

# PLANNING COMMISSION

City of Holladay

October 29<sup>th</sup> 2024

City Council Chambers – 4580 S. 2300 E. Holladay



City of Holladay

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

- During the meeting: address the Commission when the item is called by the Commission Chair

## MEETING AGENDA

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

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

## ACTION ITEMS

1. **“Royal Holladay Hills, Block G”, Preliminary Subdivision Plan – 4885 South Rodeo Walk R-M/U Zone**  
Preliminary review and consideration of residential development details proposal by Applicant, Steve Peterson. The Commission will review development specific details of this Conceptually approved site within the Royal Holladay Hills Mixed use development. All considerations of this as a permitted use shall be according to regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance §13.65.07(C)  
*File #19-9-19-8*
2. **Approval of Minutes - Sept. 3<sup>rd</sup>**

## ADJOURN

### CERTIFICATE OF POSTING

*I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website [www.holladayut.gov](http://www.holladayut.gov), the Utah Public Notice website [www.utah.gov/pmn](http://www.utah.gov/pmn), and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.*

**DATE POSTED: [DAY, MONTH DATE, 2024 @ TIME AM/PM]**

Stephanie N. Carlson MMC, City Recorder  
City of Holladay

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



CITY OF HOLLADAY  
Planning Commission  
October 29<sup>th</sup> 2024  
Item #1

Request: **Preliminary Plan / Final plat - Block “G” within Royal Holladay Hills**  
Project: Development and construction review of 3.35 acres of residential development within the R/M-U Zone  
Address: 4885 South Rodeo Walk Drive  
Applicant: Steve Peterson, Holladay Hills, LLC  
File No: 19-9-19-08  
Planner: Jonathan Teerlink

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|                              |              |                                                   |
|------------------------------|--------------|---------------------------------------------------|
| <b>GOVERNING ORDINANCES:</b> | 13.65.070(C) | Regional Mixed-Use Zone (RM-U)                    |
|                              | 13.03        | SUBMISSION REQUIREMENTS                           |
|                              | 13.06        | ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES    |
|                              | 13.08        | THREE STEP REVIEW, PRELIMINARY                    |
|                              | 13.10A       | SUBDIVISIONS                                      |
|                              | SDMP,2007    | SITE DEVELOPMENT MASTER PLAN (SDMP) – “OPEN” ZONE |

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**REQUIRED PLANNING COMMISSION ACTION: Administrative**

Public hearing for this item was closed on September 3<sup>rd</sup> 2024.

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 of Holladay Ord. 13.06.050.B2, 13.08 and 13.10A

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 concept plan approval by the Planning Commission on 9/3/2024, applicant, Steve Peterson is now moving to the next step in the subdivision process. Mr. Peterson is providing completed development/construction details for this residential, townhome project encompassing 3.35 acres (145,925 sq. ft.) or Block “G” within the Royal Holladay Hills Subdivision. Mr. Peterson and design representatives “Tripointe Homes” will present a clarified site layout and development details for consideration and review against Holladay Ordinances. This review will be conducted in accordance with the provisions of the, “Regional Mixed-Use District (R/MU Zone).

Block G is situated within the "Open Districts" of this land use zone, where the maximum building height is set at 90 feet, or up to five stories. In this case, the entire site is no approved by the Planning Commission intended for townhomes, designed to accommodate families and individuals. This proposed development details, i.e. road construction, utility placement and grading all align with the city’s construction requirements.

**TECHNICAL REVIEW COMMITTEE ANALYSIS**

The TRC has determined that the preliminary construction and final plat documents and drawings for Block “G” meet all necessary construction codes and provisions for further review by the Planning Commission. The TRC recommends that the following critical elements, essential for compliance with the Site Development Master Plan (SDMP), be emphasized during the Planning Commission's evaluation:

- **Conceptual Plan compliance:** all preliminary construction drawings should follow the approved concept plan. The TRC has verified the following elements:
  - a. Residential unit count for 66 units. The applicant has amending this unit count to 65 units
  - b. Access to the site and block layout (driveways, walkways) have been refined based upon Planning Commission Comments.
- **Architecture:** Applicant has made refinements according to Planning Commission comments made during the Sept. 9<sup>th</sup> meeting. The architectural design of the proposed residential buildings complies with the "regional precedents" design palette outlined in the SDMP. This adherence to design guidelines ensures the development's consistency with

the overall aesthetic vision for the area - refer to page 16 of the SDMP. (See exhibit of architectural design comparison attached)

- a. Rooflines, balconies and façade treatments have all been addressed
  - b. Heights remains at 42 feet, well within the maximum allowable height of 90 feet or five stories as specified in the SDMP (see page 3 of the SDMP).
  - c. At the time of this report, the rear elevations (garages, interior to the lot) were not provided and may become available at the time of this meeting. According the applicant the treatments continue around to these elevations.
- **Landscaping:** planting plan for all areas of the block has been provided and complies with §13.77 Landscaping Ordinance.
  - **Density Compliance:** The conceptual site plan proposes a density of 19.4 dwelling units per acre (DU/A). With the reduction from 66 to 65, the project remains complaint with the Conceptual Approvals.
  - **Civil design:** TRC is satisfied as to the compliance with grading and civil designs as they compare with the primary conceptual approval of the subdivision, granted in 2021

### **RECOMMENDATION**

The required submittals for preliminary site development plans of Block G 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 moderate a discussion with the applicants on the development details. The TRC feels the application may be considered for approval and requests that potential PC decisions be accompanied with findings.

Suggested motions

*"I motion to (**approve\_deny\_continue**) the **PRELIMINARY RESIDENTIAL SUBDIVISION DEVELOPMENT PLAN** for **"Royal Holladay Hills, Block G"** in the R-M/U zone located at 1888 East Rodeo Walk Drive, allowing the final site plan & plat step to commence with the TRC staff according to Holladay Ord. 13.10A.*

Findings:

- 1) *Proposed (**or as amended during this meetings proceedings**) development details comply with conceptual approvals, granted on 9/3/2024*
- 2) *Access, site details, landscaping and civil 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 Subdivision development code, the R-M/U zone & the SDMP as a master planned project*

### **SUPPORTING MATERIALS**

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



|                  |                   |
|------------------|-------------------|
| ROWTOWNS         | 49 UNITS          |
| CARRIAGE UNITS   | 16 UNITS          |
| <b>TOTAL</b>     | <b>65 UNITS</b>   |
| GARAGE PARKING   | 130 GARAGE SPACES |
| ACRES            | 3.35 AC           |
| DENSITY PER ACRE | 19.4 DU/AC        |

CONCEPT SITE PLAN | ROWTOWNS + CARRIAGE UNITS

**HOLLADAY HILLS | TRIPOINTE HOMES**

SALT LAKE CITY, UTAH

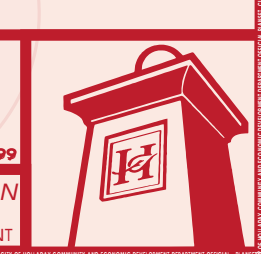
APPROVED PLAN

  
Jonathan Terlink, Planning Manager

CITY OF  
**HOLLADAY**  
40°40'16.59"N 111°49'35.40"W

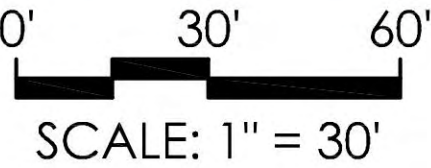
UTAH  
EST. 1849 INC. 1999

PLANNING & ZONING DIVISION  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT



APPROVED

08.22.2024



SCALE: 1" = 30'



woodley  
architectural  
group, inc

colorado // 731 southpark dr, suite B  
littleton, co 80120 / 303.683.7231  
california // 2943 pullman st, suite A  
santa ana, ca 92705 / 949.553.8919

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final plotting or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.



RIGHT ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

10.31.23

6-UNIT  
TOWNHOMES | ~~FIVE UNIT~~ | ELEVATIONS

**TIMBER TRAILS | TRIPOINTE HOMES**

SNOQUALMIE, WASHINGTON

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TRIWA2302

**woodley  
architectural  
group, inc**  
colorado // 731 southpark dr. suite B  
littleton, co 80120 / 303.683.7231  
california // 2943 pullman st. suite A  
santa ana, ca 92705 / 949.553.8919

C:\Users\EDM\Documents\Projects\Holladay Hills\Block G\Drawings\1 - Title Sheet.dwg



VICINITY MAP  
1" = 60'

# ROYAL HOLLADAY HILLS

SALT LAKE CITY, UTAH

## PRELIMINARY PLANS

### GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY GORDON GEOTECHNICAL SERVICES. THE REPORT IS DATED SEPTEMBER 15, 2024, AND WAS PREPARED BY JOSHUA WHITNEY, P.E. IT IS IDENTIFIED BY GORDON ENGINEERING SERVICES PROJECT NUMBER 1258-00424. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

### SHEET INDEX

|      |                                        |
|------|----------------------------------------|
| O-1  | TITLE SHEET                            |
| -    | SUBDIVISION PLAT                       |
| O-3  | EXISTING CONDITIONS AND DEMOITION PLAN |
| O-4  | SITE PLAN                              |
| O-5  | UTILITY PLAN                           |
| O-6  | GRADING AND DRAINAGE PLAN              |
| O-7  | EROSION CONTROL PLAN                   |
| PP-1 | PRIVATE ALLEY 1 PLAN AND PROFILE       |
| PP-2 | PRIVATE ALLEY 2 PLAN AND PROFILE       |
| PP-3 | PRIVATE ALLEY 3 PLAN AND PROFILE       |
| PP-4 | PRIVATE ALLEY 4 PLAN AND PROFILE       |

### LEGEND

|  |                          |
|--|--------------------------|
|  | 8" SDR 35 SANITARY SEWER |
|  | EXISTING SANITARY SEWER  |
|  | SANITARY SEWER MANHOLE   |
|  | 8" PVC C-900 WATER LINE  |
|  | EXISTING WATER LINE      |
|  | WATER VALVE, TEE & BEND  |
|  | FIRE HYDRANT             |
|  | EXISTING FIRE HYDRANT    |
|  | 8" PVC C-900 IRRIG. LINE |
|  | EXISTING SEC. WATER LINE |
|  | IRRIG. VALVE, TEE & BEND |
|  | PROPOSED STREET LIGHT    |
|  | RCP CL III STORM DRAIN   |
|  | EXISTING STORM DRAIN     |
|  | SD COMBOBOX, CB & CO     |
|  | EXISTING MAJOR CONTOUR   |
|  | EXISTING MINOR CONTOUR   |
|  | PROPOSED MAJOR CONTOUR   |
|  | PROPOSED MINOR CONTOUR   |



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

### OWNER / DEVELOPER:

Tri Pointe Homes  
1260 E Stringham Avenue, Suite 350  
Salt Lake City, UT 84106  
801-813-9880



### NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Mount Olympus Improvement District.
- All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
- All storm drain improvements shall conform with the standards and specifications of Holladay City.
- All improvements in the public right of way shall conform with the standards and specifications of Holladay City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- This project parcel and adjacent parcels are zoned R/M-U.

### APPROVED FOR CONSTRUCTION:

These plans are valid for construction only with the signature of the design engineer on the line below.

Approved

Date



### Royal Holladay Hills Block G

Title Sheet

### PROJECT:

DRAWN BY:

NMM

REVIEWED BY:

PMD

REVISIONS:

REMARKS

|     |      |         |
|-----|------|---------|
| No. | DATE | REMARKS |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |

DATE:

October 15, 2024

SHEET NUMBER:

O-1

A parcel of land being twenty entire tracts described in that Royal Holladay Hills Subdivision #1, Block A, B, C and D as platted and recorded at Entry #13321547, in Book 2020P, on Page 168 and in Special Warranty Deed, recorded at Entry #13330116, in Book 10980, on Page 2307 and in that Special Warranty Deed, recorded at Entry #13305288, in Book 10965, on Page 5317 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Thence along said Memory Lane South 0700'59" East a distance of 38.90 feet, Thence South 44'45'59" East a distance of 929.25 feet to Northerly R.O.W. of Arbor Lane, Thence along Arbor Lane South 46'48'01" West a distance of 200.20 feet to the beginning of a curve, said curve bears to the left through an angle of 81'03'00", having a radius of 127.34 feet along the arc a distance of 180.13, and whose long chord bears South 06'16'31" West a distance of 165.49 feet, Thence South 34'14'59" East a distance of 64.50 feet to the beginning of a curve, said curve bears to the right through an angle of 155'57'00", having a radius of 111.28 feet along the arc a distance of 165.72 feet, and whose long chord bears South 29'10'02" East a distance of 138.67 feet to the beginning of a non-tangential curve, said curve bears to the right through 08'28'05", having a radius of 1121.28 feet along the arc a distance of 165.72 feet, and whose long chord bears South 19'51'02" East a distance of 165.57 feet to the beginning of a non-tangential curve, said curve bears to the right through 49'37'00", having a radius of 225.79 feet along the arc a distance of 195.53 feet, and whose long chord bears South 09'11'31" West a distance of 189.48 feet to the beginning of a non-tangential curve, said curve bears to the right through 10'16'29", having a radius of 821.00 feet along the arc a distance of 147.23 feet, and whose long chord bears South 39'08'15" West a distance of 147.03 feet to the beginning of a non-tangential curve, said curve bears to the right through an angle of 155'57'00", having a radius of 111.28 feet along the arc a distance of 133.38 feet, and whose long chord bears South 49'55'45" East a distance of 133.24 feet to a point of intersection with a non-tangential line, Thence South 36'24'59" East a distance of 8.50 feet to the beginning of a non-tangential curve, said curve bears to the right through an angle of 41'24'00", having a radius of 214.51 feet along the arc a distance of 155.00 feet, and whose long chord bears South 74'17'01" West a distance of 151.65 feet; Thence North 85'00'59" West a distance of

whose long chord bears N 36°07'56" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 30°02'13", having a radius of 1381.83 feet along the arc a distance of 72.442 feet, and whose long chord bears N 20°47'43" West a distance of 716.15 feet to the beginning of a ten cord spiral curve, said curve bears to the right through 0°43'03", having a radius of 1430.07 feet along the arc a distance of 17.91 feet, and whose long chord bears N 0°43'03" East a distance of 17.91 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°41'32", having a radius of 626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°43'40" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°36'39", having a radius of 1843.20 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°35'54" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°32'56" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°25'21" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°21'59", having a radius of 3072.00 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°22'57" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°16'57", having a radius of 4070.00 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°20'07" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°12'13", having a radius of 5529.60 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°15'24" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°07'20", having a radius of 9216.60 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°14'58" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through an angle of 0°13'38", having a radius of 1472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears N 0°13'38" East a distance of 1472.00 feet along the arc a distance of 19.65 feet.

Containing 56.12 Acres or 2,444,645 Sq. Ft.  
BASIS OF BEARING SECTION LINE N 00°03'51" W 2668.28'

|                                                                                   |                                                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------|
|  | = SECTIONAL CORNER                               |
|  | = STREET MONUMENT                                |
|  | = REPRESENTS PROPERTY LINE                       |
|  | = EXISTING FIRE HYDRANT                          |
|  | = EXISTING LIGHT POLE                            |
|  | = TYP. P.U.E. & PRIVATE UTILITY & EGRESS/INGRESS |
|  | = S.L.Co. FLOOD EASE.                            |
|  | = DEDICATION AREA                                |

APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20 \_\_\_\_.

---

Salt Lake County Surveyor

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20 \_\_\_\_.

---

City of Holladay Engineer                      Date

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20 \_\_\_\_.

\_\_\_\_\_  
Community Development Director.

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20 \_\_\_\_.

\_\_\_\_\_  
Salt Lake County, Health Department.

**MURRAY-HOLLADAY ROAD  
(PUBLIC ROW)**

N 01°43'40" W 438.66'  
HEREBY DEDICATED TO HOLLADAY CITY  
2,446 Sq. Ft.

S 89°41'36" E 974.59 INT. TO INT.  
S 89°33'09" E 2643.20'  
CALCULATED ESTIMATED R.O.W.

