



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

VARIANCE REQUEST: APPLICATION & REQUIRED SUBMITTALS

Utah State law grants the Appeals Officer their authority. Very specific guidelines are established by State law which restricts an Officers' power and authority. [References of applicable regulations from the City of Holladay Ordinance.](#)

NOTE: *If you do not understand any portion of this process, please seek your own legal counsel.*
CITY EMPLOYEES CANNOT PROVIDE LEGAL ADVICE OR PROVIDE INPUT ON YOUR CHANCES OF SUCCESS.

The following provides the framework under which the Officer must consider a variance request:

- I. Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance;
- II. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
- III. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
- IV. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
- V. The spirit of the zoning ordinance is observed and substantial justice done.

Following Documents are Required for a Complete Submittal:

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

- ☒ Completed **General Appeal Application** Form
- ☒ Pay Applicable fee as per 03.35 (nonrefundable)
- ☒ Property Owner Affidavit
- ☒ Site plan showing; lot dimension, size & location of all structures and distances to property lines.
- ☒ Building elevations, floor plans and any other structural dimensions pertinent to the application (if applicable).
- ☒ Narrative outlining, as detailed as possible all relevant information that will support your position;
 - a. What type of Variance are you seeking?
 - b. Quote the section of the Code where the requirement you want varied is found.
 - c. State why you desire to obtain and/or the purpose of the variance described above.
 - d. Describe the following points: **If you desire assistance, please seek your own legal counsel**
 1. Describe the hardship you will incur if the variance is not granted. (Economic hardship is not a lawful reason under state law)
 2. Describe how this property is different from other properties within the vicinity.
 3. Describe what benefit other properties in the vicinity, with the same zoning, enjoy that this property will not without a variance.
 4. Describe why a variance will not deviate from the general purposes of the City of Holladay development code
 5. Describe how a variance conforms to the overall intent of the zoning laws and why it is fair that the variance be granted.
 - e. A brief statement of any previous variance requests on the subject property, the nature of the variance (either granted or denied)
 - f. State any other details about this appeal of which you want to make the officer aware.

2. The application should be filed no later than **4 weeks prior** to the desired meeting date before the Appeal Hearing Officer.

Application Procedure and Process as per 13.09.020

1. After the application is determined to be complete, the community development director shall forward the application to the TRC for its review and recommendation.
2. Upon receipt of a recommendation from the technical review committee, the community development director shall forward the application to the administrative appeals officer.
3. You will be notified as to the scheduled hearing date
4. Notice of the public hearing shall be posted on the property (no not remove this notice)
5. The city shall send notice of the date, time at least ten (10) calendar days prior to the meeting to the record owner of:
 - a. Land directly affected by the proposed variance request; and
 - b. All lots within five hundred feet (500') of the subject property.
6. After due consideration the administrative appeals officer shall approve, approve with mitigation measures, or deny the application. Standards for approval are set forth [13.09.020E](#)
7. A copy of an affidavit of each variance granted shall be recorded with the Salt Lake County recorder

NOTE: It is required that each case up for hearing be presented and argued before the Appeal Hearing Officer either by the petitioner or an authorized agent. If no one appears to argue your application, the Hearing Officer may still hear the case and act in your absence.

If for some reason you are unable to attend the meeting due to a personal emergency, you must call the Community Development Department. If no arrangements are made, the Hearing Officer will hear and decide your case with or without your presence.

Appealing an Hearing Officer's Decision

Any appeal of the decision of the Board of Adjustment must be made **within thirty [30] days** to the appropriate District Court of the State of Utah. The proper forms and procedure for filing such an appeal may be obtained from the District Court or the attorney of your choice. The City of Holladay DOES NOT have this information and cannot assist you in any way with the filing this appeal. Copies of the case file, including all evidence submitted will be made available to interested parties.



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

GENERAL APPEAL APPLICATION

Name of Project:	Roderick Office Garage
Address of Project:	1981 E Murray Holladay Road

TYPE OF APPEAL	
☒ VARIANCE – WAIVER/MODIFICATION to ZONE ORDINANCE	☐ PLANNING COMMISSION ACTION – 10 days from date decision
☐ ADMINISTRATIVE DECISION – 10 days from date decision	☐

Appellant Name: (Please Print) **ATTACH PROPERTY OWNER AFFIDAVIT** Benjamin Wheat		Appellant's Agent: (Please Print) Benjamin Wheat	
Appellant's Mailing Address: P.O. Box 186		City: Midvale	State: UT Zip: 84047
Appellant's Phone: 801-891-6596		Appellant's Email Address: benw@roderickrealty.com	
Main Contact Person (Please Print): Name: Benjamin Wheat		Phone: 801.891.6596	email: benw@roderickrealty.com
Brief description of decision being appealed: (attach written, detailed ground for the appeal to this application)			
We are asking for a variance related to building heights.			

FILING FEES: (ORD 3.35)		OFFICE USE ONLY
VARIANCE - RESIDENTIAL	\$500.00	FILE NUMBER _____
VARIANCE - COMMERCIAL	\$750.00	PARCEL NUMBER _____
APPEAL of ADMINISTRATIVE DECISION	\$500.00	GENERAL PLANS _____
FINAL TOTAL DUE: 750.00		ZONE: _____
		PC ACTION: _____ DATE: _____
		CC ACTION: _____ DATE: _____
		FILE DATE: _____

NEXT STEPS:

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

CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 1981 E Murray Holladay Rd

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

I (WE), Roderick Enterprises 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)

) SS.

COUNTY OF SALT LAKE)



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

MY COMMISSION EXPIRES: 12/19/26

[Signature]
NOTARY PUBLIC

PROPERTY OWNER'S
AGENT AUTHORIZATION

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

ACKNOWLEDGMENT

STATE OF UTAH)

) SS.

