired economic development.”*

29
30 c. *“Allow the intensification of uses in the existing economic districts where*
31 *they will not create excessive negative impacts to surrounding residential*
32 *properties.” Chapter 4: Economic Stability and Resilience,*
33 *Implementation Measures, Page 45.*

34
35 2. *Development standards for the C-1 and C-2 Zones are potentially 25 to 35 years*
36 *out of date, potentially causing conflict with current construction standards for*
37 *interior height clearances.*

38
39 *Commissioner Prince seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;*
40 *Commissioner Fonte-Aye; Commissioner Prince-Aye; Commissioner Berndt-Aye; Chair*
41 *Roach-Aye. The motion passed with the unanimous consent of the Commission.*

1 2. **Text Amendment – Chapter 13 - Historic Preservation Ordinance Update. Review**
2 **and Recommendation to City Council on Proposed Amendments to Title 13, of the**
3 **Holladay City Code, Land Use and Development Regulations as they Relate to**
4 **Council Direction on Historical Preservation Including; Historical Review and**
5 **Designation Processes and Modification Standards for Historic Sites. Item Reviewed**
6 **as a Legislative Action, According to Procedures Set Forth in Holladay Ordinance**
7 **§13.07. File #24-04-06.**

8 Mr. Teerlink presented the Staff Report and explained that the application is for a Text Amendment
9 to Chapter 13. It relates to the Historic Preservation Ordinance and was discussed at the last
10 Planning Commission Meeting. He noted that the amendment request comes from the City
11 Council, and it is to update the ordinance. What the update does is reestablish the process where
12 an applicant can add their property to the Historic Sites Register for Holladay when they have been
13 designated at a Federal or State level. Alternatively, a property can be added to the register if the
14 property is shown to have significant historic value through a series of steps. Property owners and
15 their agents are the only ones who can add a property to the Historic Sites Register. They are also
16 the only ones who can request removal of the property from the Historic Sites Register.

17 Mr. Teerlink explained that noticing requirements will follow the same process as a rezone. There
18 will be notices given to properties within 500 feet and it will be put on the meeting agenda and
19 City website. The Planning Commission authority is not proposed to change much. He reported
20 that the authority the Planning Commission has for historic properties is to approve Conditional
21 Land Use Permits for the extra land uses allowed on that property. The reason the City Council
22 designates historic properties is because there are additional land uses allowed. The idea behind
23 that is to help economically sustain the property. The Commission is the approval body for
24 Conditional Land Use Permits as well as alterations to the site, architectural modifications,
25 additions, and landscaping changes. Modification in the ordinance is defined as anything that
26 drastically alters or changes the structure, including demolition. There is a 30-day stay proposed
27 as well to ensure that a historic property can be documented before demolition occurs.

28 Commissioner Berndt asked about a remodel or redesign of a historic building. He wondered
29 whether the City has the expertise to ensure the historical architecture is considered. Mr. Teerlink
30 explained that City Staff will outline what is reasonably required before the applicant comes to the
31 Planning Commission. The City will be looking for architectural review from specialized
32 designers who will propose drawings that align with the original site design.

33 Chair Roach asked about photographic documentation. Mr. Christopherson explained that the
34 County Recorder's Office has a lot of photographic documentation that goes back many years.
35 Part of the process will likely include looking at whatever public records are available for that
36 specific property. Mr. Teerlink added that the documentation required for a Federal or State
37 historic designation process is extensive. It is expected that this information would accompany
38 any application with the City. Commissioner Fonte asked what would happen if someone owned
39 a historic property and wanted to turn it into a retail location. She wanted to know if that
40 application would come before the Planning Commission for consideration. Mr. Teerlink
41 confirmed this.

1 Chair Roach opened the public hearing.
2

3 *Camille Pierce* gave her address as 2052 East Arbor Lane. Her home was originally built in 1938
4 with an addition made in 1957. It belonged to a prominent family known for its fine furniture
5 store. The home sits on 1.5 acres of property along Big Cottonwood Creek with substantial mature
6 vegetation and a variety of flower gardens. A lot has been invested in the replacement of the
7 plumbing, burying utility lines, installing solar panels, doing seismic strengthening, and
8 maintaining the building and yard. Close to \$7,000 has been spent working with an architectural
9 firm to create a means of protection and preservation for the historical property in the City of
10 Holladay.