EAST 1211.00' (MEASURED)  
FOUND BRASS CAP MONUMENT WITH RING AND LID

CALCULATED MONUMENT WITH RING AND LID

S.L.C. WELL

BLOCK A CONTAINING 140,717 Sq. Ft. or 3.23 Acres 4825 SOUTH ROYCE DRIVE

BLOCK B CONTAINING 351,148 Sq. ft. or 8.061 Acres 1915 EAST RODEO WALK DRIVE

BLOCK C CONTAINING 152,357 Sq. Ft. or 3.497 acres 1888 EAST RODEO WALK DRIVE

TEN CHORO SPIRAL L=196.50

BLOCK D CONTAINING 158,423 Sq. Ft. or 3.608 Acres 1920 EAST RODEO WALK DRIVE

BLOCK E CONTAINING 188,309 Sq. Ft. or 4.34 Acres 4880 SOUTH RODEO WALK DRIVE

HIGHLAND DR S 39°48'39" E 1356.12'

BLOCK F CONTAINING 158,133 Sq. ft. or 3.54 Acres 4880 SOUTH RODEO WALK DRIVE

BLOCK G CONTAINING 84,421 Sq. Ft. or 1.915 Acres 4885 SOUTH RODEO WALK DRIVE

BLOCK I LOT 1 CONTAINING 209,154 Sq. ft. or 4.82 Acres 4835 SOUTH RODEO WALK DRIVE

BLOCK J CONTAINING 210,947 Sq. Ft. or 4.82 Acres 4835 SOUTH RODEO WALK DRIVE

BLOCK K LOT 1 CONTAINING 209,154 Sq. ft. or 4.82 Acres 4835 SOUTH RODEO WALK DRIVE

BLOCK H LOT 1 CONTAINING 139,219 Sq. ft. or 3.20 Acres 2925 EAST WILSHIRE ROAD

BLOCK L LOT 1 CONTAINING 206,167 sq. ft. or 4.72 Acres 4880 SOUTH BEVERLY PARK

BLOCK L LOT 2 CONTAINING 84,421 Sq. Ft. or 1.915 Acres 4885 SOUTH RODEO WALK DRIVE

BLOCK L LOT 3 CONTAINING 8,073 Acres

BLOCK K LOT 1 CONTAINING 400 Sq. ft. or 0.01 Acres

BLOCK H LOT 1 CONTAINING 1,390.3 or 0.03 Acres

ARBOR LINE

WILSHIRE ROAD PRIVATE 4850 SOUTH

BEVERLY PARK PRIVATE 4850 SOUTH

CHANNIN VISTA PRIVATE 1915 EAST

RIVERWALK RUN DR. 1980 EAST (PRIVATE)

RODEO WALK DR. PRIVATE 4850 SOUTH

SUNSET DRIVE PRIVATE 4850 SOUTH

MEMORY LANE PRIVATE 4850 SOUTH

DOWNTOWN LINE PRIVATE 4850 SOUTH

AMT VIEW LAKE PRIVATE 4850 SOUTH

CLARK VISTA PRIVATE 1915 EAST

GRIFFIN VISTA PRIVATE 1915 EAST

VILLAGE GREENE UNIT COMMON AREAS 4850 SOUTH

P.F.D.R.

SUB T.E. WEST 1153.37' ±

SECTION LINE N 00°02'51" W 2668.28' MEAS. N 00°02'52" W 2666.36' A.B.P.

NORTH-EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, recently removed/in road construction previously located/know in survey measurements.

N

S

**VICINITY MAP**

SALT LAKE CITY

West Valley City Millcreek Taylorsville Murray Holladay Cottonwood Heights West Jordan PROJECT LOCATION

**SUB. PLAT NOTES:**

1. "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plot map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE at the lot owner's expense, or the utility may remove such at the lot owners expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."
2. Portions of subdivision located in flood hazard zones AE and X, see FEMA FIRN 49035C0312G dated September 25, 2009.

**TOTAL ACREAGE  
CONTAINING 56.12 ACRES**

FD STREET MONUMENT 2.5" FLAT BRASS CAP

PREVIOUSLY DEDICATED TO HOLLADAY CITY

ARBOR (PUBLIC)

EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, FOUND SALT LAKE COUNTY MONUMENT

By: Woodbury Corporation, a Utah corporation, its Manager

Approval as to form this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
City of Holladay Attorney

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
Manager

\_\_\_\_\_  
Recorder

State of Utah, County of Salt Lake, recorded and filed at the request of \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

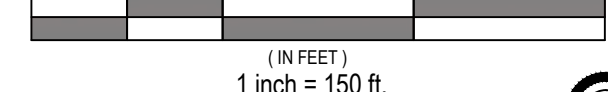
Fee \$ \_\_\_\_\_ Salt Lake County Recorder

Number \_\_\_\_\_  
Account \_\_\_\_\_  
Sheet \_\_\_\_\_  
of \_\_\_\_\_ Sheets

By: Millrock Capital II, LLC, a Utah limited liability company, By: \_\_\_\_\_,  
Its Manager Steven Peterson, Manager

ss. \_\_\_\_\_, in the capacities referenced above.  
County of Salt Lake) \_\_\_\_\_  
Notary Public

A horizontal number line with tick marks at -150, -75, 0, 75, 150, and 300. The segments from -150 to 0 and from 150 to 300 are shaded gray.



OWNER: S: KMW DEVELOPMENT, LLC PETERBU  
HH, LLC JM CHENEY AND RL CHENEY  
HOLLADAY HOLDINGS

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS



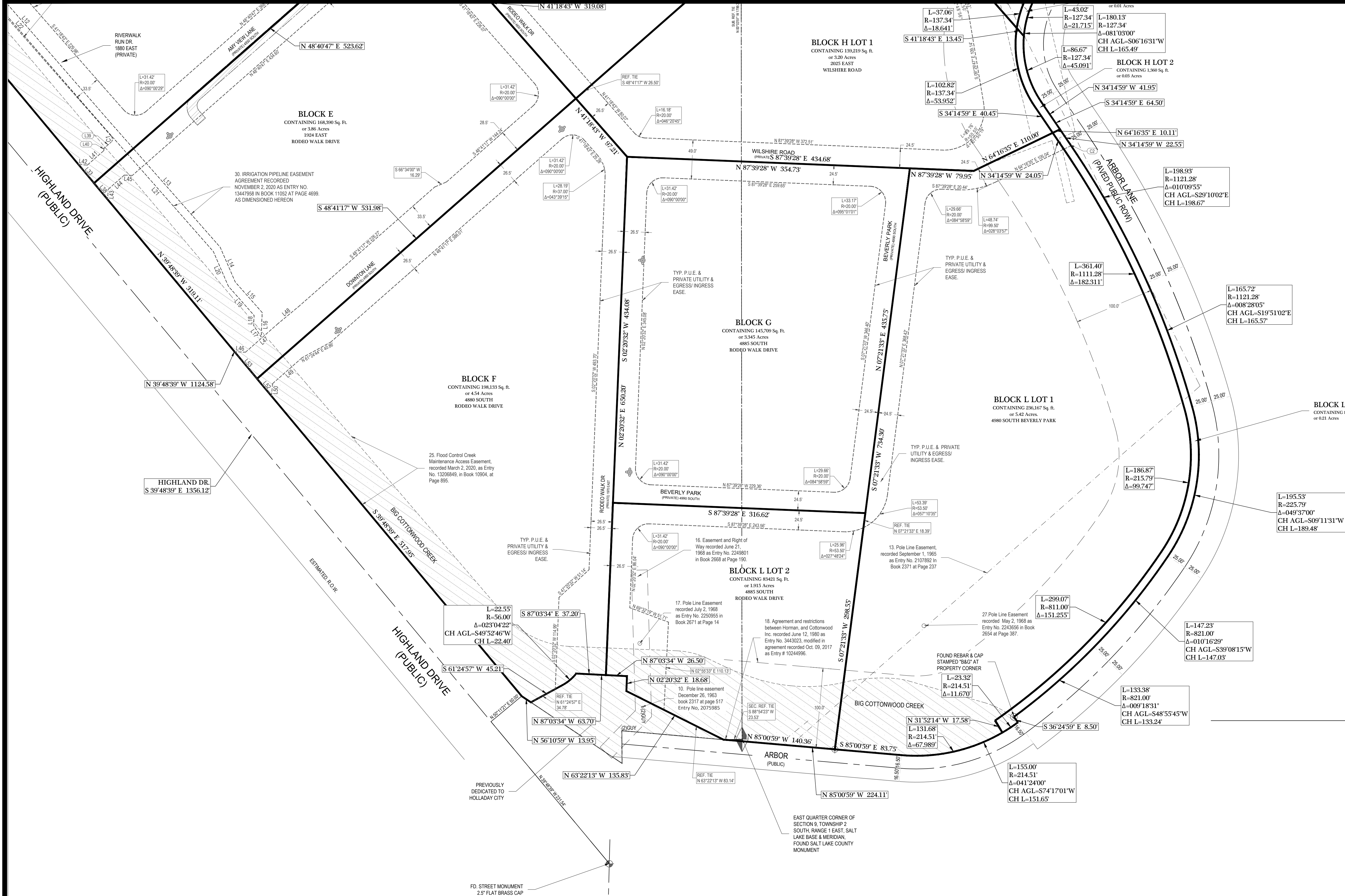
SURVEY • DESIGN • SEPTIC • PLANNING

**SURVEYING**

P.O. BOX 9941  
SALT LAKE CITY, UTAH 84108  
Shore Junction P.O. Box 815-2541

PREPARED: 5-27-202

PREPARED: 5-27-202



ROYAL HOLLADAY HILLS SUBDIVISION #2

AMENDING ROYAL HOLLADAY HILLS SUBDIVISION # 1

CONTAINING ALL PORTIONS OF BLOCK A-L AND PRIVATE

ROADS. A SUBDIVISION LOCATED WITHIN, SALT LAKE

COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF

SECTION 9, & PART OF THE NORTHWEST QUARTER OF

SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT

LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

LEGEND

SECTIONAL CORNER

STREET MONUMENT

FOUND PROPERTY MARKER

SET 20' REBAR & CAP/L.S. #

REPRESENTS PROPERTY LINE

EXISTING FIRE HYDRANT

EXISTING LIGHT POLE

TYP. P.U.E. & PRIVATE UTILITY & EGRESS/INGRESS

S.L.CO. FLOOD EASE

DEDICATION AREA

LINE/CURVE TABLES as shown

| Line # | Length  | Bearing        |
|--------|---------|----------------|
| L1     | 14.992  | N01°56'01.83"W |
| L2     | 22.913  | S43°46'12.87"E |
| L3     | 215.221 | S06°44'45.99"E |
| L4     | 186.630 | S15°31'27.04"E |
| L5     | 58.380  | S63°06'24.94"E |
| L6     | 50.326  | S10°29'18.04"E |
| L7     | 57.376  | S40°03'03.17"W |
| L8     | 67.351  | S23°02'11.56"E |
| L9     | 136.361 | S59°59'20.37"E |
| L10    | 161.340 | S25°24'12.84"E |
| L11    | 74.005  | S36°11'10.26"E |

| Line # | Length  | Bearing        |
|--------|---------|----------------|
| L12    | 328.010 | S41°01'18.26"E |
| L13    | 210.822 | S41°21'27.77"E |
| L14    | 47.514  | S23°23'08.50"E |
| L15    | 51.025  | S41°25'42.64"E |
| L16    | 30.827  | S02°10'00.06"W |
| L17    | 17.208  | N33°21'42.71"W |
| L18    | 12.823  | N02°10'00.06"E |
| L19    | 48.613  | N41°25'42.64"W |
| L20    | 47.520  | N23°23'08.50"W |
| L21    | 209.270 | N41°21'27.77"W |
| L22    | 328.462 | N41°01'18.26"W |

| Line # | Length  | Bearing        |
|--------|---------|----------------|
| L23    | 75.371  | N36°11'10.92"W |
| L24    | 159.171 | N25°24'12.84"W |
| L25    | 135.540 | N59°59'20.37"W |
| L26    | 77.507  | N23°44'48.71"W |
| L27    | 59.172  | N40°03'03.17"E |
| L28    | 40.661  | N10°29'18.04"W |
| L29    | 57.837  | N63°06'24.94"W |
| L30    | 191.806 | N15°31'27.04"W |
| L31    | 212.540 | N06°44'45.99"W |
| L32    | 8.395   | N43°46'12.87"W |
| L33    | 30.538  | N39°48'39.00"W |

| Line # | Length | Bearing        |
|--------|--------|----------------|
| L35    | 9.408  | N03°31'39.01"E |
| L36    | 27.240 | N48°46'22.13"E |
| L37    | 19.261 | S85°30'41.75"E |
| L38    | 26.598 | N39°48'39.00"W |
| L39    | 11.911 | S48°41'16.59"W |
| L40    | 2.779  | S02°39'12.36"W |
| L41    | 27.570 | S48°41'16.59"W |
| L42    | 11.207 | N85°33'54.96"W |
| L43    | 12.853 | N03°41'00.55"E |
| L44    | 26.840 | N48°41'16.59"E |
| L45    | 10.095 | S87°27'25.24"E |

| Line # | Length | Bearing        |
|--------|--------|----------------|
| L46    | 13.761 | N87°25'03.85"W |
| L47    | 54.333 | S48°41'16.59"W |
| L48    | 34.074 | S50°22'10.93"W |
| L49    | 49.237 | N48°41'16.59"E |
| L50    | 15.535 | N04°21'30.36"E |
| L51    | 7.494  | N39°48'39.00"W |
| L52    | 28.360 | N39°48'39.00"W |

| Curve # | Length | Radius  | Delta      | Chord Bearing | Chord Length |
|---------|--------|---------|------------|---------------|--------------|
| C1      | 7.85   | 5.00    | 090°00'00" | S 03°41'17" W | 7.07         |
| C2      | 2.22   | 1121.28 | 000°06'49" | N 34°11'35" W | 2.22         |
| C3      | 203.15 | 1381.83 | 008°25'24" | S 15°06'44" E | 202.97       |

JOHANSON

PROFESSIONAL LAND SURVEYORS

Surveying

Professional Land Surveyors

Survey • Design • Septic • Planning

SURVEYING

PROJECT NO.

S-20-153

DATE:

5-27-2021

DRAWN BY:

SHANE R. JOHANSON P.L.S.

SHEET NUMBER

SHEET 4

1 inch = 60 ft.

(IN FEET)

60

30

0

60

120

N

S



10.04.2024

CONCEPT SITE PLAN | 57 UNITS

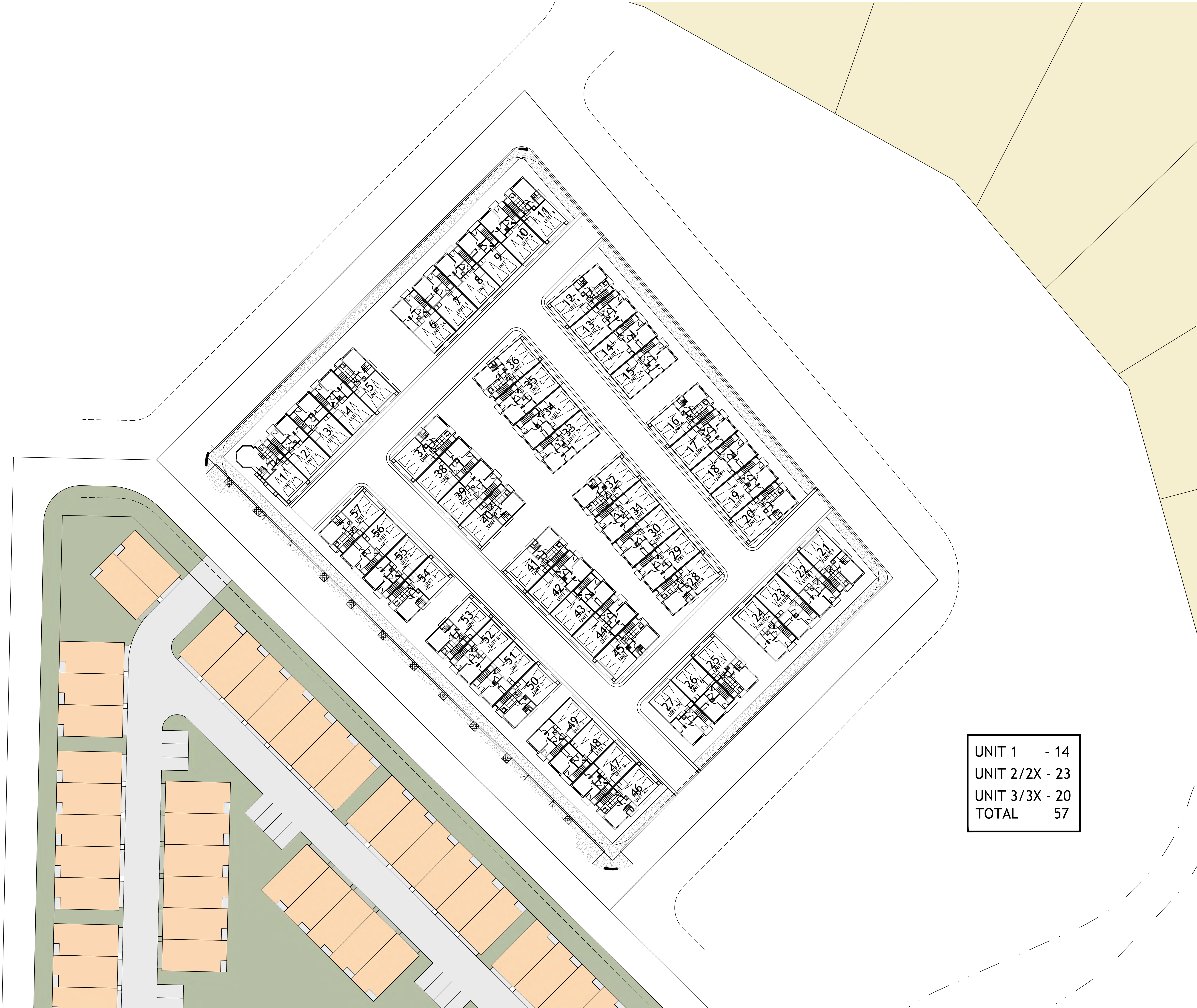
**HOLLADAY HILLS | TRIPONTE HOMES**  
SALT LAKE CITY, UTAH

0' 30' 60'  
SCALE: 1" = 30'

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california // 2943 pullman st. suite A  
santa ana, ca 92705 / 949.553.8919

S:\Shared Folders\WAGI\01 PROJECTS\TriPointe - TRI\TriPointe Utah - TRI\UT\Holladay Hills - TRI\UT\2402\01 SITE\24\_0606 Site plan\ACAD-Concept-Model - WAGI CHARRETTE PLOTTING.dwg



|           |      |
|-----------|------|
| UNIT 1    | - 14 |
| UNIT 2/2X | - 23 |
| UNIT 3/3X | - 20 |
| TOTAL     | 57   |



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SCALE: 1" = 60'



NOTES:

DISCLAIMER:  
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A CONVENIENCE TO AID YOU IN LOCATING THE LAND  
INDICATED HEREON WITH REFERENCES TO STREETS  
AND OTHER LAND. NO LIABILITY IS ASSUMED BY  
REASON OF ANY RELIANCE HEREON.