COUNTY OF SALT LAKE)

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

MY COMMISSION EXPIRES: 12/19/24

[Signature]
NOTARY PUBLIC



Roderick Enterprises

1214 East Vine Street
Salt Lake City, Utah 84121

EST. 1967

Tel (801) 506-5005
www.roderickrealty.com

Holladay City
Attn: Community Economic Development Dept.
4580 South 2300 East
Holladay, UT 84117

Dear Carrie Marsh–

The purpose of this application is to request a variance to the height limitation in the RM zone for accessory buildings. Currently the max height limitation in the RM zone for an accessory building is 20 feet. Our proposed height is 31.3 feet. It should be noted that the structure itself is proposed at 24' from finished floor with the remaining 7' being the roof that will slope back to match the existing building that is currently on the parcel. The section of code that this variance relates to is 13.32.090. We are trying to attain this variance because we currently have an application in with the city for the proposed structure. This structure would be a replacement of an existing 3 car garage that would be removed once the new garage is completed. The demolition and removal of the existing garage is part of the plans that are currently with the city.

This site sits on a historical parcel with the historical building being the furthest most southern portion of the building. The current garage has no historical ties to the existing structure or addition. The garage can be seen from the street and takes away from the historical nature of the building. We want to accomplish three main things with the new garage:

- (1) We want to place it in the back corner of the parcel so it can not be seen from traffic on Murray Holladay Rd
- (2) We want to tie in the historical architect of the garage to the existing building. The elevations will mirror the existing building in height, brick, windows, roof and overall architecture.

- (3) Provide an expanded footprint to house materials related to our construction services.

Roderick Enterprises purchased this building in 2024 to relocate our headquarters from Murray Utah. We are a family-owned real estate development company that prides ourselves on the development and long term management of Class A properties. We believe in a high standard of quality and providing the very best customer service. We have been in business for nearly 60 years and our CEO is the family's third generation.

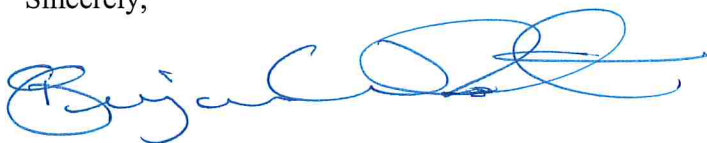
We need the accessory garage to be able to warehouse items related to our construction services that have had historically long lead time, i.e. electrical equipment, roof top units (RTUs), etc.

This property is unique in the fact that the two bordering properties are the back of a commercial retail center to the west and the Salt Lake / Jordan Canal to the North. The additional height that we are requesting with the variance would not affect either of these properties adversely.

We do not feel that this variance will deviate from any general purpose of the Holladay development code. We feel that with the removal of existing garage, that has no historical tie in with the existing building, along with the addition of a new accessory building that mirrors the existing architecture coupled with the new location not visible from Murray Holladay Road, it would be a much better demonstration of trying to keep the historical aspect of the site.

To date we have worked with staff and planning commission on all site changes through the conditional use permit process because of the historical classification. We don't take these items lightly and understand the importance of keeping the historical aspect in tact while making changes to adapt the needs of existing owners/tenants. We took into consideration many of the comments from planning commission and received a unanimous approval for the proposed site changes that are incorporate this new structure. We have not asked or been given any variances on the site, this would be our one and only request.

Sincerely,



Benjamin Wheat
VP of Development and Leasing



VARIANCE APPLICATION REQUEST FOR APPEAL OFFICER ACTION

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DECEMBER 09, 2024

REQUEST: ACCESSORY BUILDING HEIGHT VARIANCE (Garage)  
ADDRESS: 1981 E MURRAY HOLLADAY RD, HOLLADAY, UT 84117  
APPLICANT: BENJAMIN WHEAT  
FILE NO: 24-5-06  
STAFF: JUSTICE TUFFOUR, (*City Planner & GIS Manager*)  
APPEAL OFFICER: MR. RICHARD CATTEN

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### PROPERTY INFORMATION

ACREAGE: 0.96 acres (41,818 square feet)  
GENERAL PLAN: Mixed Use - Transitional (MU-T)  
ZONE: R-M  
CURRENT USE: Professional Office  
GOVERNING ORDINANCES: Title §13.32.000 (B3): Accessory Uses; Title §13.09.020: "Variance"

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### REQUEST

The applicant seeks an exception to the regulations outlined in the City of Holladay Code Title §13.32.090 {pertaining to Building Height}, which governs the maximum height of accessory buildings/structures in R-M zones. The appellant is requesting to be granted a relief from the prescribed 20 ft for any accessory building, proposing to maintain a 31.7 ft accessory building height (*a 58.5% height overage from the maximum allowed*). The requested exception herein would constitute an 11.7 ft accessory building height variance, which would run with the land in perpetuity.

### PROPOSAL BACKGROUND

The appellant, Mr. Wheat, has filed an appeal with the Administrative Hearing Officer seeking a variance to the above portions of the City of Holladay Zoning Ordinance Chapter 13, specifically pertaining to the maximum height required for any accessory building or structure in the City's R-M zones. Holladay City's ordinance allows properties located within R-M zones to accommodate a combination of residential and professional office land uses. The subject property is currently utilized exclusively for professional office purposes, rendering its current use partially non-conforming with the zoning requirements. The request arises from Mr. Wheat's proposal to demolish the existing garage and construct a new garage on the subject property, located at 1981 E Murray Holladay Rd.

The appellant initially sought a conditional use permit (CUP) from the Planning Commission to authorize modifications to the property, which was designated as a historical site on June 25, 2024 (*see attached CUP exhibit*). The Planning Commission approved the CUP with conditions, one of which required the demolition of the existing garage and the construction of a new garage incorporating architectural features consistent with the main residence





## CITY OF HOLLADAY

and its 1979 addition. While the Planning Commission evaluated the architectural design of the garage, zoning compliance was deferred to the Planning Department for review under the R-M zoning regulations. Subsequent to the CUP approval, Mr. Wheat submitted a building permit application for the proposed garage design. During its review, the City's Technical Review Committee (TRC) determined that the proposed garage height of 31.7 feet exceeded the maximum height of 20 feet permitted for accessory structures under Ord. §13.32.000 (B3). Although the proposed garage complied with setbacks and structural footprint requirements, the Planning Department informed Mr. Wheat that the height exceeded zoning limits and approval cannot be appended for construction.

