

FILE# 24-2-05

BRINTON HISTORIC MODIFICATIONS CUP

ADDRESS:

1981 S. Murray Holladay Road

LEGAL DESCRIPTION: 22-09-227-045

BEG S 0°02'52" E 617.97 FT FR NE COR SEC 9, T 2S, R 1E, S L M; N 89°48' W 161 FT; N 0°02'52" W 316.6 FT M OR L; N 88° 30' E 19.49 FT; S 47° E 193.73 FT; S 0°02'52" E 186.68 FT M OR L TO BEG. 0.96 AC M OR L 4789-1421 5541-2763 5541-2765 6126-1897 6188-1 10092-3587

APPLICANT/REPRESENTATIVE:

Katie Thibodeaux

PROPERTY OWNER:

Roderick Enterprises

ZONING:

R-M

GENERAL PLAN DISTRICT:

Mixed Use-No Retail (MU-NR)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 05/22/2024

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.86
13.08.040
General Plan - Mixed Use- No Retail

EXHIBITS:

Staff Report
Review and Recommendation Letter
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **CONDITIONAL USE PERMIT – HISTORIC SITE MODIFICATION**
Project: “Brinton House” Historic Home and Site Modifications
Address: 1981 E Murray Holladay Rd
Zone: R-M
Applicant: Katie Thibodeaux, representing Roderick Enterprises
File No: 24-2-05
Notice: Mailed 05/24/2024
Planner: Carrie Marsh

GOVERNING ORDINANCES:	13.03.020	CONDITIONAL USE- SUBMITTAL REQUIREMENTS
	13.08.040	CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS
	13.86	HISTORIC PRESERVATION

REQUIRED PLANNING COMMISSION ACTION TYPE

Administrative.

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, 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

EXECUTIVE SUMMARY

The City of Holladay Code §13.86 addresses Historic Preservation within the City. This section of code designates sites and applies standards and additional uses specifically applicable to these sites. A conditional use permit is required for any modifications relating to the site or structure. Modifications are defined in §13.86.065 as:

“demolition or construction where a demolition or building permit is required. Modification also include substantial changes to landscape, fencing, or appearance of a historic site. Modification does not include minor changes to landscape, fencing, or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds, or trimming.”

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the changes to the structure and site met the definition of modification within §13.86.065, requiring review by the Planning Commission for a Conditional Use Permit.

As designated in §13.86.050: SITE MODIFICATION, *“the Planning Commission may modify all yard, parking, landscaping, height, and other requirement of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience, and general welfare will not be impaired. The Planning Commission may establish development criteria to control impacts associated with the heaviest permitted use the base zone, including but not limited to: noise, glare, dust, or odor.”*

BACKGROUND

Holladay has a number of historical properties and locations, though only five are designated within the City’s Code as Historical Sites. A historical overview article by Jacob Barlow is included in the packet



in

for review and give a broader understanding of the historical significance of the property.

The following points are a brief summary of the property's history:

- The David Branson Brinton House is significant for its association with the lives of three locally prominent historical figures: David Brinton, David Branson Brinton, Sr. and David Branson Brinton, Jr., all of who played important roles in the growth and development of Holladay, Utah, one of the state's earliest settlements.
- Among the settlers of 1848-49 was David Brinton (1814-1878) and his family. The Brintons had historically been builders and blacksmiths.
- The home was built in 1877 by David Branson Brinton.
- Added to the National Historic Register May 22 1978, #78002665

A two level addition to the rear of the original structure was added in 1979 with a secondary entrance. This addition is concealed behind the original structure from the street, but is visible while traveling west on Murray Holladay Road and abuts the parking lot.

APPLICANT / PROPERTY SUMMARY

Applicant, Katie Thibodeaux, representing the property owner, is seeking to modify some elements of the structure and site known as the "David Branson Brinton Home" in §13.86.020 of the City of Holladay Code, located at 1981 E. Murray Holladay Road. The applicant is seeking to make the following modifications:

Existing Building:

1. Paint exterior window trim, railing, soffit, and fascia black
2. Replace exterior doors on south (main) and east (side) entrances with black commercial/store glass doors
3. Add entrance canopy to east entrance

Site Landscaping:

1. Tree removal/trimming
 - a. Remove two front trees
 - b. Trim mature trees on east, north, and south property lines
 - c. Removal of aspens on the east and north sides of the building. Replace with columnar evergreen trees
2. Fencing to be removed and replaced

Site Modifications:

1. Demolition of detached garage and carports
2. New detached garage on the rear corner of property
3. Parking lot modifications

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

The Technical Review Committee (TRC) finds that the application for a conditional use permit for minor building and landscaping modification to a site listed on the Holladay Historic Preservation to be complete.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). Public comments made should be considered as they relate to the set approval standards and mentioned above. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider.