## Holladay Hills

Conceptual Site Plan

|              |         |
|--------------|---------|
| PROJECT:     |         |
| DRAWN BY:    | NMM     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: March 25, 2024

SHEET NUMBER:

0-1



10.04.2024

CONCEPTUAL STREET SCENE

**HOLLADAY HILLS | TRIPPOINT HOMES**  
HOLLADAY, UTAH

TRIUT2402



10.04.2024

CONCEPTUAL FRONT ELEVATION  
**HOLLADAY HILLS | TRIPOINTE HOMES**  
HOLLADAY, UTAH

TRIUT2402

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10.04.2024

CONCEPTUAL FRONT ELEVATION  
**HOLLADAY HILLS | TRIPOINTE HOMES**  
HOLLADAY, UTAH

TRIUT2402



| LANDSCAPE SCHEDULE  |                                              |                                  |          |
|---------------------|----------------------------------------------|----------------------------------|----------|
| Qty                 | Scientific Name                              | Common Name                      | Size     |
| DECIDUOUS TREES     |                                              |                                  |          |
| 16                  | Carpinus betulus fastigiata 'Franz Fontaine' | Franz Fontaine Columnar Hornbeam | 2" Cal.  |
| 9                   | Picea pungens glauca 'Bakerii'               | Bakerii Spruce                   | 6 - 7'   |
| 19                  | Syringa reticulata 'Ivory Silk'              | Ivory Silk Tree Lilac            | 2" Cal.  |
| 15                  | Tilia cordata 'Corzam'                       | Corinthian Linden                | 2" Cal.  |
| 24                  | Zelkova serrata 'Village Green'              | Village Green Zelkova            | 2" Cal.  |
| DECIDUOUS SHRUBS    |                                              |                                  |          |
| x                   | Buddleia 'Lo and Behold' Blue Chip           | Blue Chip Butterfly Bush         | 2 Gal.   |
| x                   | Caryopteris x clandonensis 'Dark Knight'     | Dark Knight Bluebeard            | 2 Gal.   |
| x                   | Cornus alba 'Ivory Halo'                     | Ivory Halo Dogwood               | 2 Gal.   |
| x                   | Hydrangea arborescens 'Abetwo' Incrediball   | Hydrangea                        | 2 Gal.   |
| EVERGREEN SHRUBS    |                                              |                                  |          |
| x                   | Buxus sempervirens suffruticosa              | True Drawd Boxwood               | 2 Gal.   |
| x                   | Prunus laurocerasus 'Cherry Hill'            | Cherry Hill Laurel               | 2 Gal.   |
| ORNAMENTAL GRASSES  |                                              |                                  |          |
| x                   | Calamagrostis x acutifolia 'Karl Foerster'   | Karl Foerster Feather Grass      | 1 Gal.   |
| x                   | Miscanthus sinensis 'Gracillimus'            | Slender Maiden Grass             | 1 Gal.   |
| x                   | Pennisetum alopecuroides                     | Fountain Grass                   | 1 Gal.   |
| GROUND COVER        |                                              |                                  |          |
| x                   | Prunus besseyi 'Pawnee Buttes;               | Pawnee Buttes Sand Cherry        | 2 Gal.   |
| x                   | Rhus aromatica 'Gro Low'                     | Gro Low Sumac                    | 2 Gal.   |
| PERENNIALS          |                                              |                                  |          |
| x                   | Gaura lindheimeri                            | Whirling Butterflies             | 1 Gal.   |
| x                   | Nepeta                                       | Catnip                           | 1 Gal.   |
| TURF                |                                              |                                  |          |
| 2,214 S.F.          | Chanshare Imperial Blue                      |                                  | Sod      |
| MULCH               |                                              |                                  |          |
| 18,545 S.F. 1" - 2" | Over DeWitt PRO5 Weed Barrier, All Planters  |                                  | 3" Depth |
| EDGING              |                                              |                                  |          |
|                     | Metal - 3/16" x 4"                           |                                  |          |

LANDSCAPE TABULATIONS

|                         |              |
|-------------------------|--------------|
| PROJECT AREA            | 101,331 S.F. |
| LANDSCAPE AREA          | 16,267 S.F.  |
| EXTERIOR LANDSCAPE AREA | 6,527 S.F.   |
| INTERIOR LANDSCAPE AREA | 9,740 S.F.   |

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 20 - 70%  
Clay (0.002 - 0.05 mm Dia.) 20 - 70%  
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones ¾" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



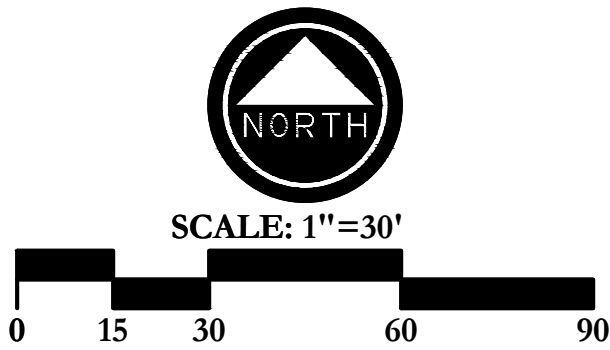
| ISSUE | DESCRIP. | DATE       |
|-------|----------|------------|
|       |          | 10.21.2024 |

| # | REV. | DESCRIPTION | DATE |
|---|------|-------------|------|
| 1 |      |             |      |
| 2 |      |             |      |
| 3 |      |             |      |
| 4 |      |             |      |
| 5 |      |             |      |
| 6 |      |             |      |

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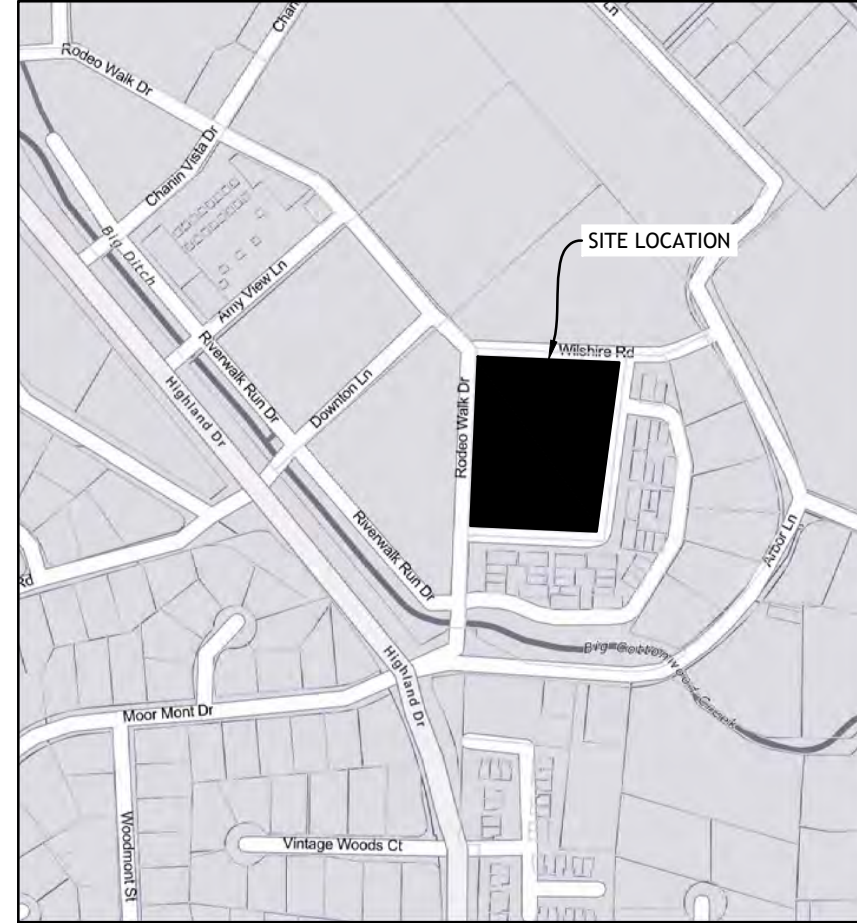
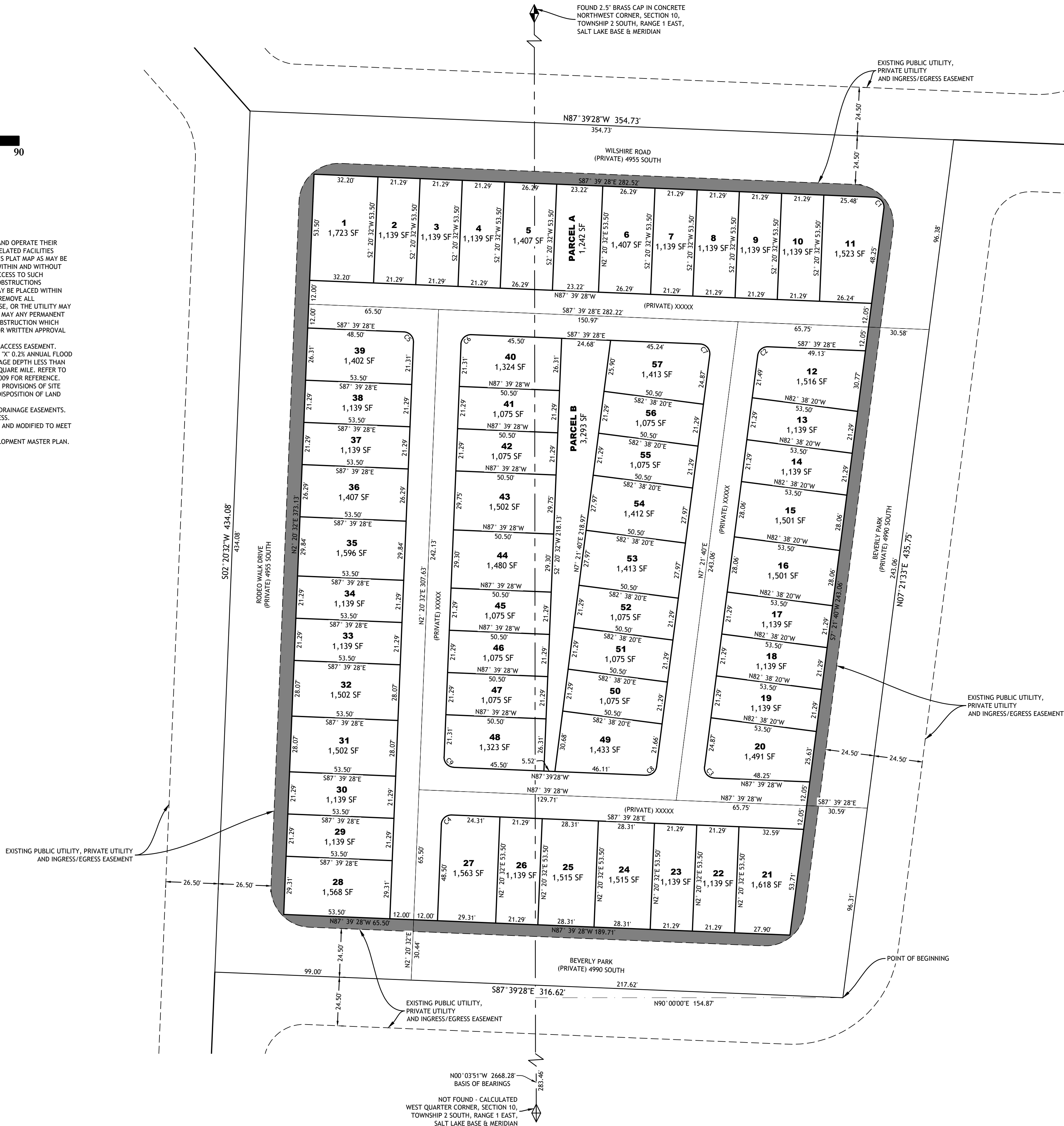
# ROYAL HOLLADAY HILLS BLOCK G SUBDIVISION

AMENDING ROYAL HOLLADAY HILLS SUBDIVISION #2 BLOCK G  
LOCATED IN THE NORTHWEST (NW) 1/4 OF SECTION 10 AND THE NORTHEAST (NE) 1/4 OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH



#### NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS OR ACCESS EASEMENT.
- THE MAJORITY OF THE PROJECT IS LOCATED IN FEMA ZONE "X" 0.2% ANNUAL FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. REFER TO FEMA MAP NUMBER 4903SC0312G, DATED SEPTEMBER 25, 2009 FOR REFERENCE.
- ROYAL HOLLADAY HILLS SUBDIVISION #2 IS SUBJECT TO ALL PROVISIONS OF SITE DEVELOPMENT MASTER PLAN, SDMP AND AGREEMENT FOR DISPOSITION OF LAND (ADL).
- ALL PRIVATE ROAD AREAS AREA ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO PARKING ON STREETS DESIGNATED AS EMERGENCY ACCESS.
- ALL PRIVATE ROADS TO COMPLY WITH 2007 SDMP, PAGE 11 AND MODIFIED TO MEET FIRE REQUIREMENTS.
- MAXIMUM DENSITY IS CONTROLLED BY THE 2007 SITE DEVELOPMENT MASTER PLAN.