Mr. Wheat is of the opinion that his proposal warrants consideration of unique circumstances and requests relief from the 20 ft maximum height requirement. He is hereby requesting a relief from the Code requirement related to a standard 20 ft accessory building height {Ord. §13.32.000 (B3)}, in turn seeking permission to maintain a 31.7 ft garage height on the North-Western corner of the property. Supporting documents, including the applicant's narrative, site plan, and proposed building elevations, are provided for review and consideration (*see attached*).

## HOLLADAY CITY CODE

### Holladay City Ordinance §13.32.090: BUILDING HEIGHT:

- A. Purpose: Limiting overall building height and building height in relation to the property line (i.e., graduated height), is an essential element of land use planning and of urban design. In particular, height limitations provide for some territorial view protection, light, shadow, air movement, and also contribute directly to physical and psychological well being. The use of overall height limitations proportional to the lot sizes, and of a graduated height envelope, is intended to keep the massing of structures away from the property line, lessening the impact of new homes on abutting lots while allowing for and encouraging architectural interest. In addition to meeting all of the maximum height and graduated height envelopes required in this chapter, architects, developers, and homeowners are strongly encouraged to break up large wall and gable areas with articulations, building relief, and appropriate fenestration, among other ornamental features. (Ord. 2015-02, 2-5-2015)
- B. **1. Main Buildings:**
  - a. In all R-2 and R-M Zones, the maximum height of any main building/structure is as shown on table 13.32.091 of this subsection.
  - b. On property where the slope of the original ground surface exceeds fifteen percent (15%), the maximum height of any main structure shall not exceed thirty feet (30'), nor exceed the allowable height as shown in subsection B1a, table 13.32.091 of this section. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box encircling the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet (15') or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet (2').
  - c. No dwelling shall contain less than one story.

#### **2. Graduated Height:**

The height of all buildings/structures, main and accessory, are further limited by the graduated height envelope created by starting at a point on the property line eight feet (8') aboveground and then sloping a line at a forty five degree (45°) angle toward the center of the lot. The entire building must fit under this line except for:

- a. Dormers that exceed the graduated height envelope:
  - (1) Are limited to fourteen feet (14') wide maximum;
  - (2) Must have at least one-half (1/2) of the dormer width between each dormer, and from each dormer to the front and side edges of the roof;
  - (3) May not extend above the ridge of the roof it is on.



b. Gables that exceed the graduated height envelope:

- (1) May not be more than 1.75 times higher than the point where the graduated height envelope intersects the gable;
- (2) May not exceed the overall height allowance.

**3. Accessory Buildings/Structures:**

The maximum height of any accessory building/structure shall be twenty feet (20'). (Ord. 2012-15, 9-20-2012).

## **APPROVAL STANDARDS**

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

The Hearing Officer may grant a variance only if:

1. **Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance.** In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship, the board of adjustment may not find an unreasonable hardship unless the alleged hardship: 1) is located on or associated with the property for which the variance is sought; and 2) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The hardship cannot be self-imposed or economic.
2. **There are special circumstances attached to the property that do not generally apply to other properties in the same zone.** The Hearing Officer may find that special circumstances exist only if the special circumstances: 1) relate to the hardship complained of; and 2) deprive the property of privileges granted to other properties in the same zone.
3. **Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.**
4. **The variance will not substantially affect the General Plan and will not be contrary to the public interest.**
5. **The spirit of the zoning ordinance is observed and substantial justice is done.**

## **STAFF FINDINGS (ANAYLSIS)**

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

Generally, these findings are determined premised on the city staff's administrative interpretation of Holladay city's applicable ordinances, context characteristics of the subject property, the purpose of the code, and the overall neighborhood character in relation to the variance request.

### **Purpose of Setback Ordinance 13.32.090:**

Pursuant to the Holladay City Ordinance governing building height in the R-M zone, main buildings are permitted to range from 32 to 40 feet in height, while accessory buildings or structures are restricted to a maximum height of 20 feet {Ord. §13.32.000(B3)}. The primary purpose of this 20-foot height limitation is to regulate building massing and proximity to property lines, ensuring a graduated height that minimizes the visual and massing impact on adjacent properties. This regulation also seeks to provide territorial view protection, reduce structural dominance along property boundaries, and encourage architectural variety within the neighborhood. City staff identifies two critical factors in evaluating compliance with the ordinance's intent: (1) whether the proposed height would undermine territorial view protection, and (2) whether the visual impact on neighboring properties would be adverse or disproportionate. The context of the subject property includes a mix of residential and commercial land uses. To the north and east, the property is bordered by residential neighborhoods separated by a natural buffer provided by a canal (*the Jordan & Salt Lake City Canal*). To the west, the site is adjacent to a commercial area





comprising businesses and entertainment venues. In assessing the potential visual impact of the proposed structure, considerations should include its effect on both the residential properties to the north and east and the commercial enclave to the west. The canal buffer zone serves as a mitigating feature for some residential impacts, but careful evaluation of the project's alignment with the ordinance's purpose is necessary to determine whether the proposed height would negatively affect the character of the surrounding areas.

### **Purview of the Technical Review Committee (TRC):**

The Technical Review Committee (TRC) of the Community and Economic Development Department is composed of experts from the Planning, Building, Engineering, Fire, and Code Enforcement Divisions. The TRC evaluates plans and permits to ensure compliance with applicable city, municipal, state, and international codes. In reviewing the proposed garage, the Fire Division has indicated that, due to its location and proposed height, the structure shall be limited to a maximum height of 30 feet. Exceeding this height would violate fire code provisions related to aerial access and fire turnaround requirements. Although the proposed design does not violate building code standards, it conflicts with zoning regulations, which impose a maximum height of 20 feet for accessory structures in R-M zones. This height restriction is intended to ensure uniform application of zoning standards and maintain consistency across the district. Decisions regarding approval or denial should be moderated by weighing the findings of the TRC with the applicant's ability to meet the five-part variance test. This assessment should ensure that any deviation aligns with both the intent of the zoning ordinance and broader public interest concerns.