11
12 Ms. Pierce contacted the Utah Historical Society and the State Historical Preservation Office.
13 There have also been discussions with some of the people on the Historical Commission in
14 Holladay. Additionally, there has been consultation with a well-known historian, and she received
15 encouragement about the historical value of her home and property. Ms. Pierce has watched every
16 single home that is sold be demolished. Only the empty land surface seems to be valued these
17 days. She wants there to be a way to preserve her home, trees, and plantings in the future.
18

19 *Kim Duffy* gave her address as 2195 Walker Lane. She is grateful that the ordinance is being
20 considered again. What the proposed ordinance appears to do is restore what the City of Holladay
21 used to have in place, but it seems to now bypass the Historical Commission. If the City has a
22 Historic Preservation Ordinance and a Historical Commission, it makes sense that the two should
23 be linked. She was told in January that as a Commissioner, she is unable to lobby the City Council
24 on ordinances. That seems counterproductive to her. However, she clarified that she is addressing
25 the Planning Commission as a constituent and not as Vice-Chair of the Historical Commission.
26

27 Ms. Duffy reiterated the importance of everyone working together and referenced 13.86.020 –
28 Historic Sites Register. She noted that there are eight buildings listed there and she is familiar
29 with those buildings. One of the houses has been removed from its original site, so it will not
30 qualify under the new ordinances. Another house has undergone a major renovation to the
31 principal façade in the last year, so it will not qualify either. Another house is owned by a family
32 that is resistant to participation in Holladay preservation events and would likely be surprised their
33 home is even included on the list. Additionally, another house was demolished three months ago.
34

35 Ms. Duffy wanted to see an ordinance that spelled out the duties of the Commission. She also
36 wanted to see a grant obtained so there is funding to pay for additional listings on the Holladay
37 register, to document properties demolished on the list, or pay a historian to write about the history
38 of the City of Holladay. She referenced 13.07.050 – Procedure, it talks about the roles of the
39 Community and Economic Development Director, City Council, and City Staff. Nowhere does it
40 say what the role of the Historical Commission is in this process. She wanted to understand why
41 the Historical Commission is not included in this process when its entire focus is on history.
42

43 As for the removal of properties from the Holladay list, only the opinion of the City Council is
44 considered. Ms. Duffy felt the Historical Commission should be included in the processes
45 outlined. Ideally, the petitions would pass on with the advice of the Historical Commission. She

1 added that the ordinance does not incentivize adding properties to the Holladay list. It was
2 suggested that if a property was on the national register, the property owner automatically be
3 invited to be placed on their property on the Holladay list. That could be done retroactively as
4 well to capture properties in the City that are on the register but are not included on the Holladay
5 list.

6
7 Under 13.86.060 – Additional Uses for Historic Sites, it stated that the Planning Commission may
8 approve several uses for a historic site. This included an antique shop, art shop, and boarding
9 house. Ms. Duffy explained that her neighbors would not welcome a boarding house at her
10 address. She also pointed out that the proposed language does not have anything to address a
11 developer who owned a historic structure. There should be a way for that developer to work with
12 the City and Historical Commission when there is a desire to develop something mixed-use or
13 higher density in order to save the building. She spoke about the Brinton House that was recently
14 removed. If everyone had worked together on that, that situation may have been different.

15
16 Ms. Duffy stated that there are elements of the new ordinance that she likes. For instance, the
17 mention of dark sky-compliant lighting and the 30-day documentation period. She wondered who
18 would be responsible for the documentation and whether it would be done by the Commission.

19
20 *Steve Glaser* gave his address as 2052 East Arbor Lane. When he looked at the ordinance in the
21 past, it didn't seem like a homeowner could easily receive meaningful protection for their property.
22 Comments made by City officials have always indicated that there is no desire to impose historic
23 preservation on a property or remove the property rights of the current owner. However, he felt
24 that if a homeowner wanted that protection on their property, there should be a process for that.
25 As long as revisions are being considered, he thought it made sense that a homeowner who wants
26 historic protection on their property can obtain that if their home is considered to be historic.

27
28 There were no further comments. The public hearing was closed.
29

30 Commissioner Berndt asked how the Historical Commission will be involved in this process. Mr.
31 Teerlink stated that they are not. Commissioner Berndt thought that decision was odd. He pointed
32 out that the Commission could share some of their historical expertise. Mr. Teerlink explained
33 that the City Council pointed out that the Historical Commission has its specific directives in Title
34 2. There is a list of responsibilities for the Commission listed there. Those responsibilities did not
35 explicitly relate to the proposed update to the ordinance. Chair Roach wondered whether it was
36 possible to simply involve the Historical Commission rather than give the Commission
37 responsibility or authority. It seemed appropriate to hear from them since the Commission has
38 charge over all of the properties that are listed as historic in the City. Mr. Teerlink believed that
39 was a fair suggestion. One of the primary responsibilities is to educate and assist. The Historical
40 Commission could assist property owners who want to move through the listing process.