Suggested Findings:

1. Modifications to the building and site are considered to be substantial as defined by 13.86.050
2. Proposed modifications, overall, do not detract from the historic nature of the building's architecture.
3. The detached garage was built in 1953 and is not found to be relevant to the David Brinton House's formal historic designation.
4. The structure's rear addition was added in 1979 and while not an original part of the structure, there is a transition between the original structure and the addition.
5. Required on-site parking for the property's use is met

Suggested Conditions of Approval:

1. Painting of window trim, fascia, and railing to be black as proposed
2. Rehabilitation of the existing wood doors, fitting them within the proposed renewed store front

3. Awning style that provides embellishments more commonly found in the building's historic period
4. Fence replacement in accordance with Holladay fence regulations
5. Landscaping plan showing replacement trees in accordance with Holladay code §13.77.060
6. Demolition of existing garage and carports
7. Garage design to be approved by the Planning Commission **OR** applicant to follow design standards as discussed for approval by Staff
8. No addition of lighting within the parking lot

SUGGESTED MOTION FORMAT:

*"I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a **Conditional Use Permit for a Historic Site Modification** for the **"David Branson Brinton Home"**, designated as a historic site by section 13.86.020 of the City of Holladay code, located at **1981 E. Murray Holladay Road**. Based upon the findings that the application _____ (see above for staff suggested findings). This motion is subject to the following conditions _____ (see above for staff suggested conditions)"*



May 31, 2024

Property Owner: Roderick Enterprises
Applicant: Katie Thibodeau

RE: HISTORIC MODIFICATION PERMIT: REVIEW & RECOMMENDATION
PZ FILE: #24-2-05
Zone: C-2
Property Location: 1981 South Murray Holladay Rd
Land Use: CUP – Historic Property Modification Permit, “David Branson Brinton Home”

In accordance with §13.06.020, §13.08.040 and §13.86 the Holladay Technical Review Committee (TRC) is requested to review a pending land use application for a **CONDITIONAL USE PERMIT – HISTORIC SITE MODIFICATION**. Please review the following recommendation from the CED, Director in preparation for submission to the Planning Commission.

LEVEL OF REVIEW

1) §13.06.020; Determination of complete submittal

- o Application initiated by Katie Thibodeaux for minor building and landscaping modification to a site listed on the Holladay Historic Preservation is found to be complete.
- o Submittal includes: elevations, oblique aerials, tree removal and arborist comments.

2) §13.08; Conditional Use, Recommendation to Planning Commission

- o Upon review with the TRC, the CED Director has determined the submittal to be appropriate for recommendation and notice for Planning Commission public hearing. Application to be considered for a CUP: Historic Site Modification Permit (as per §13.86.030).

3) §13.86; Historic Use, Modification Permit

- o A conditional use permit is required for any modifications to a historic site or structure, including modifications to the landscaping, fencing or appearance of any lot, or demolition, construction, alteration, relocation, improvement or conversion of a historic site.
- o A conditional use permit on a historic site shall be made in the manner and subject to the procedures and requirements set forth in section 13.08.040. To the extent that the requirements of that section are inconsistent, the requirements of chapter 13.86 prevail.
- o CED, Director recommendations
 - § Building Modifications
 - Exterior trim, window frames
 - o Paint only, recommend approval of trim paint color
 - Entrance doors
 - o It should be noted that the existing doors at south and east entrances are of wood framing. Unlikely these are period correct, but they do provide notable “heaviness” complementing the building especially from the street. Proposed replacements are contemporary store fronts and do detract from building vernacular with no real reasoning for the replacement.
 - o Rehabilitation of the existing wood framed entrance doors, fitting them within the proposed renewed store front, is recommended.
 - § Pros: retaining the appropriate material, period to the building, reinforces the character of the building where it matters most; at the

- § pedestrian interaction and the street view
- § Cons: security and weatherization concerns.

- Entrance Canopy

- At the east entrance a metal, contemporary style “canopy” is proposed.
 - § Building ornamentation which intend to embellish the façade are found on buildings of this period. Embellishments can include all-weather shelters, providing the pedestrian cover above entrances are common. The style of the proposed canopy reimagines this concept in a more nuanced way. The drawing provided does not provide enough detail to understand its use as an all-weather shelter. It is recommended to consider an awning style which provides embellishments more commonly found in this period



- § Fencing Modification

- Recommend modification approvals as proposed in accordance with Holladay fencing height regulations.

- § Landscaping Modification

- Tree removal plan(s) indicate multiple tree removals. Removals are substantiated by concerns related to building damage or inappropriate plantings (wrong tree in the wrong place). Entrance trees, at the driveway approach, are proposed to be replaced to refresh the landscaping
- Tree replanting are “intended”. No landscaping plan is provided.
 - § Recommendation is to provide appropriate trimming of mature trees.
 - § Recommended to provide a landscaping plan for tree replacements in accordance with Holladay code §13.77.060

- § Site Modifications

- Demolition of detached garage and carports
 - The existing detached garage and carports have no perceived nexus to the historic nature of the Brinton House.
 - § Recommend approval of demolition as proposed
- New detached garage location
 - Design showing the vernacular of the new garage not provided.
 - § Recommended that the application either 1) return with proposed building design. Or 2) If possible during the meeting, articulate a set of design standards that can be verified and approved by staff; i.e, brick, brick color, trim color, door color and matching roof pitch design, matching windows (if any)

- § Parking Lot Modifications

- Recommend modification as proposed.
- No additional parking lighting is proposed, therefore not intended to be approved.