### **STAFF COMMENTARY & RECOMMENDATION**

Pursuant to State Law and Holladay City's Quasi-Judicial Procedures regarding variance requests, the burden of proof lies with the applicant to convincingly argue before the Administrative Appeals Officer that one or more conditions related to the property they represent hinders the applicant's reasonable use of their land in a manner and form comparable with that enjoyed by their neighbors or other properties in a similar situation and zoning district. Each variance application is reviewed on a case-by-case basis and the merits of the matter are assessed in a public forum. Any public testimony received in response to notifications provided via public notice, the City's websites, and any comments or recommendations by City Departments or external agencies have been presented to the Administrative Appeals Officer for their consideration. Below, the City staff assigned to this case provides commentary and recommendations on each of the five-part approval standards for this variance application.

#### ***Describing what hardship will occur if variance is not granted.***

Regarding the appellant's description of unique circumstances or an unreasonable hardship that makes compliance with the zoning regulations exceptionally difficult, the applicant has provided arguments that do not substantiate the required burden of proof. The applicant submits that the proposed accessory garage is necessary to store items related to their construction services, citing historically long lead times for such materials. City Staff notes that this justification neither constitutes a legitimate hardship condition nor reflects unique circumstances specific to the property in question. The request for additional storage is insufficient to demonstrate how the strict application of the zoning regulations would deprive the applicant of rights commonly enjoyed by others in the same zoning district. Furthermore, the applicant's narrative does not address what specific hardship, if any, would arise should the variance be not granted. City Staff recommends that the applicant provide a clear and convincing justification for any claimed hardship during the public hearing. The burden of proof lies with the applicant to establish grounds for accommodating the requested variance in compliance with the standards outlined in applicable zoning laws.



***Describing how the property is different from other properties within the vicinity.***

Regarding the presence of special circumstances related to the subject property or its vicinity, the applicant explains that the property is bordered by two distinct features: a commercial retail center and the Jordan & Salt Lake Canal, both of which back or rear onto the subject property. While this description highlights the adjacent land uses, it does not demonstrate that the subject property possesses unique natural features or characteristics that distinguish it from other properties in the area. The applicant further argues that the proposed additional height for the structure would not adversely impact neighboring properties. However, City Staff finds that the subject property's uniqueness is limited to its land use zoning designation (R-M) and not its geographical shape or inherent physical characteristics. While the increased height may have a minimal visual impact on the commercial enclave to the west, careful consideration should be given to the residential properties directly abutting the Jordan & Salt Lake Canal to the north and east. These residential properties may be affected in terms of territorial view obstruction, an impact that the City's zoning ordinance seeks to mitigate. Accordingly, any decision on the variance should weigh these considerations to ensure the height increase does not conflict with the broader objectives of preserving visual harmony and lessening height impact on territorial views.

***Describing benefits other properties in the vicinity will enjoy at the expense of Applicant without a variance.***

In addressing whether granting the variance is necessary for the applicant to enjoy a substantial property right comparable to other properties in the same district, City Staff finds that the applicant's circumstances do not support this assertion. A review of properties within the vicinity, including those with the same zoning designation, indicates that no permitted accessory structures currently exceed the maximum height limitation as prescribed by the ordinance. Consequently, there is no evidence to suggest that neighboring properties are afforded additional height allowances that would place the applicant's property at a disadvantage or justify the requested variance. City Staff concludes that the absence of comparable height benefits within similarly zoned properties undermines the claim that the variance is essential to ensuring equitable enjoyment of property rights in the district.

***Describing why the variance will not deviate from the general purposes of the City of Holladay development code***

With respect to deviations from the City's development code that are not contrary to the public interest, the ordinance provisions governing the maximum height of an accessory structure in an R-M zone are explicit in their intent to regulate the massing of structures located near property lines. The height limitation of 20 feet for accessory structures is designed to address the unique flexibility these structures have in being situated closer to property boundaries, ensuring compatibility with adjacent properties and minimizing visual and massing impacts. In considering deviations from these standards, it is essential to weigh the purpose of the height regulation against potential adverse impacts on the public interest. The applicant has asserted that the proposed structure would not visually impact the adjacent commercial zone and would not be visible from Murray Holladay Road. While City Staff agrees that granting the variance is unlikely to negatively affect the broader public interest, it is noted that such an approval would partially deviate from the ordinance's intent to limit structural massing near property lines and reduce visual and spatial impacts on residential properties abutting the Jordan & Salt Lake canal. This deviation should be carefully evaluated in the context of the regulation's underlying objectives.

***Describing how the variance is fair and conforms to the overall intent of the zoning laws***

In alignment with the overarching objectives of zoning regulations and principles of fairness, the supplementary evidence and spatial analysis conducted by City Staff demonstrate that the requested variance aligns with the general intent of the zoning laws, particularly in relation to the long-term development character of the zone. The City's General Plan designates the property and its surrounding area as part of a Mixed-Use Transitional zone. This



## CITY OF HOLLADAY

classification envisions the future development of the area as a medium-density transitional zone characterized by a blend of commercial and residential uses. City Staff is of the opinion that granting the requested height variance for the accessory structure would, over time, be consistent with the intended massing and zoning framework for the area as outlined in the General Plan. This determination supports the notion that the variance aligns with the strategic vision for the property and its vicinity, ensuring compatibility with the anticipated evolution of the zone.

### RECOMMENDATION

Based on the City Staff's technical review of the applicable City Code, analysis of the property's characteristics, and the configuration of adjoining land uses, granting the requested 11.7-foot height variance does not appear to represent the least intrusive solution for upholding the intent and purpose of the zoning regulations. The subject property does not present unique circumstances or an unreasonable hardship that would justify granting the variance. City Staff recommends that alternative mitigation measures be considered, including submitting an application for a zone change from R-M (*Residential Multi-Family*) to P-O (*Professional Office*). Under Holladay City Ordinance §13.44.070, P-O zones permit building heights of up to 40 feet, which would accommodate the applicant's proposed structure while maintaining compliance with the applicable height limits in that zone. This approach would preserve the applicant's ability to continue existing land use activities while aligning with zoning regulations. Decisions regarding approval or denial of the variance should be carefully evaluated by the Administrative Appeals Hearing Officer, taking into account the language of City Code §13.32.090(B3), the applicant's submitted narrative, the staff recommendation, public hearing proceedings, and other supporting documentation provided herein. From the perspective of City Staff, denial of the variance is recommended, with consideration of the proposed alternative mitigation measures to address the applicant's needs within the framework of the City's zoning regulations.