VICINITY MAP  
NOT TO SCALE

#### LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER CALCULATED (NOT FOUND)
- MONUMENT TO BE SET

#### CURVE TABLE

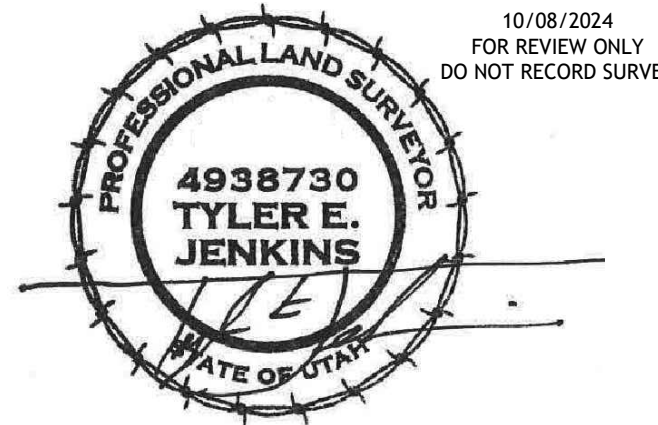
| CURVE | ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
|-------|------------|--------|-----------------|--------------|
| C1    | 8.29       | 5.00   | S40°08'54"E     | 7.37         |
| C2    | 7.42       | 5.00   | N49°51'06"E     | 6.75         |
| C3    | 8.29       | 5.00   | N40°08'54"W     | 7.37         |
| C4    | 7.85       | 5.00   | N47°20'32"E     | 7.07         |
| C5    | 7.85       | 5.00   | S42°39'28"E     | 7.07         |
| C6    | 7.85       | 5.00   | N47°20'32"E     | 7.07         |
| C7    | 8.29       | 5.00   | S40°08'54"E     | 7.37         |
| C8    | 7.42       | 5.00   | S49°51'06"W     | 6.75         |
| C9    | 7.85       | 5.00   | N42°39'28"W     | 7.07         |

#### SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

#### ROYAL HOLLADAY HILLS BLOCK G SUBDIVISION

AT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



#### BOUNDARY DESCRIPTION

##### BLOCK G METES AND BOUNDS DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHEAST CORNER OF BLOCK G OF THE ROYAL HOLLADAY HILLS SUBDIVISION #2, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 25, 2021 AS ENTRY NO. 13700581 IN BOOK 2021P AT PAGE 171 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID POINT OF BEGINNING BEING N00°03'51"W 283.46 FEET AND N90°00'00"E 154.86 FEET AND RUNNING THENCE N87°39'28"W 316.62 FEET; THENCE N02°20'32"E 434.08 FEET; THENCE S87°39'28"E 354.73 FEET; THENCE S07°21'33"W 435.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.345 ACRES IN AREA, 61 LOTS AND 2 PARCELS

##### BASIS OF BEARING:

NORTH 00°03'51" WEST MEASURED, BEING THE SECTION LINE BETWEEN THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 10 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

#### OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS:

##### ROYAL HOLLADAY HILLS BLOCK G SUBDIVISION

HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

#### ACKNOWLEDGEMENT

ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, I, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE \_\_\_\_\_ AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID \_\_\_\_\_ FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_ SIGNATURE \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES \_\_\_\_\_

#### ROYAL HOLLADAY HILLS BLOCK G SUBDIVISION

LOCATED IN THE NORTHWEST (NW) 1/4 OF SECTION 10 AND THE  
NORTHEAST (NE) 1/4 OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND  
MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH

#### SHEET 1 OF 1

##### SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST  
OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

##### PLANNING COMMISSION

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

##### CITY OF HOLLADAY MAYOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

ATTEST: CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

##### HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

BY THE SLCO HEALTH DEPARTMENT.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

##### COMMUNITY DEVELOPMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

##### CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY OF HOLLADAY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

##### CITY ATTORNEY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

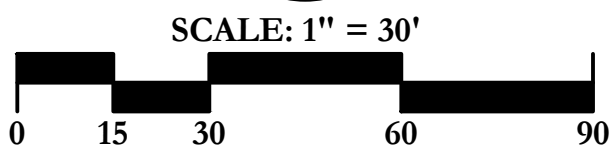
CITY OF HOLLADAY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

##### OWNER / DEVELOPER

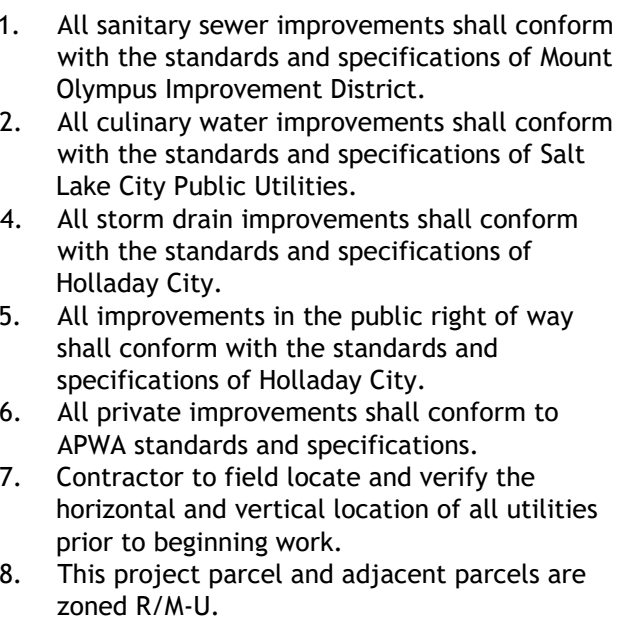
TRI POINTE HOMES  
Bryon Prince  
1260 E Stringham Avenue, Suite 350  
Salt Lake City UT 84106



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com



**Tri Pointe Homes**  
1260 E Stringham Avenue, Suite 350  
Salt Lake City, UT 84106  
801-813-9880



These plans are valid for construction only with the signature of the design engineer on the line below

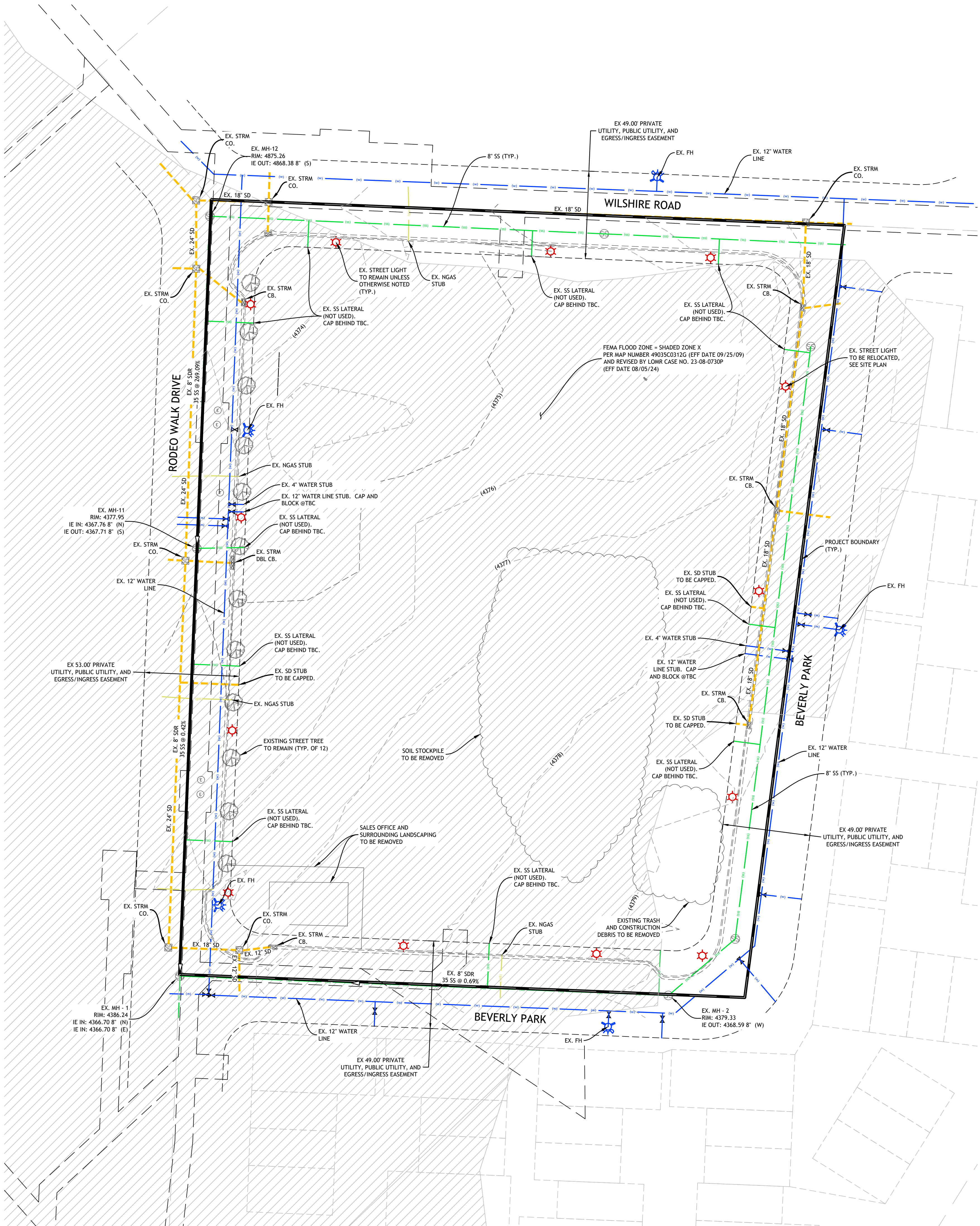
Date \_\_\_\_\_



## Existing Conditions and Demolition Plan

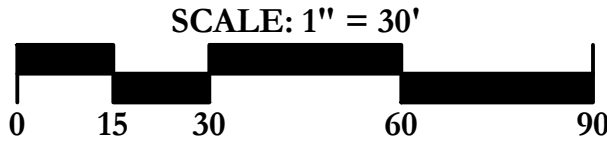
October 15, 2024

# O-3





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OWNER / DEVELOPER:

Tri Pointe Homes  
1260 E Stringham Avenue, Suite 350  
Salt Lake City, UT 84106  
801-813-9880



NOTES:

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2. All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
4. All storm drain improvements shall conform with the standards and specifications of Holladay City.
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6. All private improvements shall conform to APWA standards and specifications.
7. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
8. This project parcel and adjacent parcels are zoned R/M-U.

STATISTICS:

|                              |              |
|------------------------------|--------------|
| GROSS PROJECT AREA           | 3.35 ACRES   |
| NET PROJECT AREA             | 2.74 ACRES   |
| SINGLE FAMILY ATTACHED UNITS | 57           |
| GROSS DENSITY                | 17.0 DU / AC |
| NET DENSITY                  | 20.8 DU / AC |

APPROVED FOR CONSTRUCTION:

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Approved \_\_\_\_\_ Date \_\_\_\_\_



Royal Holladay Hills

Block G

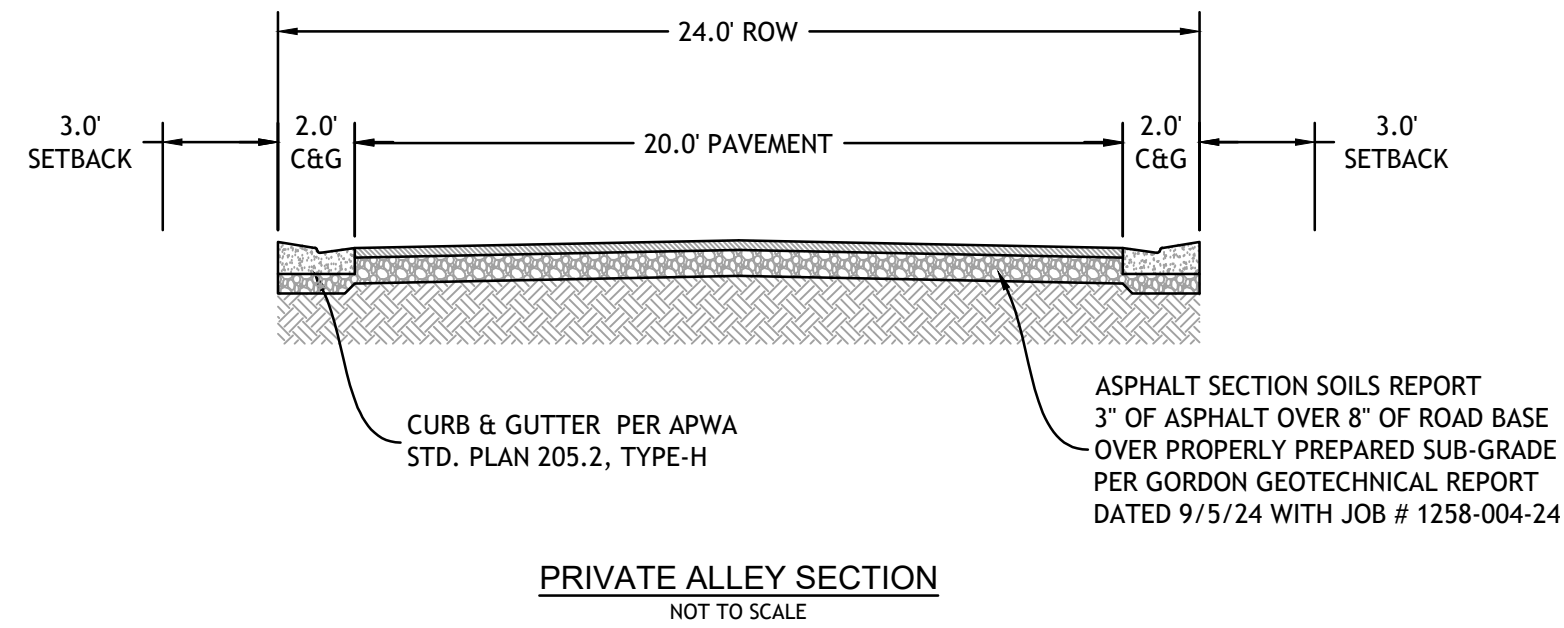
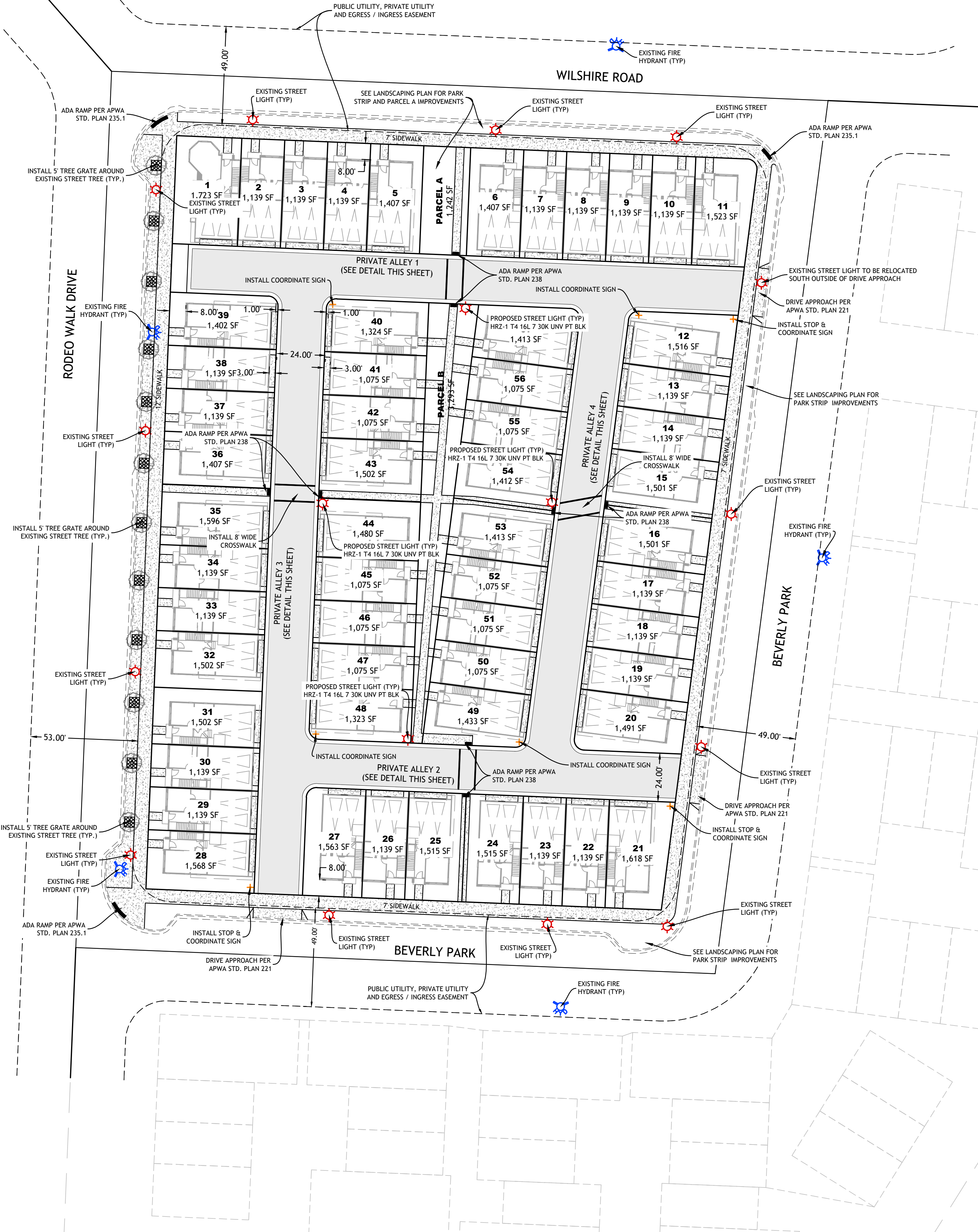
Site Plan

PROJECT: \_\_\_\_\_  
DRAWN BY: NMM  
REVIEWED BY: PMD  
REVISIONS: \_\_\_\_\_  
No. DATE REMARKS

DATE: October 15, 2024

SHEET NUMBER:

O-4



SITE PLAN NOTES:

1. TRASH AND RECYCLE TO BE PROVIDED BY HOA. INDIVIDUAL BINS TO BE STORED IN EACH UNITS GARAGE.
2. SEE ARCHITECTURAL PLANS FOR OFF STREET PARKING AREA IN GARAGES.

| PROJECT STATISTICS    |             |            |
|-----------------------|-------------|------------|
|                       | SQUARE FEET | % OF TOTAL |
| TOTAL AREA            | 145,710     | 100%       |
| TOTAL BUILDING AREA   | 51,220      | 35%        |
| TOTAL IMPERVIOUS AREA | 120,924     | 83%        |
| TOTAL LANDSCAPED AREA | 24,786      | 17%        |
| TOTAL ROAD AREA       | 51,183      | 35%        |



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SCALE: 1" = 30'



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Approved

Date



Royal Holladay Hills

Block G

Utility Plan

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

No. DATE

NMM

PMD

REMARKS

DATE:

October 15, 2024

SHEET NUMBER:

O-5

C:\Users\EDM\Documents\EDM Partners\Dropbox\Projects\Holladay Hills\Block G\Drawings\6 - Grading and Drainage.dwg