Sincerely,


Jonathan Teerlink
CED, Director

David Branson Brinton Home
by Jacob Barlow, Equity Real Estate

The adobe (center) section of this home was built in 1877 by David Branson Brinton.

The east and west additions were constructed by Brinton of brick and were completed in 1896.

Located at 1981 E. Murray–Holladay Road in Holladay, Utah – This home was added to the National Historic Register on May 22, 1978 (#78002665)



The David Branson Brinton House is significant for its association with the lives of three locally prominent historical figures: David Brinton, David Branson Brinton, Sr. and David Branson Brinton, Jr., all of who played important roles in the growth and development of Holladay, Utah, one of the state's earliest settlements. The three were particularly noted as religious leaders but were involved in a variety of community building roles. The Brinton Home is one of the oldest surviving structures in the Holladay area and is architecturally representative of the pioneer period during which it was constructed. The home and much of its rural setting is intact. The Brinton Home is locally considered an historic landmark.



DAVID B BRINTON HOME
HOLLADAY, UTAH
FEB 27 1978
VIEW OF FRONT (SOUTH) ELEVATION

Following the arrival of the first party of Mormon pioneers to the Great Salt Lake Valley in July 1847, Salt Lake City was founded and built. The following spring, groups of settlers were sent north and south of the city to establish other communities. The first permanent settlement made outside of Salt Lake City was Holladay's Burgh, (later Holliday) named after the founder, John Holladay, which was established on Spring Creek, a tributary of Big Cottonwood Creek, three miles north of the mouth of Big Cottonwood Canyon.

Among the settlers of 1848-49 was David Brinton (1814-1878) and his family. The Brintons had historically been builders and blacksmiths. William Brinton, David's great-grandfather, built a three-story house in 1704 in Delworth Town, Pennsylvania, and Brinton's Mill at Chadds Ford, Pennsylvania, both National Register sites. David Brinton was a well-known colonizer, missionary and church leader. He was sent on various scouting missions by Mormon leader, Brigham Young, and was among those to select and establish the site of Parowan, an important central Utah settlement in 1851, and was part of the first party to investigate possible settlement areas near Fort Bridger, Wyoming.

As an early pioneer of Holladay, David Brinton obtained lots five and six of the Holladay Field Plat of 1849. To these properties he added several others and eventually controlled valuable commercial and agricultural land in the center of the community. A blacksmith by trade, David built a blacksmith shop on the southeast corner of 4800 South and lower County Road (Highland Drive) where Utah's first major shopping mall was later built. On this same land, he had a large farm on which he raised produce and meat for the consumption of the military at Fort Douglas. In the late 1860's, Brinton saw the need for a supply station or store closer to the community than Salt Lake City. Consequently, in 1868, he and his sons built the first store in the area, the Big Cottonwood Co-Operative Store, on his property. In 1869 following the establishment of the Zions Co-Operative Mercantile Institution ([Z.C.M.I.](#)) system in Utah Territory, the store became a church-owned and operated venture. In later years, following the demise of the co-op store network, Brinton took over private ownership of the facility.

David Brinton was an important religious leader in Holliday. In 1856, he was ordained Bishop of the Mormon congregation there and maintained that position, despite serving as a missionary in England in 1857-58 and 1870-71 until released in 1873. He promoted education by having a school built on his property in 1852 and had his daughters teach at the school.

Brinton was somewhat of a controversial figure, being involved in local issues which resolved only after the intervention of Mormon Church President, Brigham Young, and some of the Mormon apostles. In one instance, Bishop Brinton disputed with James Spillet over whether or not a liquor distillery should be allowed to be built in the ward (ecclesiastical district). The distillery for making whiskey was subsequently built and "caused considerable drunkenness" according to one account. In 1870, a group of people sent a petition to Brigham Young requesting the removal of David Brinton as Bishop. Three Apostles came to Holladay and met with the disgruntled faction and after much deliberation, convinced them to sustain their leader.

Despite these difficulties, Brinton was known as the area's "most prominent person." The main intersection of town was named "Brinton's Corner" and a new Latter-day Saint ward created in 1911 was named the [Brinton Ward](#). David Branson Brinton, Sr. (1850-1929) was one year old when his family came to Utah and helped settle Holladay f s Burgh. He followed his father's profession of blacksmithing and also helped his father build and run the Co-Op store. David Branson attended college at the University of Deseret and became a prominent builder in the state. He constructed numerous school houses and roads in Salt Lake County and the O. B. Dam on the Sevier River, the Hatch Dam and the Grace Power Plant in Idaho. Like his father, David Branson served in several community capacities including Mormon Bishop from 1877 to 1900 and County Postmaster, Constable and Librarian.