### POSSIBLE MOTIONS

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

### SUPPORTING DOCUMENTS

- Affidavit of Property Ownership
- General Appeal Application
- Variance Request
- Applicant's Narrative
- Site Plans and Relevant Building Designs
- Conditional Use Permit Approval File



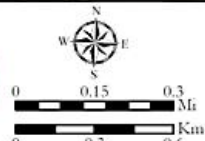


# CITY OF HOLLADAY

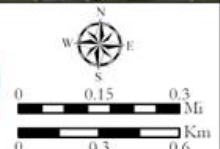
[Site Map]



City of Holladay  
1981 E Murray Holladay Rd.  
**BUILDING HEIGHT VARIANCE**



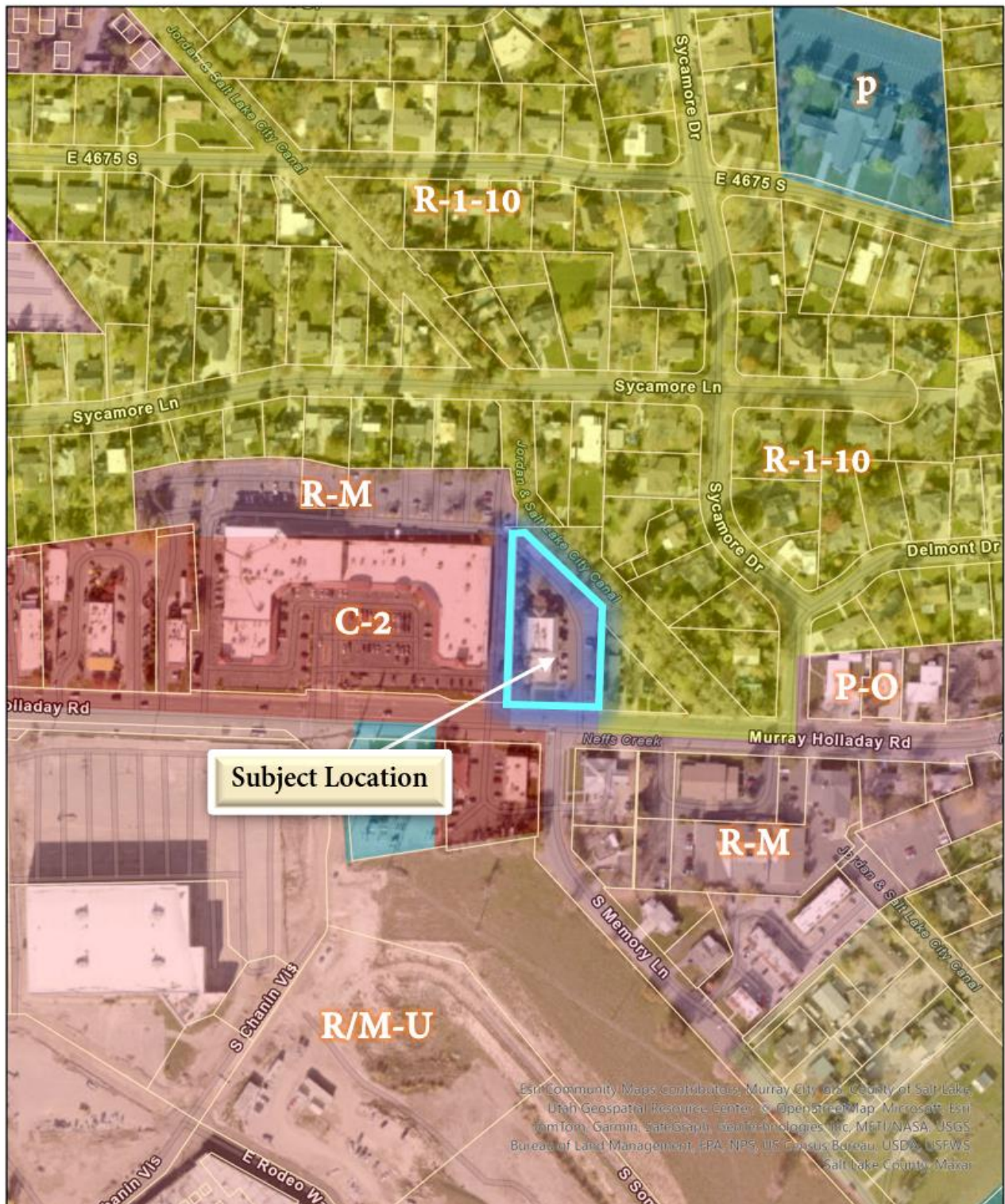




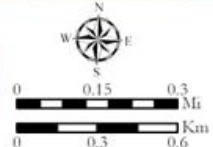




[Zone Map]



City of Holladay  
1981 E Murray Holladay Rd.  
**BUILDING HEIGHT VARIANCE**





CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

July 23, 2024

1981 MHR Property, LLC  
Benjamin Wheat/Katie Thibodeaux  
1981 E Murray Holladay Rd

**RE: CONDITIONAL USE PERMIT – Brinton Historic Property Historic Site Modifications – RM ZONE**  
**1981 E Murray Holladay Road, Holladay Utah 84117**  
**File # 24-5-05**

Dear Property Owner,

THIS LETTER AND THE ATTACHED PLANS CONSTITUTES THE CONDITIONAL USE PERMIT FOR THE BRINTON HISTORIC HOME SITE MODIFICATIONS, APPROVED BY THE CITY OF HOLLADAY PLANNING COMMISSION ON JUNE 25, 2024.