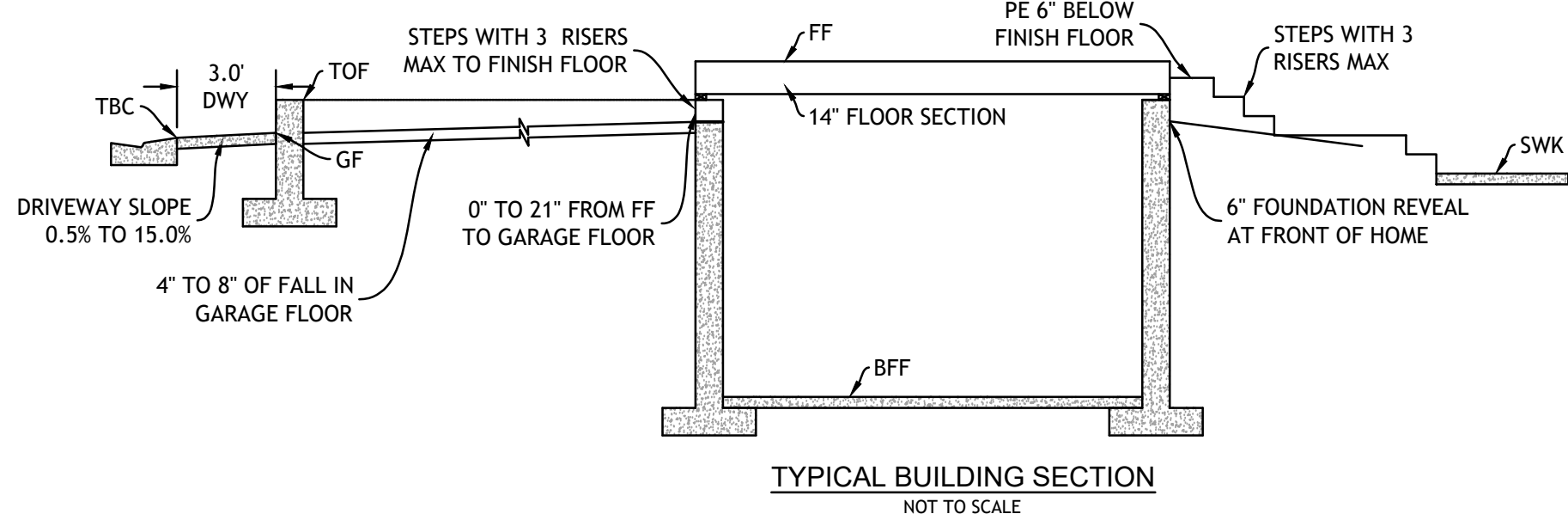
| TOWNHOME ELEVATION TABLE |               |         |          |          |         |
|--------------------------|---------------|---------|----------|----------|---------|
| Lot #                    | High TBC Elev | GF Elev | TOF Elev | BFF Elev | PE Elev |
| 1                        | 4375.01       | 4375.12 | 4376.37  | 4367.37  | 4377.04 |
| 2                        | 4375.23       | 4375.29 | 4376.37  | 4367.37  | 4377.04 |
| 3                        | 4375.44       | 4375.54 | 4376.37  | 4367.37  | 4377.04 |
| 4                        | 4375.65       | 4375.70 | 4376.37  | 4367.37  | 4377.04 |
| 5                        | 4375.87       | 4375.95 | 4376.37  | 4367.37  | 4377.04 |
| 6                        | 4376.93       | 4377.25 | 4378.50  | 4369.50  | 4379.17 |
| 7                        | 4377.15       | 4377.33 | 4378.50  | 4369.50  | 4379.17 |
| 8                        | 4377.36       | 4377.50 | 4378.50  | 4369.50  | 4379.17 |
| 9                        | 4377.57       | 4377.67 | 4378.50  | 4369.50  | 4379.17 |
| 10                       | 4377.78       | 4377.83 | 4378.50  | 4369.50  | 4379.17 |
| 11                       | 4378.00       | 4378.08 | 4378.50  | 4369.50  | 4379.17 |
| 12                       | 4378.18       | 4378.35 | 4379.60  | 4370.60  | 4380.27 |
| 13                       | 4378.49       | 4378.52 | 4379.60  | 4370.60  | 4380.27 |
| 14                       | 4378.80       | 4378.85 | 4379.60  | 4370.60  | 4380.27 |
| 15                       | 4379.10       | 4379.18 | 4379.60  | 4370.60  | 4380.27 |
| 16                       | 4379.40       | 4379.44 | 4380.52  | 4371.52  | 4381.19 |
| 17                       | 4379.56       | 4379.60 | 4380.52  | 4371.52  | 4381.19 |
| 18                       | 4379.71       | 4379.77 | 4380.52  | 4371.52  | 4381.19 |
| 19                       | 4379.87       | 4379.94 | 4380.52  | 4371.52  | 4381.19 |
| 20                       | 4380.02       | 4380.10 | 4380.52  | 4371.52  | 4381.19 |
| 21                       | 4379.86       | 4379.90 | 4380.57  | 4371.57  | 4381.24 |
| 22                       | 4379.99       | 4380.07 | 4380.57  | 4371.57  | 4381.24 |
| 23                       | 4380.02       | 4380.07 | 4380.57  | 4371.57  | 4381.24 |
| 24                       | 4379.85       | 4379.90 | 4380.57  | 4371.57  | 4381.24 |
| 25                       | 4379.26       | 4379.34 | 4379.76  | 4370.76  | 4380.43 |
| 26                       | 4378.90       | 4378.93 | 4379.76  | 4370.76  | 4380.43 |
| 27                       | 4378.54       | 4378.59 | 4379.76  | 4370.76  | 4380.43 |
| 28                       | 4378.34       | 4378.42 | 4378.84  | 4369.84  | 4379.51 |
| 29                       | 4378.40       | 4378.42 | 4378.84  | 4369.84  | 4379.51 |
| 30                       | 4378.17       | 4378.26 | 4378.84  | 4369.84  | 4379.51 |
| 31                       | 4377.94       | 4378.01 | 4378.84  | 4369.84  | 4379.51 |
| 32                       | 4377.57       | 4377.65 | 4378.07  | 4369.07  | 4378.74 |
| 33                       | 4377.34       | 4377.40 | 4378.07  | 4369.07  | 4378.74 |
| 34                       | 4377.11       | 4377.15 | 4378.07  | 4369.07  | 4378.74 |
| 35                       | 4376.88       | 4376.90 | 4378.07  | 4369.07  | 4378.74 |
| 36                       | 4376.51       | 4376.59 | 4377.01  | 4368.01  | 4377.68 |
| 37                       | 4376.28       | 4376.34 | 4377.01  | 4368.01  | 4377.68 |
| 38                       | 4376.05       | 4376.09 | 4377.01  | 4368.01  | 4377.68 |
| 39                       | 4375.82       | 4375.84 | 4377.01  | 4368.01  | 4377.68 |
| 40                       | 4375.82       | 4375.84 | 4377.01  | 4368.01  | 4377.68 |
| 41                       | 4376.05       | 4376.09 | 4377.01  | 4368.01  | 4377.68 |
| 42                       | 4376.28       | 4376.34 | 4377.01  | 4368.01  | 4377.68 |
| 43                       | 4376.51       | 4376.59 | 4377.01  | 4368.01  | 4377.68 |
| 44                       | 4376.91       | 4377.08 | 4378.33  | 4369.33  | 4379.00 |
| 45                       | 4377.14       | 4377.16 | 4378.33  | 4369.33  | 4379.00 |
| 46                       | 4377.37       | 4377.41 | 4378.33  | 4369.33  | 4379.00 |
| 47                       | 4377.60       | 4377.66 | 4378.33  | 4369.33  | 4379.00 |
| 48                       | 4377.83       | 4377.91 | 4378.33  | 4369.33  | 4379.00 |
| 49                       | 4380.06       | 4380.14 | 4380.56  | 4371.56  | 4381.23 |
| 50                       | 4379.91       | 4379.98 | 4380.56  | 4371.56  | 4381.23 |
| 51                       | 4379.76       | 4379.81 | 4380.56  | 4371.56  | 4381.23 |
| 52                       | 4379.60       | 4379.64 | 4380.56  | 4371.56  | 4381.23 |
| 53                       | 4379.45       | 4379.48 | 4380.56  | 4371.56  | 4381.23 |
| 54                       | 4379.20       | 4379.28 | 4379.70  | 4370.70  | 4380.37 |
| 55                       | 4378.89       | 4378.95 | 4379.70  | 4370.70  | 4380.37 |
| 56                       | 4378.58       | 4378.62 | 4379.70  | 4370.70  | 4380.37 |
| 57                       | 4378.27       | 4378.45 | 4379.70  | 4370.70  | 4380.37 |

GRADING NOTES:

- ALL SPOT ELEVATIONS ARE TO TBC UNLESS OTHERWISE NOTED

ABBREVIATIONS

TOF TOP OF FOUNDATION  
FF FINISHED FLOOR  
BFF BASEMENT FINISHED FLOOR  
SWK SIDEWALK  
TBC TOP BACK OF CURB  
GF GARAGE FLOOR  
PE PORCH ELEVATION  
DWY DRIVEWAY  
TOF TOP OF FOUNDATION



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(801) 305-4670 www.edmpartners.com



SCALE: 1" = 30'  
0 15 30 60 90

OWNER / DEVELOPER:

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Approved

Date



Royal Holladay Hills

Block G

Grading and Drainage  
Plan

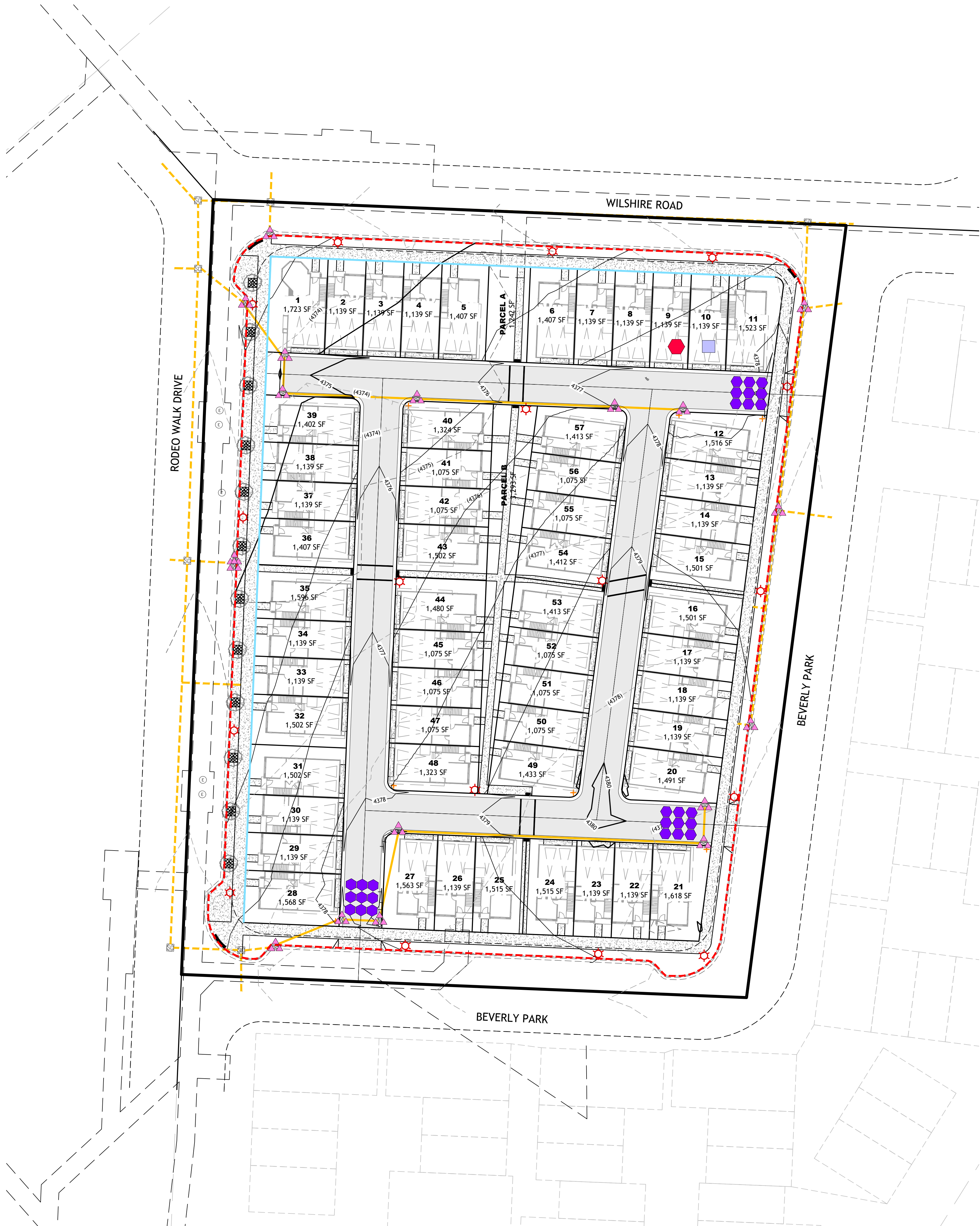
PROJECT: \_\_\_\_\_  
DRAWN BY: NMM  
REVIEWED BY: PMD  
REVISIONS: \_\_\_\_\_  
No. DATE REMARKS

DATE: October 15, 2024

SHEET NUMBER:

O-6

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- LEGEND:**
- GRADING LIMITS
  - SILT FENCE (660 LF)
  - TRACKOUT PAD (3)
  - DUMPSTER (1)
  - PORTABLE TOILET (1)
  - INLET PROTECTION (18)



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SCALE: 1" = 30'  
0 15 30 60 90

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Date



Royal Holladay Hills

Block G

Erosion Control Plan

PROJECT:

DRAWN BY:

NMM

REVIEWED BY:

PMD

REVISIONS:

No. DATE

REMARKS

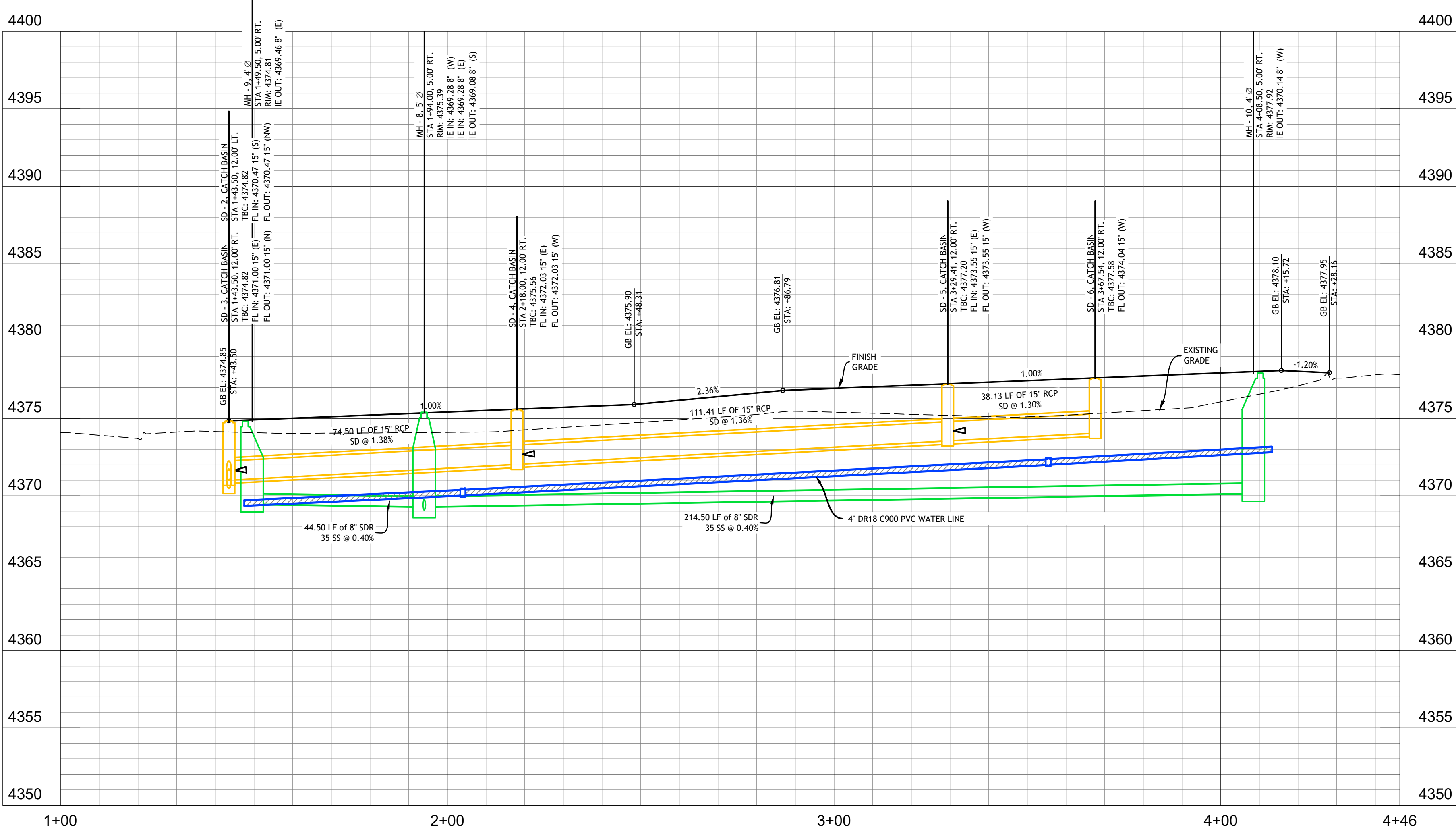
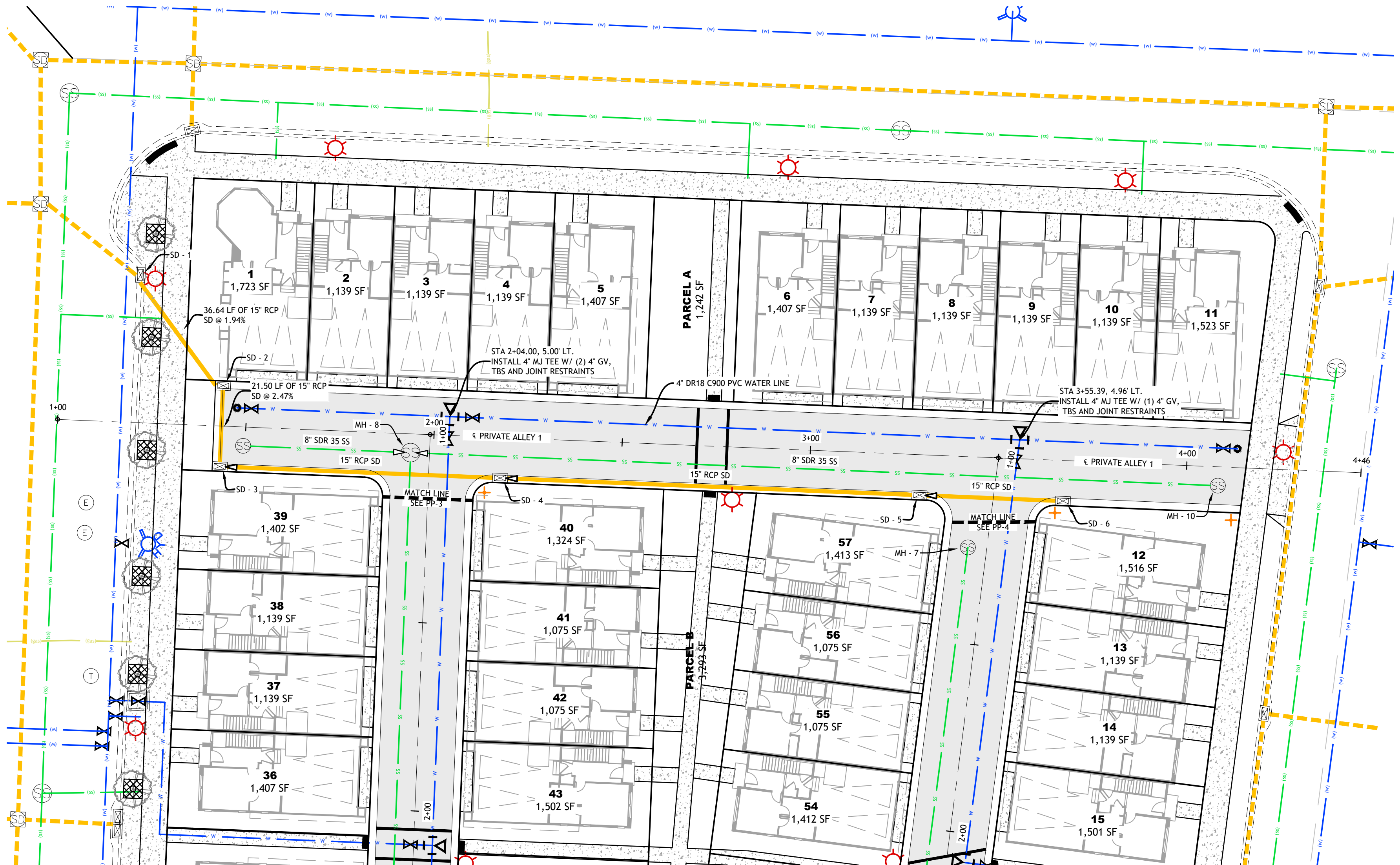
DATE:

October 15, 2024

SHEET NUMBER:

O-7

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SCALE: 1" = 20'

0 10 20 40 80

OWNER / DEVELOPER:

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Royal Holladay Hills

Block G

Private Alley 1  
Plan and Profile

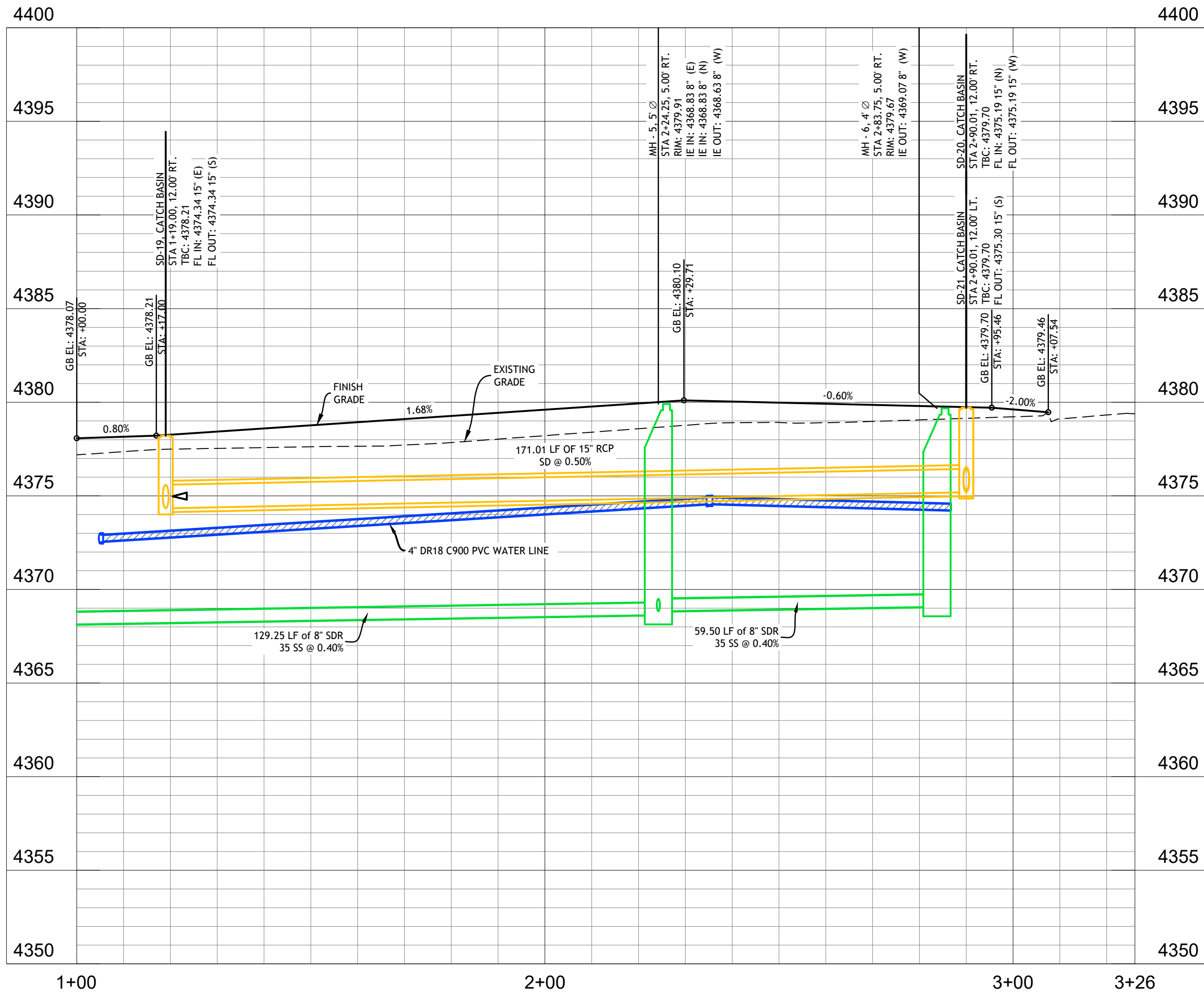
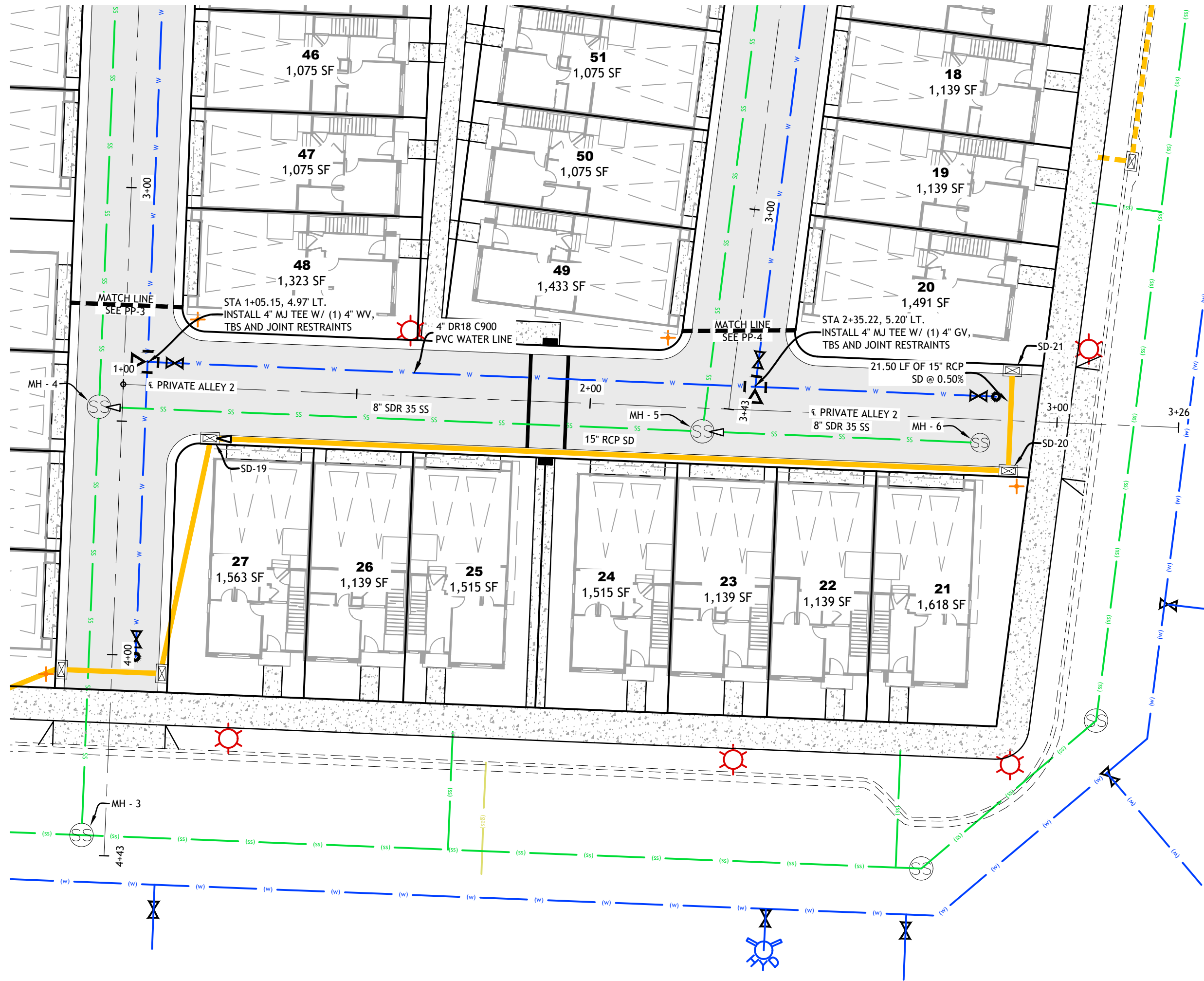
PROJECT: \_\_\_\_\_  
DRAWN BY: NMM  
REVIEWED BY: PMD  
REVISIONS: \_\_\_\_\_  
No. DATE REMARKS

DATE: October 15, 2024

SHEET NUMBER:

PP-1

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2815 East 3300 South, Salt Lake City, UT 84109  
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SCALE: 1" = 20'

0 10 20 40 60

OWNER / DEVELOPER:

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Salt Lake City, UT 84106  
801-813-9880



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VERTICAL SCALE: 1" = 5'

0 2.5 5 10 20

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Date



Royal Holladay Hills

Block G

Private Alley 2  
Plan and Profile

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

No. DATE

NMM

PMD

REMARKS

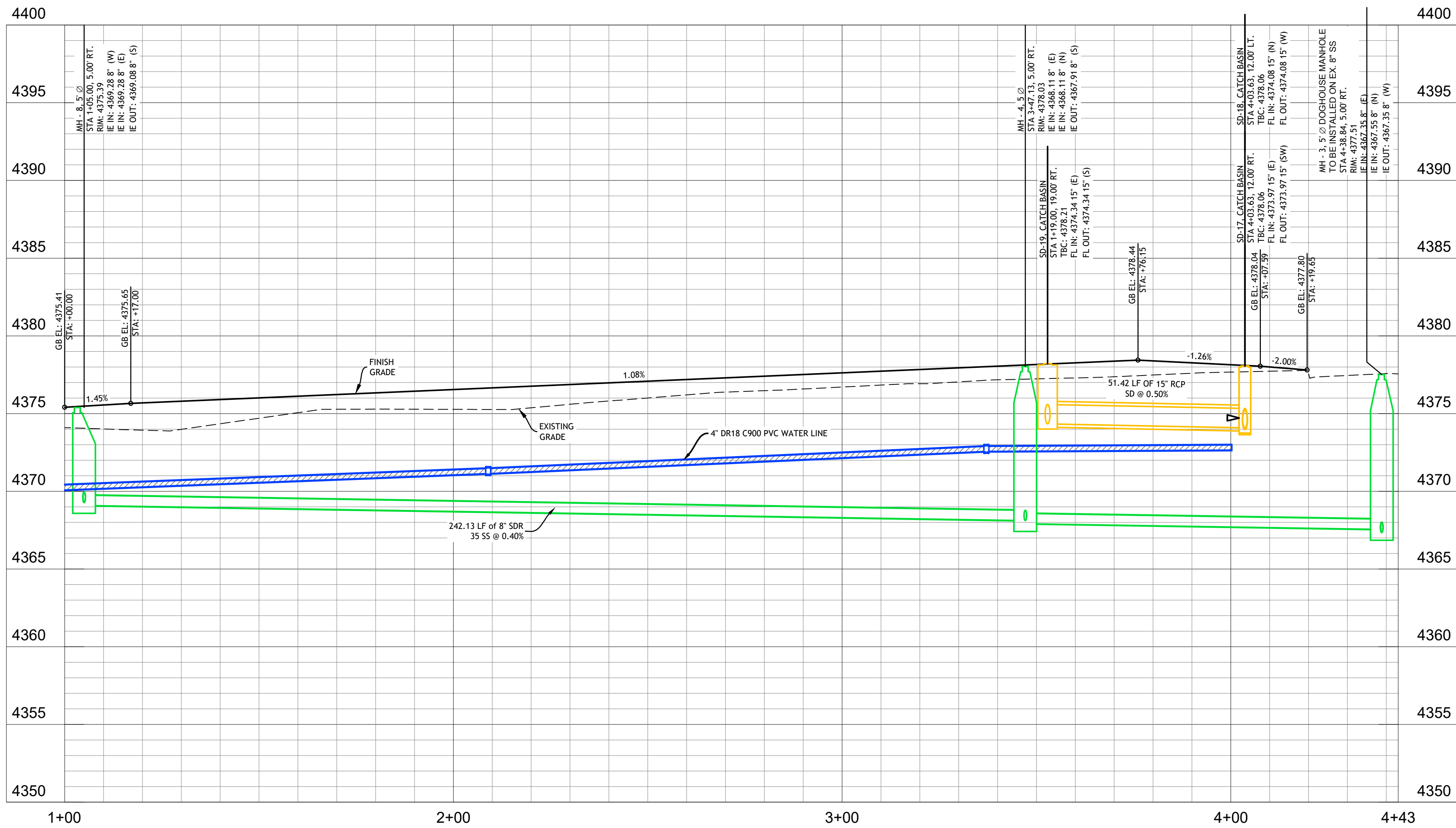
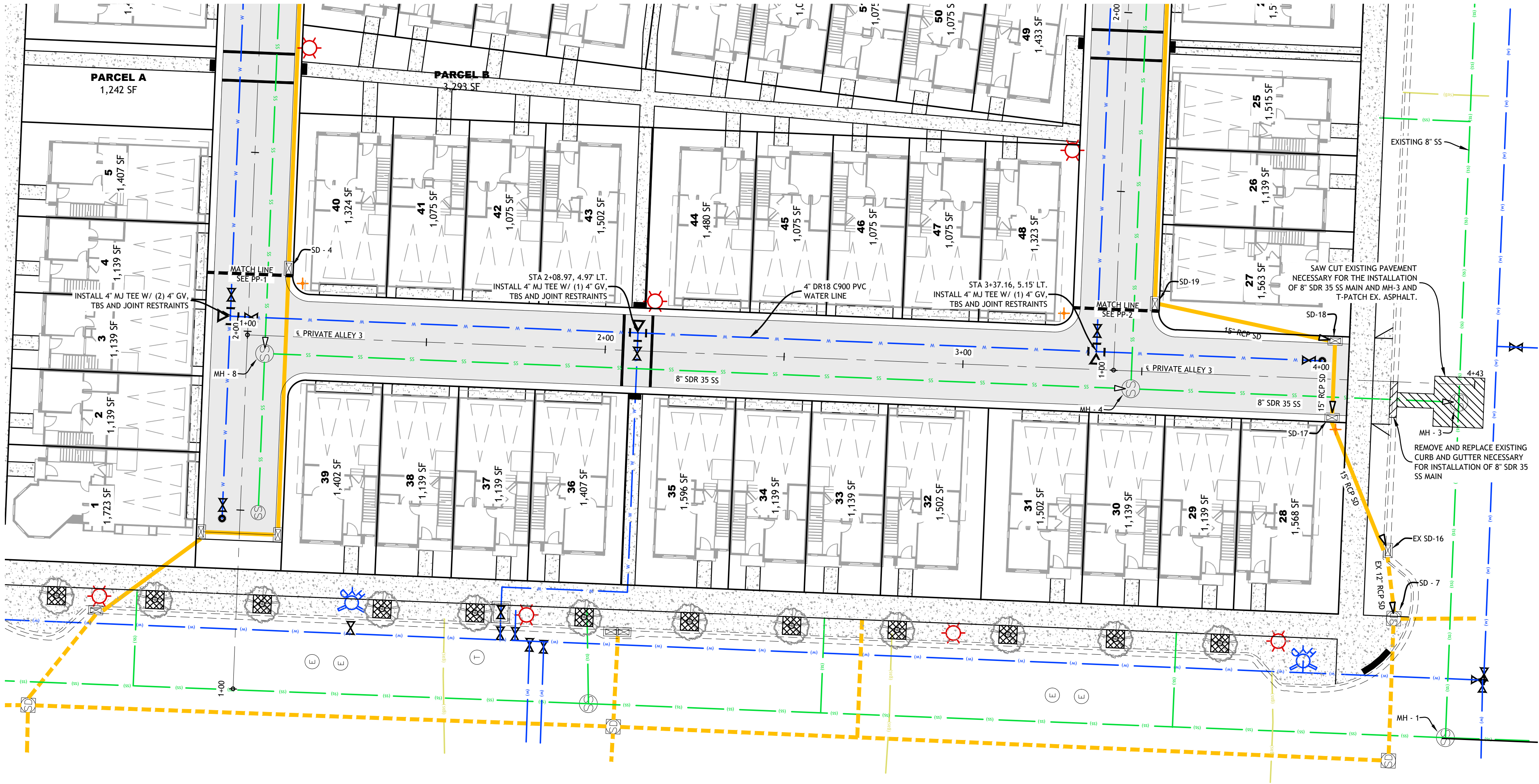
DATE:

October 15, 2024

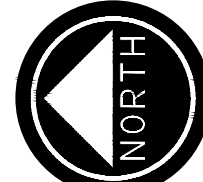
SHEET NUMBER:

PP-2

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SCALE: 1" = 20'



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VERTICAL SCALE: 1" = 5'



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Royal Holladay Hills

Block G

Private Alley 3  
Plan and Profile

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

No. DATE

NMM

PMD

REMARKS

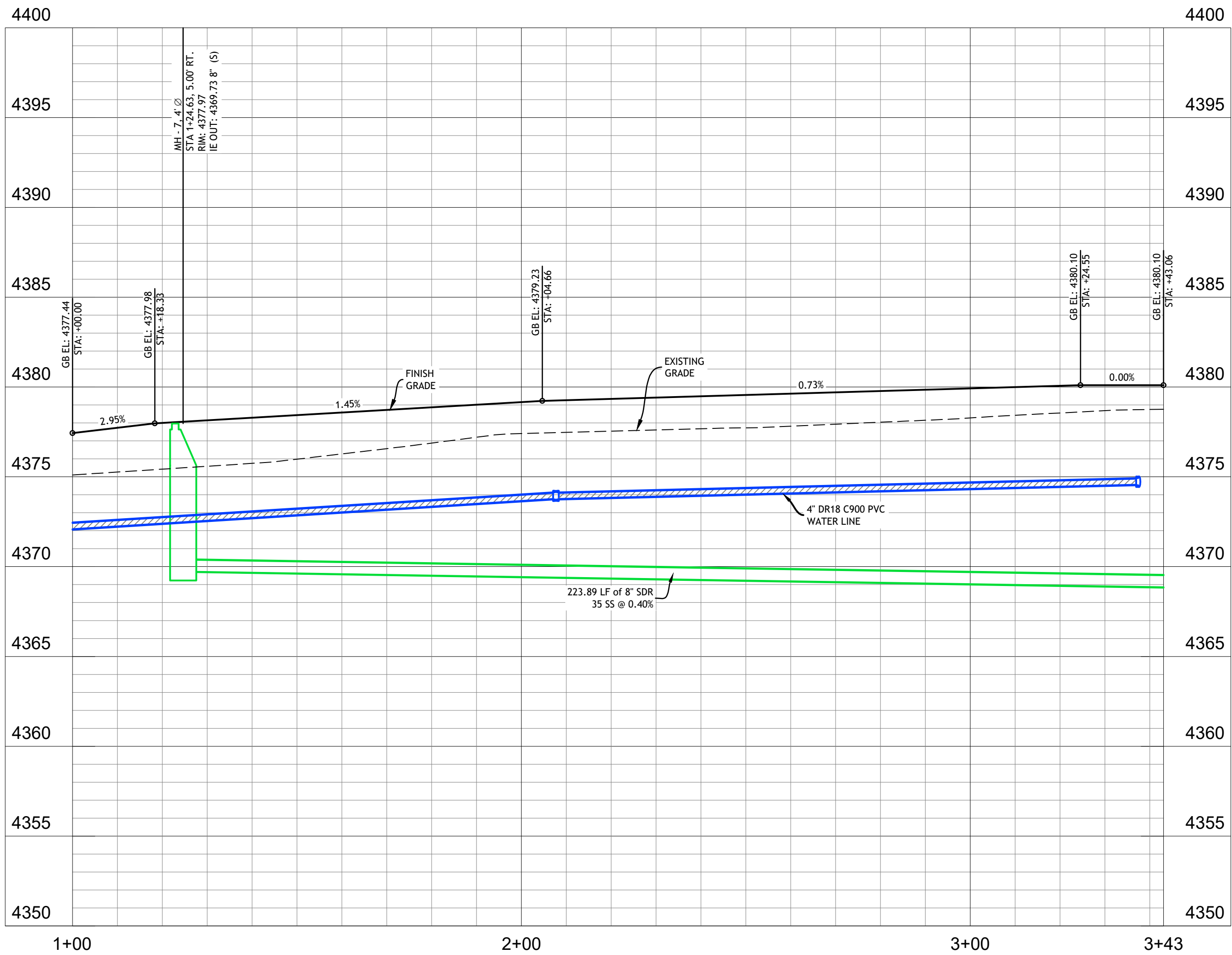
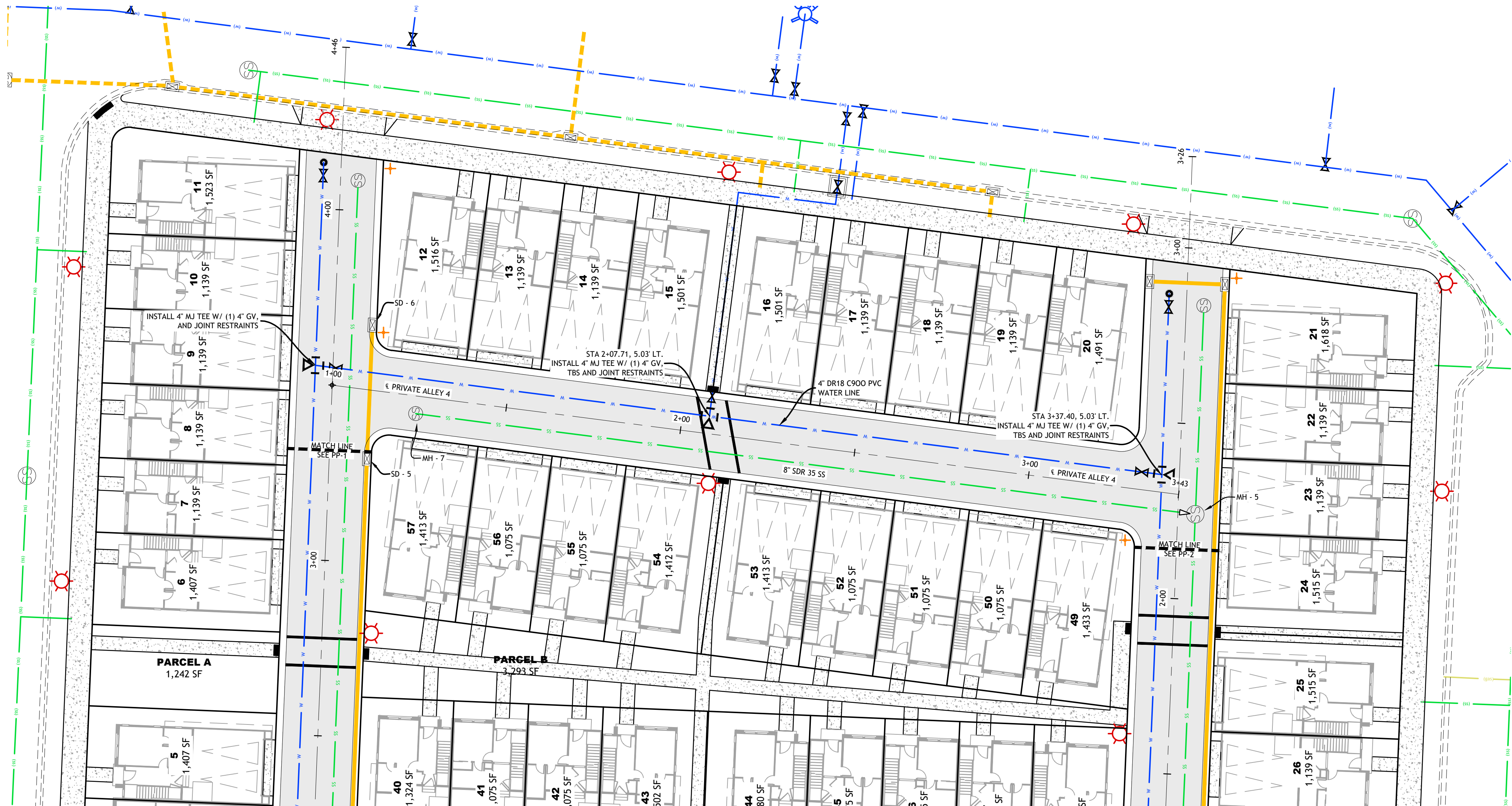
DATE:

October 15, 2024

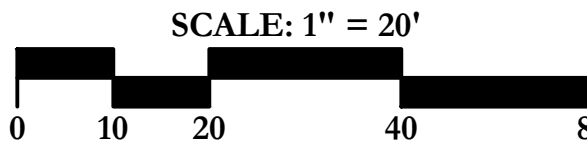
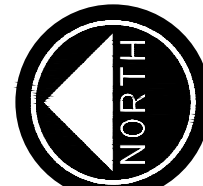
SHEET NUMBER:

PP-3

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Approved \_\_\_\_\_ Date \_\_\_\_\_



Royal Holladay Hills

Block G

Private Alley 4  
Plan and Profile

PROJECT: \_\_\_\_\_  
DRAWN BY: NMM  
REVIEWED BY: PMD  
REVISIONS: \_\_\_\_\_  
No. DATE REMARKS

DATE: October 15, 2024

SHEET NUMBER:

PP-4

**DRAFT**

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

**Tuesday, September 3, 2024**

**6:00 PM**

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

**ATTENDANCE:**

**Planning Commission Members:**

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

**City Staff:**

Jonathan Teerlink, Community and  
Economic Development Director

**WORK SESSION**

Chair Dennis Roach called the Work Session to order at approximately 5:30 p.m. He noted that all of the Planning Commissioners were present with the exception of Commissioner Ginger Vilchinsky. City Staff and legal counsel were also present. The two items on the Regular Meeting agenda included the “Royal Holladay Hills Block G” Concept Plan and The “Royal Holladay Hills Block C, Lot 1-2” Preliminary and Final Plat. The agenda items were reviewed and discussed.

Community and Economic Development Director, Jonathan Teerlink, reported that there are two Royal Holladay Hills applications before the Planning Commission. This is the first time the Commissioners had discussed Block G. He was under the assumption that it would be a large multi-family building but it is now being sold to Tripointe Homes, which plans to build 66 townhomes on the property. The Planning Commission is being asked whether this proposal complies with the Site Development Master Plan (“SDMP”) for Royal Holladay Hills. The Commission should consider use, density, architecture, and parking. Some analysis is included in the Staff Report. Looking at the elevations, there are a few items that might be missing, which can be reviewed during the Regular Meeting. This block is situated within the Open Land Use District. It allows for residential uses, including both attached and multi-family development.

Mr. Teerlink reported that each townhome appears to be garage-parked, which meets the minimum of two parking stalls for each unit. The townhomes are situated around a linear courtyard. Commissioner Karianne Prince noted that in the narrative presented, there was mention of one parking space per unit. Commissioner Jill Fonte also saw that but thought it was mitigated by the garage parking. Commissioner Brian Berndt stated that according to the individual units, there are

1 two-car garages. Mr. Teerlink explained that the elevations that have been provided to Staff show  
2 two-car garages. It is possible to clarify what is written in the narrative at the Regular Meeting.

3  
4 Chair Roach pointed out that there is a Concept Site Plan with trees shown. He was not certain  
5 how all of those trees would actually fit on the backside of the homes, because it appears to be  
6 largely hardscape. Mr. Teerlink agreed that it looks like a tight area. That can be clarified as well.

7  
8 Mr. Teerlink reported that the elevations were put together from a few different iterations. It  
9 appeared that there might be an elevation missing. Some of the units appear to be split into two,  
10 but he does not see that those elevations were included. That is something for the Commission to  
11 keep in mind. Chair Roach asked if there are concerns that this appears to be deviating from what  
12 is otherwise flat roof architecture. This was denied. Mr. Teerlink explained that pitches are in the  
13 style palette. Commissioner Berndt would like to see if it is possible to break up the roof somewhat  
14 so it looks more like individual units. Commissioner Paul Cunningham agreed with that comment.  
15 Mr. Teerlink informed the Commission that use and materials are important factors to consider.

16  
17 Commissioner Berndt noted that some of the end elevations do not have any details. He wondered  
18 whether some of the front architecture could be copied there. Chair Roach also noticed that. The  
19 Commission reviewed what was proposed and discussed the outer wall that would face the road.  
20 Commissioner Berndt asked about the change from apartments to townhomes. Mr. Teerlink  
21 explained that density is spread out over the entire block. They are about halfway to the maximum  
22 with this concept. Commissioner Berndt wanted to know if it is possible to transfer the units that  
23 are not built in this block to another area that is in the project. Mr. Teerlink confirmed this.

24  
25 Commissioner Gong pointed out that it is possible to build to 90 feet here, but the proposal is only  
26 for 42 feet in this location. She asked if it is likely there will be 90-foot buildings elsewhere on  
27 the site. Mr. Teerlink believed so but suggested that the Commission ask the applicant directly.  
28 The block that has just been finished and the block next to it will have the two tallest buildings at  
29 90 feet. Based on communication from the applicant, there is not a desire to have the rest that tall.

30  
31 Commissioners reviewed the submitted materials. Mr. Teerlink explained that the overall theme  
32 of the Master Plan is to address the development of the site so it matches market pressures. It was  
33 noted that demand for commercial has reduced and demand for residential has increased.  
34 However, there is still a minimum square footage that is required for commercial development.