David Branson Brinton married Susan E. Huffaker in 1874 and according to family records, commenced building their brick home in 1877. It is claimed that the central section of the present house was built first followed by the eastern and finally the western sections. A close examination of the home suggests, however, that the central and eastern section were built at the same time and possibly as early as the late 1860's. The home was built on the old Brinton homestead where the earliest family residences were erected in or after 1848. It may be that the home in question was actually built by David Brinton after 1865 and was taken over by his son following his marriage in 1874. In any event, the last part of the home built, the western wing, was erected in 1896. The home is well-preserved and has not been significantly altered over the years. Its architecture combines an "L"-shaped vernacular structure, trimmed with Federal lintels, with a later Victorian wing with Eastlake trim. The home is one of the oldest remaining in the Holliday area.

The third significant figure to be associated with the Brinton Home was David Branson Brinton, Jr. (1882-1956). He was raised in the home and became the third member of his family line to occupy the position of Bishop in Holladay. Counting his service from 1914-1926, the three generations of Brinton's served as Bishops for a total of 52 of the community's 70 years from 1856 to 1956. David Branson Brinton was educated at the University of Utah from 1902-1906 and served as a Mormon missionary to New York in 1907-09. He became associated with the development of the electrical power industry as result of his knowledge of the hydraulic potential of Big Cottonwood Creek. After serving as manager of the Progress Company, an early Utah power company, he became owner and proprietor of the Brinton Electric Company, founded in 1920. Brinton's later years were accepted in Church service as he became the Stake President (leader over several "wards" or congregations) of the Cottonwood Stake in 1946, and Stake Patriarch in 1950. Since David B. Brinton, Jr., three more generations, each represented by a son named David Branson Brinton, have become associated with the old Brinton Home, a building which is locally considered an important historical landmark.

The Brinton House was built in at least two stages, beginning in the late 1860's or early 70's and ending in 1896. The home has an irregular plan and features two distinctly different architectural styles or periods. The oldest part of the building consists of its central and eastern sections. These appear to have been built at the same time as the exterior brickwork is integral at all corners and across all walls. Some bricks taken from a wall are stamped "1869" and the patent date on extant box-locks is "1866", perhaps indicating an original construction date earlier than 1877.

The central part of the building contains four major spaces while the eastern part, which runs laterally to the central section, has two rooms considered together, this "L"-shaped structure represents the original Brinton Home. It is built upon a gray, granite foundation and has a brick superstructure. The brick appears to be handformed and kiln-baked and is not uniform shaped, i.e., does not appear to have been made commercially. The bricks are laid in common bond with a lime mortar and flush or slightly concave joints. The brick varies in color from cream to light salmon. The one story structure has ten-foot tall ceilings and simply moulded interior trim, including picture rails and four-panel doors. Exterior trim is plain, excepting the decorative scroll-sawed porch brackets, Federal lintel caps and foliated scroll bargeboard.

The original porch which runs across the full width of the central section of the home is intact, including the rounded columns and wooden floor. The roof ridge of the "L"-shaped roof is at one level. The two identically designed, corbeled brick chimneys are intact. The western wing of the Brinton Home is two stories tall and features pressed dark salmon or red brick and peut corners on the front facade. This added laterally to the central part of the old home in 1896, the newer wing has a hip roof, segmentally arched window bays and extensive interior Eastlake trim. The wing contains a large living room and dining room on the first floor and three bedrooms on the second floor. The stairway to the second floor was built in the western end of what is now the central section. Ornate Eastlake doors, newell posts, railings and balusters were added to that part of the original building in 1896.

The exterior of the Brinton has not been altered since 1896, excepting the addition of a screened porch to the rear of the building which appears to date from the 1920 T s. The major interior spaces are basically unaltered, although a modern kitchen, bathroom and utility room have been created within the existing back rooms of the home. The original parlor fireplace, moulded ceiling cornice, box-locks and Victorian trim are intact in most areas. The interior walls are believed to be adobelined and are lathed and plastered. Original paint and wallcovering are not extant.

- Jacob Barlow, Equity Real Estate



Sycamore Ln

Sycamore Dr

Sycamore Gardens

Jordan & Salt Lake City Canal

Jordan & Salt Lake City Canal

Jordan & Salt Lake City Canal

Murray Holladay Rd

Neffs Creek

S Memory Ln

Creek



Jordan & Salt Lake City Canal

Jordan & Salt Lake City Canal

Murray Holladay Rd

Neffs Creek

Neffs Creek

Neffs Creek

S Main St

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

NOTICE of PUBLIC HEARING PLANNING COMMISSION



LEGACY MANAGEMENT COMPANY LLC

716 E 4500 S # N260

MURRAY UT 84107-3616

**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



UTAH POWER & LIGHT CO

825 NE MULTNOMAH ST #1900

PORTLAND OR 97232

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



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Historic Site Modifications

Date: Tuesday, JUNE 4th 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 Katie Thibodeaux for a Conditional Use Permit seeking building and site modifications to the Brinton Home, a designated historic property, located at **1981 E Murray Holladay Road** in the R-M zone. Proposal is in accordance with provisions in Holladay City Code Section 13.86.