41
42 Chair Roach asked if there is a cost associated with listing a property in the City. Mr. Teerlink
43 reported that the process itself is similar to a Text Amendment or a Rezone. That process has a
44 fixed fee, which is \$500. For a Text Amendment or Rezone, there is a lot of work that goes into
45 it, but for a determination from the City Council to list a property, he assumed there would not be

1 as much work that went into that. Chair Roach noted that if a property was already recognized at
2 a Federal or State level, it does not make sense to have significant fees charged at a City level.
3

4 Commissioner Prince wondered whether a designation as a local historic property would carry
5 over to a future owner. Mr. Teerlink confirmed this and explained that it would stay with the
6 property. Chair Roach asked about the process a new owner would need to go through to remove
7 a property from the listing. He also felt the Historical Commission should be notified so there
8 could be education about the history of a property before it was torn down or demolished.
9

10 Commissioner Fonte wondered if it made sense for the Planning Commission to continue the
11 application given that the Historical Commission has not been involved in this process at all. It
12 makes sense to her to involve the Historical Commission in decision-making that involves historic
13 properties. Chair Roach understood that desire but noted that the Text Amendment will tie up a
14 loose end because right now, there is not an option at the City level. This would at least make it
15 possible for the City to recognize historical properties and take some kind of action. He suggested
16 wording the recommendation in a way that it stresses the importance of the Historical Commission.
17

18 Commissioner Fonte asked if there is a rush to forward a recommendation to the City Council.
19 She wanted to know what the harm would be in continuing the item to a future Planning
20 Commission Meeting. Mr. Teerlink explained that the City Council directed City Staff to have
21 this in front of them by May 2024. He reported that May is National Historic Preservation Month
22 and there is a desire to have something that can be approved by that time. Commissioner
23 Cunningham asked if the Historical Commission exists by ordinance, which was confirmed. He
24 was curious what the elected official determined the role of the Historical Commission to be. Mr.
25 Teerlink referred to Title 2 – 2.08.010. It talks about all of the Commissions in the City and their
26 responsibilities. He highlighted the responsibilities delegated to the Historical Commission.
27

28 Chair Roach read the third responsibility delegated to the Historical Commission. He felt what is
29 currently being discussed would fall somewhat under that responsibility. When it comes to listing
30 or delisting a historic property, it makes sense to receive input from the Historical Commission in
31 some manner. Mr. Teerlink stated that the responsibilities are intended to be education-based.
32

33 Commissioner Cunningham expressed concern about delisting a property without a public notice.
34 It makes sense to share information about why a home was torn down or changed in some way.
35 He thought it would be worthwhile to hear additional comments from the Historical Commission.
36

37 It was noted that there was a hand raised in the audience. Chair Roach allowed the commenter to
38 speak. Ms. Duffy stated that she had read through all of the documents from when the demolition
39 of the Brinton House was approved. There was a neighborhood meeting held, as required, and
40 there were seven attendees. The neighbors did not understand the history of the home and
41 essentially decided for the community what would happen to the historic building. The developer
42 indicated that the neighborhood meeting requirements had been met. She believed the
43 requirements needed to be more meaningful than that and there should be more consideration.
44

1 Mr. Teerlink noted that the Planning Commission can make a recommendation to consider a public
2 notice for delisting and the involvement of the Historical Commission. At that point, if the City
3 Council wants those suggestions included, additions can be made. Chair Roach encouraged those
4 interested to attend the relevant City Council Meetings and share comments directly with decision-
5 makers at that level. Mr. Christopherson explained why adding a property to the list is voluntary.
6

7 Commissioner Berndt thought it was important to have the Historical Commission's input on the
8 proposed language. He pointed out that the Historical Commission has a lot of expertise in this
9 area, and it makes sense to use that. Chair Roach asked whether a continuance would delay the
10 item and impact the desired timeline. Mr. Teerlink stated that it is more appropriate to continue
11 the item for further public comment rather than continue it for Historical Commission feedback.
12

13 Discussions were had about how to proceed. Chair Roach pointed out that there will be another
14 public hearing at the City Council level. He thought it made sense to move forward with a
15 recommendation but make suggestions about what should be considered. Members of the public
16 and members of the Historical Commission can attend the City Council Meeting and provide
17 additional feedback at that time. From there, the City Council can make a determination.
18 Commissioners talked about potential language for a motion and appropriate recommendations.
19

20 Chair Roach believed that based on the Commissioner discussions so far, there is support for the
21 Text Amendment as a starting point. However, it seems there is a feeling that more is needed. He
22 suggested that those with additional thoughts and suggestions share them with the City Council
23 during the next phase of the process since the City Council can take more direct action on those
24 items.
25