This land use approved was granted by a motion of 7-0 with the following 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.*

And the following conditions:

1. *Painting of window trim, fascia, and railing to be dark paint, as proposed*
2. *Modern doors with traditionally styled fills for visual weight are considered appropriate*
3. *Landscaping plan showing replacement trees in accordance with Holladay code §13.77.060*
4. *Demolition of existing garage and carports appropriate as not historically relevant to the property*
5. *New garage design to feature architectural features found in the main home and 1979 addition.*
6. *No addition of lighting within the parking lot*
7. *One tree in the front of the property as shown on the approved site plan.*

If you should have any questions regarding this matter, please contact the Planning Department at 801-527-3890.

Sincerely,

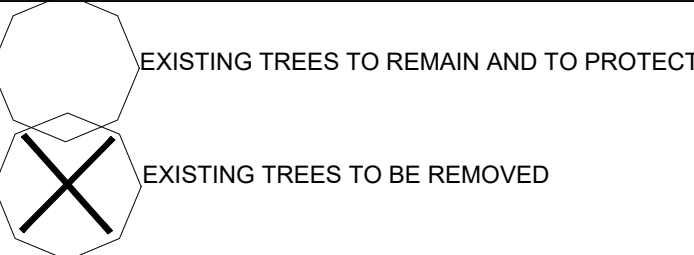
Carrie Marsh  
City Planner





EXISTING AND NEW LANDSCAPE AREA

SYMBOL SITE MATERIAL



EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 80% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

- TREE PROTECTION GUIDELINES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
- TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
- ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
- ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
- TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL. PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
- HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
- BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
- PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
- TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
- TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
- EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
- FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TRUNK IN ANY DIRECTION.
- THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
- TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREES, THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
- TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
- NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
- EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
- TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
  - ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
  - YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
  - TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

- TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
- TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
- ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
- THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
- EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

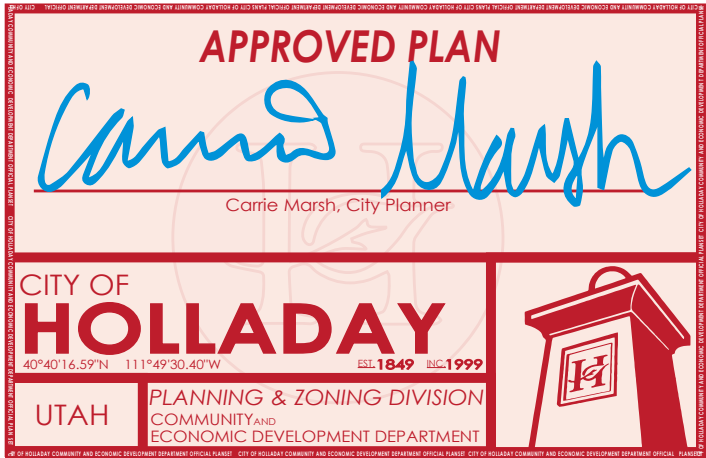
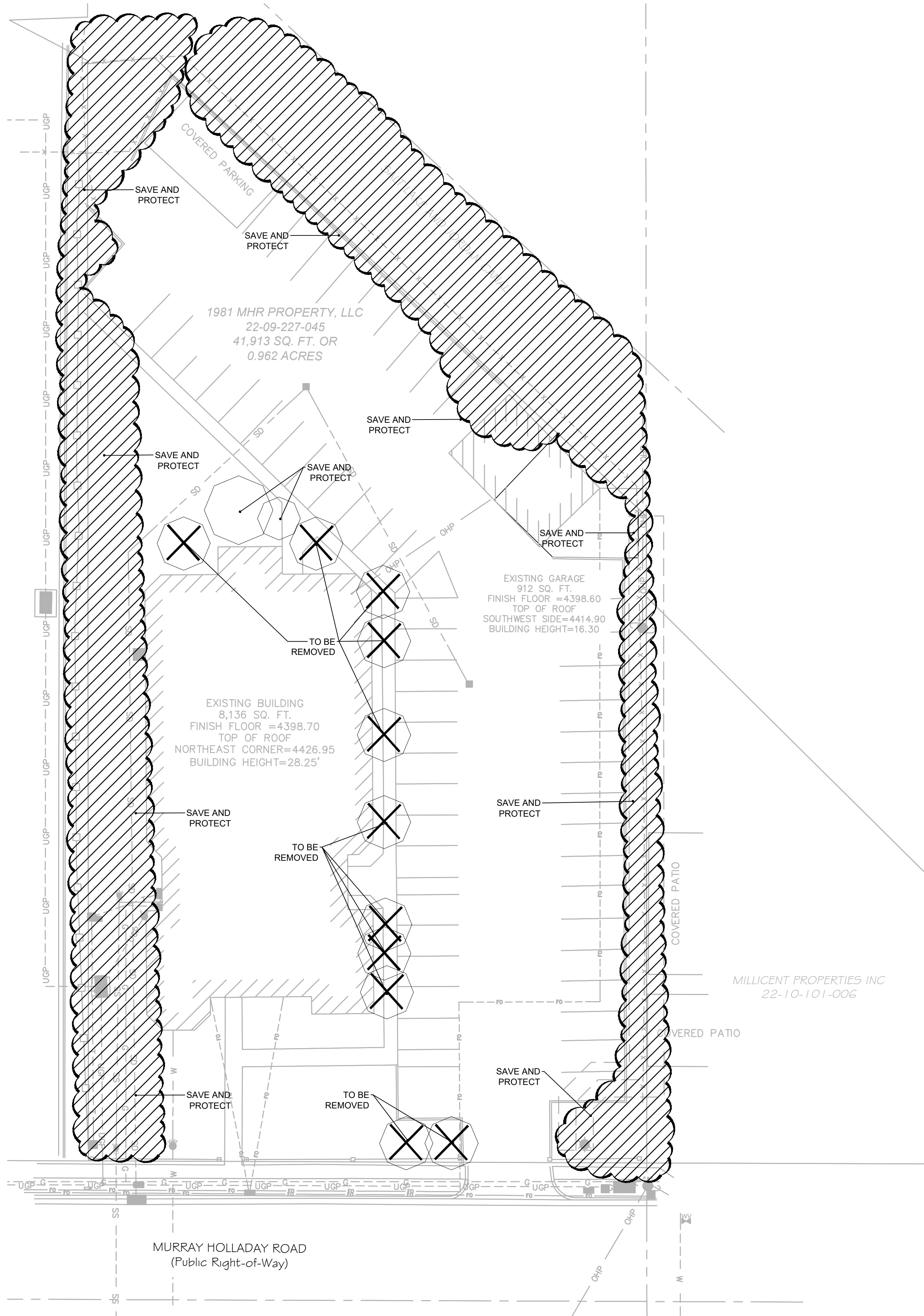
- ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
- ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
- HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
- AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
- TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
- CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
- THE USE OF CLIMBING SPIRALS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
- UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
- ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

- THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
- THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
- THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
- THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

- PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
- ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
- EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.



| ISSUE DATE |          | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT                                                     | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO                                                 |
|------------|----------|----------------|------------------|---------------------|-----------------------------------------------------------------------------------------|-------------------------------|---------------|--------------------------------------------------------------|
| 7/9/2024   |          | UT24082        |                  |                     | RODERICK ENTERPRISES<br>ATT: BENJAMIN WHATON<br>801-506-5005<br>BENW@RODERICKREALTY.COM | PKJ DESIGN GROUP              |               | PM: JTA<br>DRAWN: ACP<br>CHECKED: JMA<br>PLOT DATE: 7/9/2024 |
| NO.        | REVISION | DATE           |                  |                     |                                                                                         |                               |               |                                                              |
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| 7          |          |                |                  |                     |                                                                                         |                               |               |                                                              |

811 BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = x

HOLLADAY PROJECT  
1981 E. MURRAY HOLLADAY RD.  
HOLLADAY, UTAH

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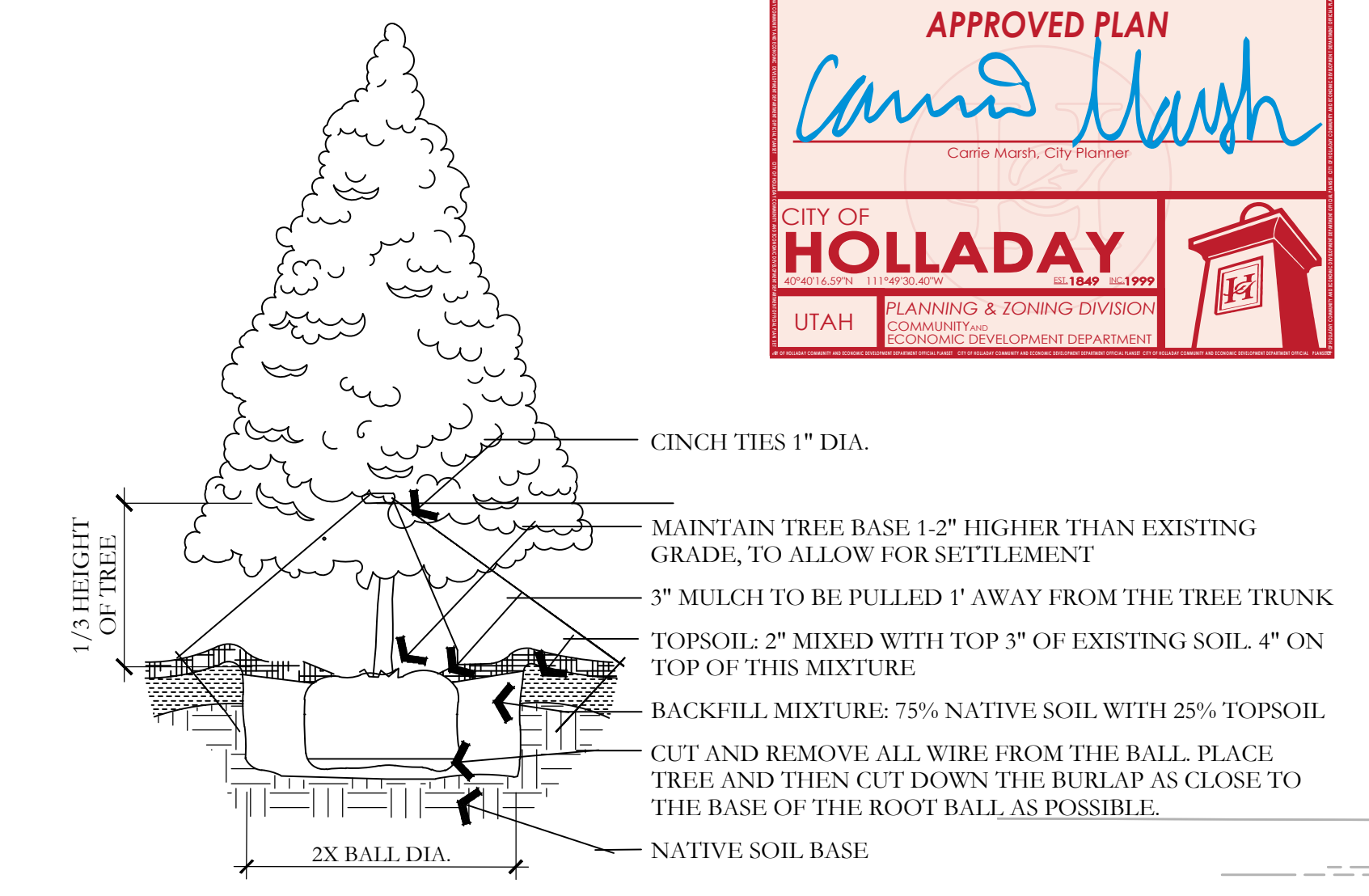
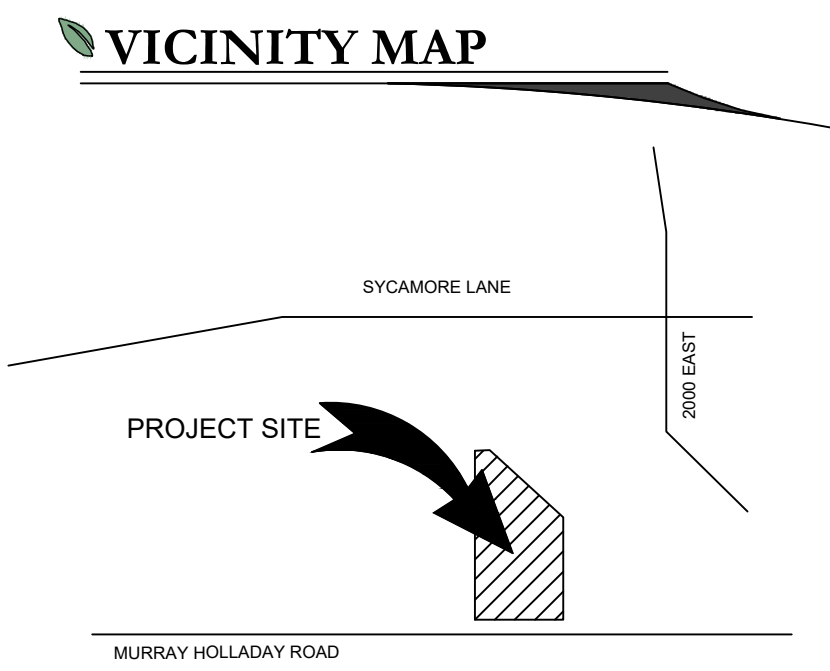
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EXISTING TREE PLAN  
CITY PERMIT SET