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

Please submit comments via email by 5:00 pm 06/03/2024 to Carrie Marsh, cmarsh@holladayut.gov; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 05/24/2024 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

CONDITIONAL USE PERMIT – Historic Site

Date: Tuesday, JUNE 4th 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 Katie Thibodeaux for a Conditional Use Permit seeking building and site modifications to the Brinton Home, a designated historic property, located at **1981 E Murray Holladay Road** in the R-M zone. Proposal is in accordance with provisions in Holladay City Code Section 13.86.

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

Please submit comments via email by 5:00 pm 06/03/2024 to Carrie Marsh, cmarsh@holladayut.gov; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 05/24/2024 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
COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

CONDITIONAL USE: NEW OR EXPANSION OF BUILDING REQUIRED APPLICATION SUBMITTALS

For applications requiring a concurrent site plan review
Check the [Table of Allowed Uses 13.100.010](#) to see Conditional Uses by Zone

The Following Documents are Required for a Complete Submittal:

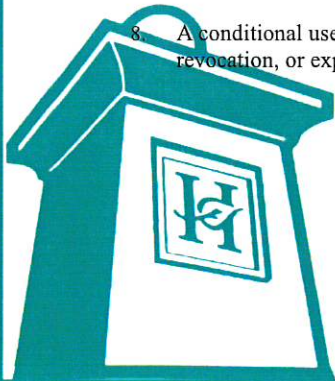
1. The following information shall be submitted to the Community Development Department:

- ☒ **Completed *General Development Application* Form**
- ☒ **Applicable fees as per [03.35](#)**
- ☒ **Proof of Ownership – Signed Ownership Affidavit**
- ☐ **Narrative detailing the request;** to the Planning Commission and reasons or justifications for the granting of such use. This letter should explain the nature of the business, business hours, traffic impacts (if any), etc. to assist staff and the Planning Commission better understand the request. The letter should address why the Conditional Use will not be in contrast to the public interest and whether or not the proposed use will be in keeping with the character of the existing zoning of the area. Review [Holladay Ord. 13.08.040](#) for approval/denial standards.
- ☐ **Building floor plans showing all uses, elevations showing architectural facades and proposed height**
- ☐ **Site plan layout and Landscaping Plan as per applicable sections of [Ordinance 13.77](#)**

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 [13.08.040](#)

1. The Community Development Director will notify you of the Planning Commission meeting date
2. The Community Development Department will publish a notice in required media and mail notice to all property owners within 500' 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. To mitigate the potential detrimental effects, the Planning Commission will consider all elements of [13.08.040F](#) while reviewing your application, please review sections entitled;
 - a. *A conditional use shall..*
 - b. *A conditional use shall not...*
5. 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.
6. The Planning Commission will make a decision after the required public hearing.
7. If approved a conditional use permit shall not relieve an applicant from obtaining any other authorization, permit, or license required under this title or other title of this code.
8. A conditional use permit shall run with the land, unless otherwise specified and is subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit





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

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project:	Roderick Enterprises
Address of Project:	1981 Murray-Holladay Road Holladay, Utah 84117

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
☐ SITE PLAN () PERMITTED of () 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: Historical Site Modifications	☐ ANNEXATION

Applicant Name: (Please Print) Katie Thibodeaux		Property Owners Name: (Please Print) **ATTACH SIGNED "OWNER AFFIDAVIT"*** Roderick Enterprises	
Applicant's Mailing: Address: 1214 East Vine Street		City: SLC	State: Utah Zip: 84121
Applicant Phone: () 801-910-0977		Applicant's Email Address: katie@roderickrealty.com	
Main Contact Person (Please Print): Name: Ben Wheat Phone: 801-891-6596 email: benw@roderickrealty.com			

Brief summary of proposal / request:

Fence, landscaping, tree removal, demo and relocation of garage, and modifications to the exterior of the building.

FILING FEES: (ORD 3.35)				OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre	FILE NUMBER	24-2-05
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00	PARCEL NUMBER	
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	GENERAL PLAN:	
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00	ZONE:	
☒ CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange	ACREAGE:	
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION		PC ACTION:	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT		DATE:	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00	CC ACTION:	
SPECIAL EXCEPTION	\$600.00	OTHER:		DATE:	
SUBDIVISION AMENDMENT	\$500.00			FILE DATE:	19122 May 14, 2024
			FINAL TOTAL DUE:		\$1,035

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 week 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.