26 ***Commissioner Cunningham moved to forward a recommendation to the City Council to
27 APPROVE an application by the City of Holladay, City Council, to amend Chapters 13.07.050,
28 13.86, and 13.103.010 of the City of Holladay Land Use Code as proposed and drafted, based
29 upon the following findings:***

- 31 1. ***The amendments proposed are supported by the Goals and Policies of the
32 General Plan by promoting and facilitating historic preservation in all zones of
33 the City.***
- 34 2. ***The City Council as the Land Use Authority is the applicant and has requested
35 amendments to reestablish the process, standards, and procedure of historic site
36 preservation/designation.***

37 ***The Planning Commission requests that the City Council discuss the following:***

- 41 1. ***That there be consideration of a reasonable or reduced filing fee.***
- 42 2. ***That the Historical Commission be included in the process in some manner.***
- 43 3. ***That there be consideration of whether or not to record against the title.***

1
2 4. *That there be consideration of a public process for delisting a property, which*
3 *includes notice provided to the Historical Commission.*

5 5. *That there be consideration of a public hearing for delisting.*

7 *Commissioner Prince seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;*
8 *Commissioner Fonte-Aye; Commissioner Prince-Aye; Commissioner Berndt-Aye; Chair*
9 *Roach-Aye. The motion passed with the unanimous consent of the Commission.*

10 3. **Text Amendment – Chapter 13.04.040 and 13.100.010 Land Use Zones for Quasi-**
11 **Public and Community Location Uses as directed by City Council. Review and**
12 **Recommendation to City Council on Proposed Amendments to Title 13, of the**
13 **Holladay City Code, Land Use and Development Regulations as they Relate to Quasi-**
14 **Public Uses and Community Locations as Defined by Utah State Code §32B1-102, in**
15 **Addition to Identifying Zones in which Community Location Uses would be a**
16 **Conditional Use. Item Reviewed as a Legislative Action, According to Procedures Set**
17 **Forth in Holladay Ordinance §13.07. File #24-04-07.**

19 Mr. Teerlink presented the Staff Report and explained that this is a Text Amendment to Chapters
20 13.04.040 and 13.100.010. He explained that there was a Council direction received to review
21 additional land use zones where quasi-public or church uses may be added. Currently, the P Zone
22 is the only zone where churches can be located. City Staff has provided background information
23 related to the application and potential zones that may be appropriate for these uses. The current
24 recommendation is to open the public hearing, start the discussion, and continue the item.

26 Chair Roach opened the public hearing. There were no comments. The hearing remained open.

28 *Commissioner Prince moved to CONTINUE an application by the City of Holladay to amend*
29 *Chapter 13.04 and 13.100.010 of the City of Holladay Land Use Code, to the next regularly*
30 *scheduled meeting. Commissioner Cunningham seconded the motion. Vote on Motion:*
31 *Commissioner Cunningham-Aye; Commissioner Fonte-Aye; Commissioner Prince-Aye;*
32 *Commissioner Berndt-Aye; Chair Roach-Aye. The motion passed with the unanimous consent*
33 *of the Commission.*

35 Additional discussions were had about the proposed Text Amendment. Mr. Christopherson
36 explained that currently if a church wanted to move into Holladay, a rezone is necessary unless
37 that church is moving into an existing church. That is an issue because there are Federal and State
38 protections that require accommodation of religious uses due to Constitutional protections. In
39 Holladay, there are no P Zones that are not occupied, which means a rezone becomes necessary.
40 The request is for the Planning Commission to consider what zones are most appropriate for quasi-
41 public uses. In most cities, residential zones allow for churches, but that is not done in Holladay.

43 Commissioner Fonte asked for an update on the Korean Presbyterian Church of Utah. Mr.
44 Christopherson reported that the church withdrew the application. Chair Roach noted that the City
45 Council had not wanted to approve the Text Amendment during the last meeting. Mr.

1 Christopherson explained that the City is now considering an amendment to the zoning code that
2 addresses the fact that a rezone is required in order to locate a church in Holladay. Chair Roach
3 noted that the Korean Presbyterian Church of Utah wanted to locate the church in a C-2 Zone.
4 With what is now being considered that location still would not work for the use. It was noted that
5 there will be additional discussions about this at the next Planning Commission Meeting.
6

7 **ADJOURN**

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

10
11 The Planning Commission Meeting adjourned at approximately 7:26 PM.

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, April 2, 2024.*

3
4
5
6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary
10
11 Minutes Approved: _____

DRAFT