35  
36 Commissioner Cunningham asked that the open space map be shared. Commissioners reviewed  
37 what was presented and discussed the open space requirements. Mr. Teerlink noted that with this  
38 proposal, one use is proposed rather than a mixture of uses. Commissioner Gong understood that  
39 the builder can shift as a response to the market. However, there is a minimum commercial  
40 requirement and it seems to all be pushed elsewhere. That will change the nature of the overall  
41 development. She wondered whether the Commission could request some kind of light  
42 commercial on the first floor of at least one of the blocks. Mr. Teerlink explained that there is a  
43 full menu of uses allowed. To push something like that would be difficult. It is possible to make  
44 that request and see what the response is from the applicant, but as long as the applicant is staying  
45 within the menu of uses that are allowed, the applicant can decide on the location of the uses.

1 Chair Roach believed all of the commercial could be placed to the north as long as the square  
2 footage requirements for commercial were met. This was confirmed and drawings were reviewed.

3  
4 The Commission next discussed Royal Holladay Hills Block C. Mr. Teerlink explained that the  
5 Site Plan was reviewed by the Planning Commission for the bank. There would normally be a  
6 Subdivision Plat to accompany that. However, there was a delay with the applicant, and he is just  
7 now coming forward to the Planning Commission to subdivide that piece for the bank. This is one  
8 of the reasons Staff is recommending Preliminary and Final Plat approval. A plat has been  
9 presented that meets State requirements for that area. He reiterated that what is before the  
10 Commission is a Preliminary and Final Subdivision Plat and this will subdivide that block.

11  
12 Commissioner Prince asked if the owner of the subdivided parcel would still be bound by all of  
13 the development restrictions. Mr. Teerlink confirmed this and explained that the owner would still  
14 be bound to the Site Plan. He explained that certain approvals are tied to the lot.

15  
16 Chair Roach closed the Work Session and the Planning Commission took a short break.

17  
18 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**  
19 **Commission Chair.**

20 Chair Roach called the Regular Meeting to order at approximately 6:00 p.m. He reported that all  
21 Commissioners were present at the meeting, with the exception of Commissioner Vilchinsky.  
22 Commissioner Prince read the Commission Statement for the benefit of all attendees.

23  
24 **PUBLIC HEARING**

25 **1. “Royal Holladay Hills Block G”, Concept Plan – 4885 South Rodeo Walk (R-M/U**  
26 **Zone) Conceptual Review and Consideration of a Residential Site Plan Proposal by**  
27 **Applicant, Steve Peterson. The Commission will Review Layout of 66 Townhomes**  
28 **within “BLOCK G” of the Holladay Hills Mixed Use Development as a Permitted Use**  
29 **According to Regulatory Provisions of the Site Development Master Plan (SDMP**  
30 **2007) and Holladay Ordinance §13.65.07(C) File #19-9-19-8.**

31  
32 Mr. Teerlink presented the Staff Report and explained that the item relates to “Royal Holladay  
33 Hills Block G.” It is a Concept Site Plan for Block G within the SDMP for Royal Holladay Hills.  
34 This has come to the Planning Commission through the Technical Review Committee (“TRC”).  
35 The TRC looked at the application based on elements of the 2007 SDMP, specifically as it relates  
36 to use, parking, architecture, open space, and landscaping. The Staff Report outlines the details of  
37 that review as well as details about the proposal, which is to have 66 townhomes on the block.

38  
39 The block is located within the Open Land Use District. Mr. Teerlink explained that the Open  
40 Land Use District is one of the zones for the SDMP. There are Open, Limited, and Restricted,  
41 where Open has the most available land uses to the applicant. However, the SDMP requires a  
42 minimum and maximum of both commercial and residential uses. The applicant is looking to add  
43 townhomes to the block, which is in compliance. Architecture is something that the Planning  
44 Commission will need to look at. The Staff Report includes information about architectural styles,  
45 landscaping, and open space requirements. Mr. Teerlink noted that in the Staff Report, there is a

1 sample motion that includes a reference to “preliminary.” However, he clarified that this is only  
2 conceptual and relates to land use, landscaping, architecture, and open space elements.  
3

4 The applicant, Steve Peterson, introduced himself to the Commission. He explained that he is  
5 seeking conceptual approval for Block G in Royal Holladay Hills. The proposal is to have 66  
6 townhomes and residential units. He is available to answer any questions from the Commission.  
7

8 Chair Roach opened the public hearing.  
9

10 *Steve Glaser* gave his address as 2052 East Arbor Lane. Conceptually, he likes what has been  
11 proposed, but he had a concern about Rodeo Walk Drive where it comes into Arbor Lane. That  
12 connection between Rodeo Walk Drive, Arbor Lane, and Highland Drive is awkward and he has  
13 had some interesting experiences in that area as both a driver and pedestrian. Mr. Glaser would  
14 like to see a sign placed to say, “No Left Turns,” because that could solve some of the issues there.  
15

16 Chair Roach did not believe the Commission had anything directly related to that intersection on  
17 the agenda for the Concept Plan associated with Block G, but it is something the engineers can  
18 look into. Mr. Teerlink explained that there was a previous conversation about this suggestion, so  
19 it is something the City is expecting. That area is now public right-of-way and is not on the  
20 applicant's land. As a result, it is the responsibility of the City to work with the applicant to see  
21 that is installed. That is something likely to occur in the future, but he does not know exactly  
22 when.  
23

24 *Jonathan Johnson* lives at 2070 Arbor Lane, which is directly across from the mall property. He  
25 expressed support for the plans for Block G and thanked Mr. Peterson for the open house that was  
26 held on Saturday. It looks like it will be a great development and he is in favor of what is currently  
27 proposed. Mr. Johnson agrees with the suggestion made by Mr. Glaser about the egress out onto  
28 Arbor Lane. At the right time, he hopes that is an area that the City will look into and address.  
29

30 *Sarah Pearce* gave her address as 2004 Arbor Lane. She is supportive of what is happening in  
31 Block G and agreed with the suggestion that was made by Mr. Glaser during the public hearing.  
32

33 *Camille Pierce* stated that she lives at 2052 East Arbor Lane. She expressed support for the  
34 development but has concerns about some of the traffic in the area. There have been vehicles  
35 leaving Holladay Hills, turning left onto Arbor Lane, and vehicles turning left onto Arbor Lane  
36 from the far right lane. She has felt endangered in several situations. Additionally, she has seen  
37 vehicles accelerating off of Rodeo Walk Drive. As a driver, bicyclist, and pedestrian, there are  
38 safety issues with the current arrangement. Ms. Pierce requested that before the Block G  
39 application moves ahead, a concrete barrier, stop sign, and “No Left Turns” sign be implemented.  
40

41 Chair Roach asked the record to reflect that four people spoke in support of the Concept Plan for  
42 Block G, but were concerned about Arbor Lane and Rodeo Walk Drive due to the current design.  
43

44 There were no further comments. The public hearing was closed.  
45

1 Chair Roach noted that there were some questions raised during the Work Session about the  
2 architectural style. He referenced Page 13 of the Staff Report and noted that there appear to be  
3 trees in between the garages on the back side. He wanted to know if that is viable because it looks  
4 like a 2x3 space there. Mr. Peterson explained that this is still conceptual in nature. There will be  
5 a more detailed plan prepared for the next phase of the process. If trees are not viable there, then  
6 there will likely be some sort of bush planted. The actual details will be provided in the future.

7  
8 Council Member Cunningham noted that when he looked at the architectural style, he had a  
9 difficult time identifying a style. There was not a lot to distinguish one house from another. He  
10 hoped that in the next phase, it would not look like a giant block. Mr. Peterson explained that  
11 work is being done on the drawings to fine-tune them. The idea is to draw in elements from the  
12 community. The different types of architecture in the other neighborhoods will be considered.

13  
14 Commissioner Berndt mentioned to roof line and asked that it have some breaks to help with the  
15 articulation. He believes a lot of time and effort is being spent on the façade, but the roof loses  
16 some of the details that are contemplated. Commissioner Berndt asked which of the units faced  
17 the street. For the ones that do face the street, he feels it would be appropriate to wrap the  
18 architectural materials and some of the pop-outs so there is an appropriate amount of variation.  
19 Mr. Peterson reported that the front elevation will be what is facing the streets all the way around.  
20 Behind that, where the vehicles come in, there will be the garages. The idea is to also have a  
21 sculpture or fountain that people can look at when coming down the commercial corridor to soften  
22 the area. Commissioner Berndt believed the end of the unit that faces the street should have some  
23 of the materials that are on the front of the building so there is some continuity there. He asked  
24 for the elevation of the carriage units. Mr. Peterson stated that those would be presented in the  
25 future.

26  
27 Commissioner Berndt asked if there would be another opportunity to review more details during  
28 the next phase. Mr. Teerlink confirmed this. Commissioner Berndt noted that the Site Plan  
29 mentioned 65 units, but there have been discussions about 66 units. Mr. Peterson reported that  
30 one unit was removed from the Site Plan to further soften the corner. There will likely be 65 units  
31 in total.

32  
33 Commissioner Gong wanted to know if the carriage units were half the size of the other units.  
34 Mr. Peterson confirmed that the units are approximately half the size, but the same height.  
35 Commissioner Gong likes a lot of the proposed elements, including the green space in front of  
36 each townhouse and the layout. However, she is trying to look at the proposal in a broader context.  
37 In some older plans, it looked like Block G could be mixed-use and now it has been shifted to all  
38 residential. That has some implications for the parking. Some of the older plans tried to take  
39 advantage of mixed parking, where it was commercial during the day and residential at night. In  
40 this case, there will be all private parking, so she is trying to understand how that will impact  
41 parking across the entire plan as well as the distribution between residential and commercial.

42  
43 Mr. Peterson reported that there is a minimum parking requirement and that is programmed into  
44 the site. There will be more than the minimum requirements. On this block, there is adequate  
45 parking for the use. As for the overall site, there are commercial requirements. The Macys

1 building represents 180,000 square feet of the commercial requirement. On Block A, there is  
2 commercial being added there. He stated that there will be more office use than required on the  
3 site and half of that square footage is already leased. The first floor of the Macys building will be  
4 all retail. Work is being done to secure the anchor tenant. Additionally, there will be some  
5 excellent restaurants coming into the area. Mr. Peterson shared information about Block D.

6  
7 All of the requirements for the overall site will be met, with many elements over the minimum.  
8 Mr. Peterson explained that a lot of thought was put into the transitions. He appreciates all  
9 feedback received because the intention is to make sure the overall development is well done.

10  
11 Commissioner Fonte asked whether any accommodation has been made for guest parking with  
12 respect to the residential units. Mr. Peterson reported that the code is 1.5 parking spaces per  
13 dwelling unit and that is exceeded. On Block G, there are also parking stalls around the project  
14 that provide excess parking. Commissioner Prince asked about the area to the east. She wanted  
15 to know if those were the buildings that had already been approved. Mr. Peterson shared  
16 information about Block K, which is something that will be modified and brought back in the  
17 future.

18  
19 Commissioner Prince echoed the comments made by Commissioner Berndt as it relates to the  
20 massing of the building and the roof lines. Currently, this doesn't look like the units are individual.  
21 It would be nice to be able to see where one unit ends and the next one starts. Commissioner  
22 Prince discussed the Site Plan. It appears that at the northern end, with the middle units, the yard  
23 space where the units face one another is a little wider than at the bottom. Mr. Peterson explained  
24 that this is a result of the shape of the block itself. Commissioner Prince likes the walkways  
25 between the different buildings and believes those will promote a sense of community.

26  
27 There was discussion about the vegetation. Mr. Peterson explained that there is a desire to create  
28 curb appeal. Commissioner Prince wondered where delivery drivers would park when coming  
29 into Block G. She wanted to better understand how deliveries would occur for the inner units.  
30 Mr. Peterson reported that there is parallel parking around the perimeter of the site, so there would  
31 be spots for delivery trucks. The front of the units are all around the perimeter as well. For those  
32 inner units, the delivery person would likely come down through the walkway that is shown.

33  
34 Commissioner Berndt pointed out that the provided motion language needs to be amended slightly,  
35 as not all of the language is applicable to what is currently before the Planning Commission.

36  
37 ***Commissioner Cunningham moved to APPROVE the Concept Residential Site Development***  
38 ***Plan for "Royal Holladay Hills, Block G," in the R-M/U Zone, located at 4885 South Rodeo***  
39 ***Walk Drive with the following findings:***

- 40  
41 ***1. The proposed land use of multi-unit residential townhome is an allowed***  
42 ***permitted use.***  
43  
44 ***2. Access, site details, and construction elements and details are found to be***  
45 ***acceptable by the Technical Review Committee.***

- 1  
2           **3.       All development details and all related components comply with the R-M/U Zone**  
3           **and SDMP as a Master Planned Project.**  
4

5 *Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Berndt-Aye;*  
6 *Commissioner Gong-Aye; Commissioner Prince-Aye; Commissioner Fonte-Aye;*  
7 *Commissioner Cunningham-Aye; Chair Roach-Aye. The motion passed unanimously.*  
8

- 9   **2.       “Royal Holladay Hills, Block C, Lot 1-2” – Preliminary/Final Plat – 1888 East Rodeo**  
10 **Walk Drive (R-M/U Zone) Preliminary and Final Review and Consideration of a**  
11 **Subdivision Plat Submitted by Applicant, Steve Peterson for a Commercial Lot**  
12 **Located within “Block C” for C Single-Use Commercial Lot Located within “BLOCK**  
13 **C” of the Royal Holladay Hills Mixed-Use Development. Review Conducted**  
14 **According to Site Plan Approvals May 7th, 2024, and Regulatory Provisions of the**  
15 **Site Development Master Plan (SDMP 2007) and Holladay Ordinance §13.65.070(C).**  
16 **File #19-9-19-7.**  
17

18 Mr. Teerlink presented the Staff Report and explained that the item is a Preliminary/Final Plat for  
19 “Royal Holladay Hills, Block C, Lot 1-2.” In May, the Planning Commission saw a Concept and  
20 Preliminary Site Plan for the commercial component of Block C. Normally, accompanying the  
21 Site Plan at the preliminary level review is a subdivision, because ownership is intended to transfer.  
22 However, that phase was delayed and the subdivision is now coming to the Commission. Staff  
23 has reviewed the recordable plat document for compliance with State standards and the City of  
24 Holladay standards for a Subdivision Plat. Based on that review process, approval is  
25 recommended.  
26

27 Chair Roach opened the public hearing. There were no comments. The public hearing was closed.  
28

29 It was noted that the address listed is 1888 East Rodeo Walk Drive, which was the same address  
30 that was listed in the previous application motion. It was clarified that the first application address  
31 is 4885 South Rodeo Walk Drive and this application is for 1888 East Rodeo Walk Drive.  
32 Mr. Teerlink reported that there is no address for Lot 1 at this time, but this is the address for  
33 Block C.  
34

35 ***Commissioner Gong moved to APPROVE the Final Plat for the Commercial Site Development***  
36 ***Plan for “Royal Holladay Hills, Block C,” Subdivision in the R-M/U Zone, located at 1888 East***  
37 ***Rodeo Walk Drive, finding that the proposal:***  
38

- 39           **1.       Complies with the Preliminary Plan approved on 05/24/2024.**  
40  
41           **2.       Subdivision elements are found to be incorporated into the approved drawings.**  
42  
43           **3.       Construction elements and details are found to be acceptable by various divisions**  
44 ***of the Technical Review Committee.***  
45

1           4.       *The development complies with the underlying zone and General Plan.*

2  
3           5.       *Plat is found to be formatted in compliance with the City of Holladay and State*  
4               *of Utah regulations.*

5  
6       *Commissioner Prince seconded the motion. Vote on Motion: Commissioner Berndt-Aye;*  
7       *Commissioner Gong-Aye; Commissioner Prince-Aye; Commissioner Fonte-Aye;*  
8       *Commissioner Cunningham-Aye; Chair Roach-Aye. The motion passed unanimously.*  
9

10       The applicant was invited to share comments about the application. Mr. Peterson reported that  
11       \$2.5 million is set aside for off-site improvements. The timing of those improvements is based on  
12       the agreements with the City. The sooner the project creates tax revenue, the sooner the off-site  
13       improvements can move ahead. Work will be done with the City to prioritize where those funds  
14       will be spent. Mr. Teerlink noted that there are improvements that need to occur on Highland  
15       Drive. The poles were a visual barrier to train traffic coming out of the site. On the SDMP  
16       drawings, what is being discussed can be seen. It has always been intended to be there and is a  
17       high priority for residents. Mr. Peterson noted that a sign could be placed there in the short term  
18       to state “No Left Turns.” Right now, there is no signage, so that is something that can be done.  
19       The permanent solution will eventually take place, but a sign can be placed in the meantime.

20  
21       **ADJOURN**

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

24  
25       The Planning Commission Meeting adjourned at approximately 6:50 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*  
2 *of Holladay Planning Commission Meeting held Tuesday, September 3, 2024.*  
3  
4  
5

6 Teri Forbes

7 Teri Forbes  
8 T Forbes Group  
9 Minutes Secretary

10  
11 Minutes Approved: \_\_\_\_\_

*DRAFT*