City of Holladay
AFFIDAVIT OF PROPERTY OWNERSHIP
for property located at

Address: 1981 E. Murray Holladay Rd, Holladay, UT 84117

Subdivision: _____ Plat: _____ Lot: _____

PROPERTY OWNER

I (we), Benjamin Wheat being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
Property Owner

Property Owner

ACKNOWLEDGMENT

State of Utah)
County of SALT LAKE) ss.



The foregoing affidavit was acknowledged before me this 25 day of April, 2024, who duly acknowledged to me that he did execute the same.

My commission expires: 12/19/26

[Signature]
Notary Public

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)
County of _____) ss.

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____, who duly acknowledged to me that he did execute the same.

My commission expires: _____

Notary Public

1981 E. Murray Holladay Road

On behalf of Roderick Enterprises and working along side Codye Cunningham of Greenpointe Tree care, Ground Pursuits LLC is proposing the following work to the existing trees on site.





-The red circles and hash marks are requested removals of existing trees, with the intentions of replacing them.

-The green circles are intentions of proposed installations.

-The green rectangles are the request for general tree care and pruning as they have become overgrown and not only threaten damaging the structure, parked cars and landscape in areas, but also could pose a safety concern.

-The bed on the west of the entry along Murray Holladay road with the 2 red circles and 3 green circles note our intention of removal of the 2 existing trees to be replaced in a new and fresh landscape to the entrance of the property. This will also pair with the tree we propose to install on the east side of the entry for symmetry as well as add to the street tree count.



-the trees along the building have become a concern for both building and sidewalks damage.



-10 trees in total will be removed



-you can see the proximity of the trees combined with any sort of wind has begun to whip against the building, the rain gutters and windows in some cases.







-this entry is overwhelmed by the size of this tree as well as its growth now reaching the building like the trees encroaching on the building on the east side.



- an overhead view of our proposed work
- red circle = removal/replacement
- green circle = new planting
- green rectangles = thorough tree trimming and clean up











If you have any questions please call

Sean @ [801-554-0675](tel:801-554-0675)

Codye @ [801-707-1230](tel:801-707-1230)

Roderick HQ

Historical Site Changes

Site Changes:

Building Changes:

Painting:

- Exterior Painting of windows, railing, soffit and fascia
 - We are proposing to paint the existing window frame, handrail, soffit and fascia black color.

Doors/Entrances:

- Currently the exterior doors are a yellow wood color.
 - We are proposing to replace the South and East Entrances with Black Store Front Glass Systems.

Landscape Changes:

Tree Removal:

- We are looking to remove the two large trees on the south side to provide better ability to see the office building from Murray Holladay Blvd.
- There are also very tall mature overgrown trees on the exterior lot lines on the East, North and South that we would like to trim for safety factors.

Tree Replacement:

- There are Aspens along the East and North side along the building that we would like to remove and replace with columnar evergreen trees.

Garage Relocation:

The Current garage can be seen from Murray Holladay Blvd, we would like to demo that garage and relocate in the NE corner of the property away from the view of Murray Holladay Blvd.

Existing Condition:



Proposed Condition:



Existing Condition:



Proposed Condition:



Before

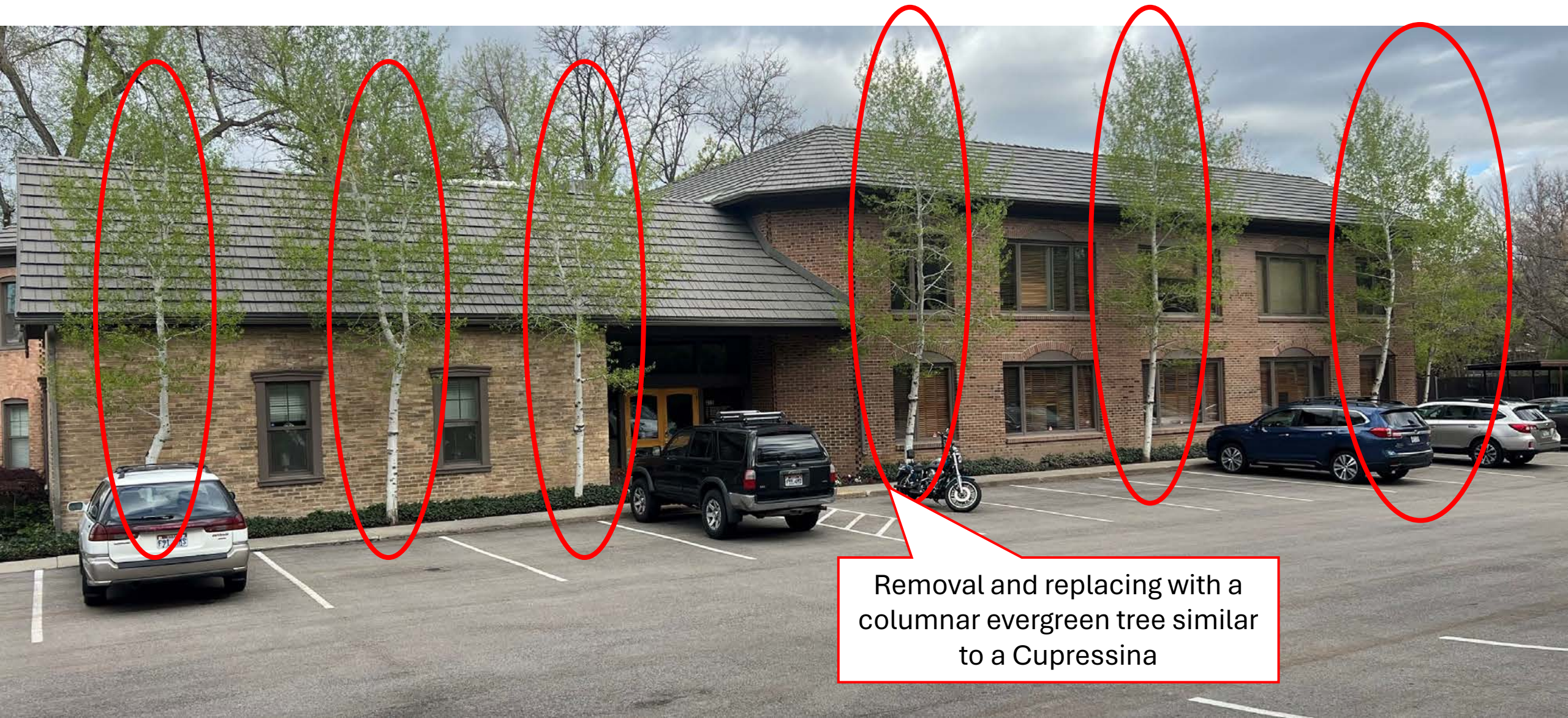


After





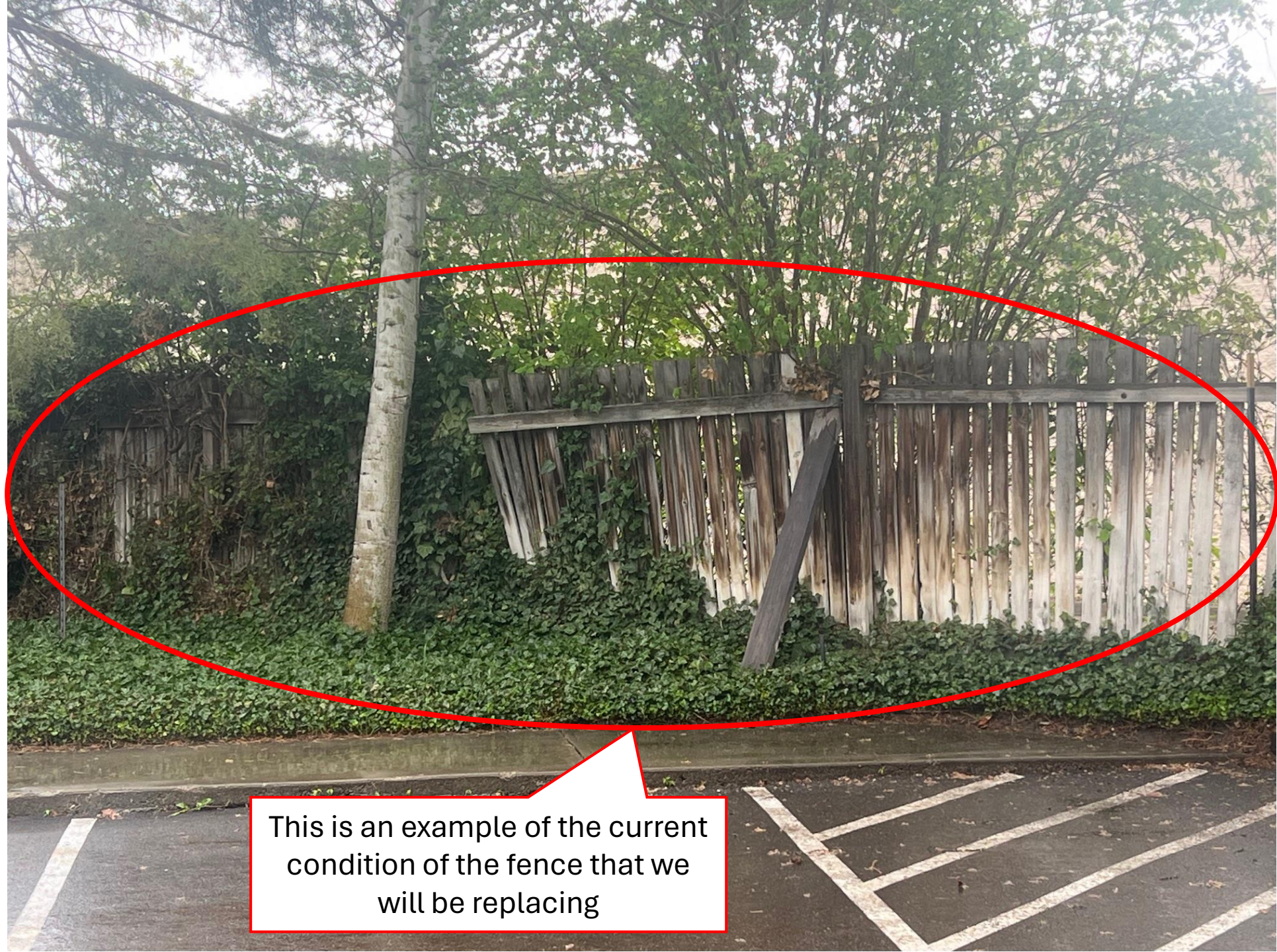
Trees being removed



Removal and replacing with a
columnar evergreen tree similar
to a Cupressina



This is an example of the current
condition of the fence that we
will be replacing



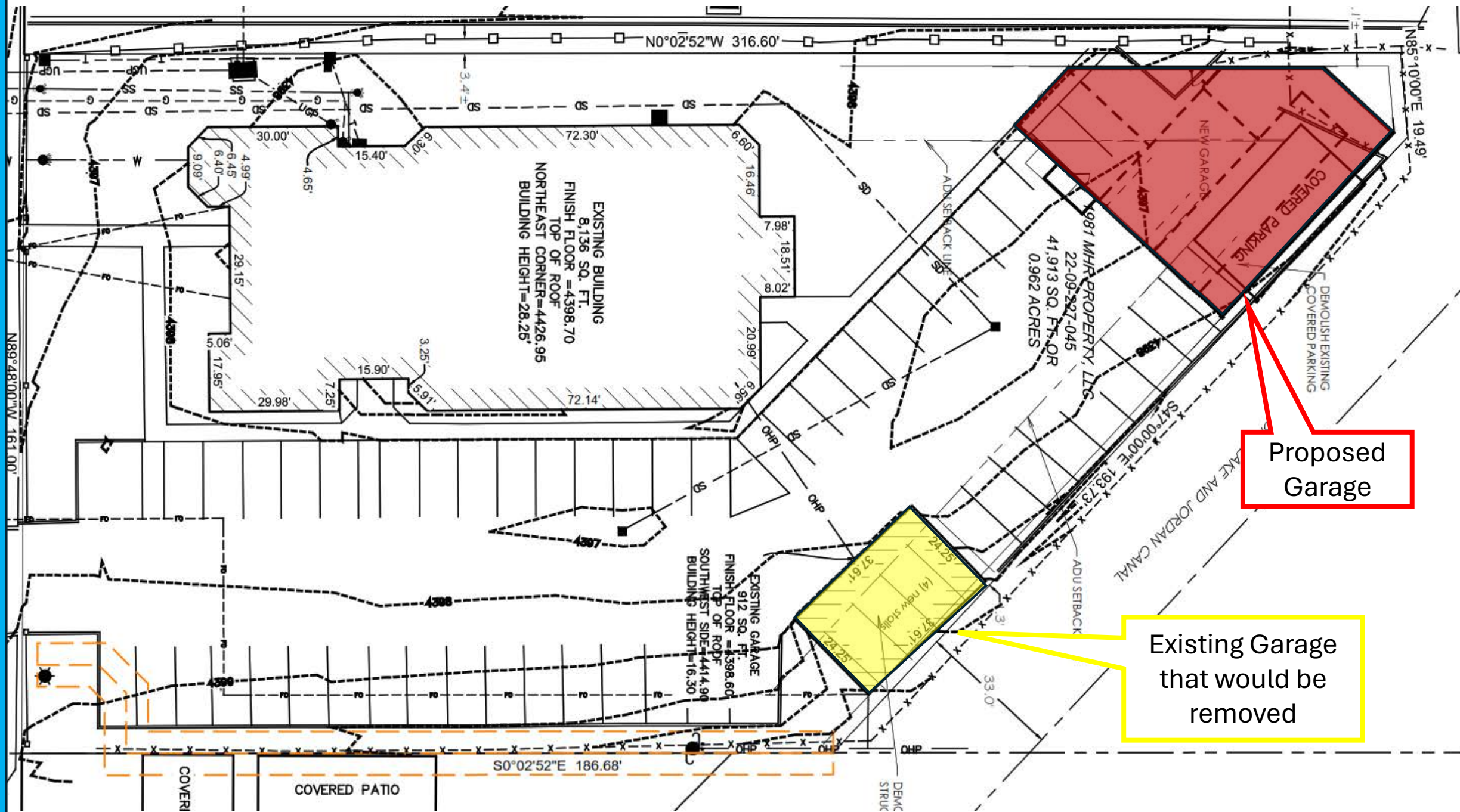
This is an example of the current
condition of the fence that we
will be replacing



This is an example of the current condition of the overgrown trees that would either be thinned out or removed for safety



This is an example of the current
condition of the fence that we
will be replacing



Proposed Garage

Existing Garage that would be removed