LP-EX

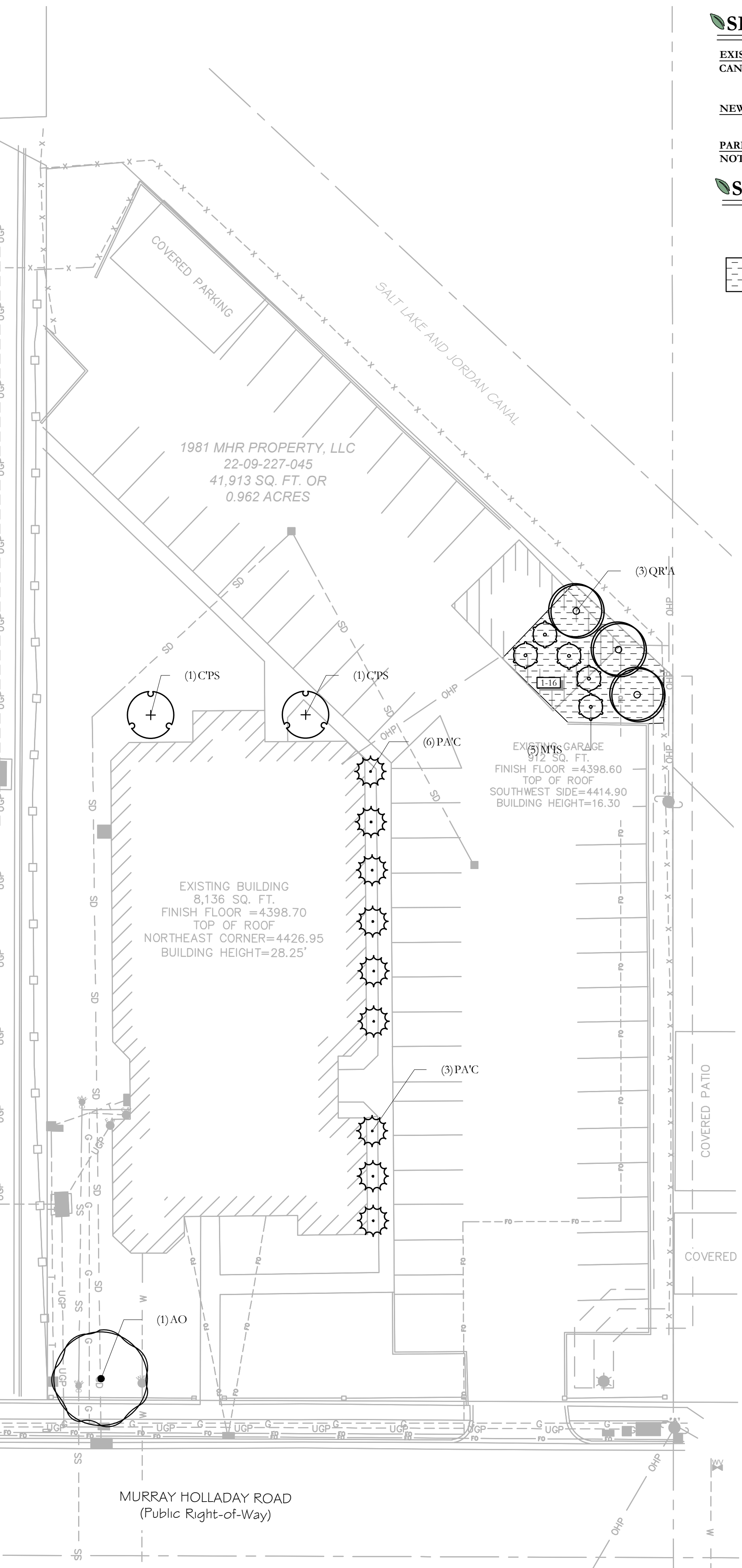




NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
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| 7/9/2024   | UT24082        |                  |                     |                                     |                               |               |              |
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SITE REQUIREMENT CALCULATIONS

|                                                                               |          |                                             |
|-------------------------------------------------------------------------------|----------|---------------------------------------------|
| EXISTING TREES TO BE REMOVED<br>CANOPY INVENTORY                              | 11 TREES | CANOPY SQ. FT. 881                          |
| NEW TREES                                                                     | 19 TREES | ESTIMATED CANOPY SQ. FT. AT MATURITY: 1,223 |
| PARK STRIP TREES:<br>NOT RECOMMENDED DUE TO PRESENCE OF UNDERGROUND UTILITIES |          |                                             |

SITE MATERIALS LEGEND

| SYMBOL | 1 LANDSCAPE DESCRIPTION                                                                                                                                                                                                  | QTY    |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|        | 1" MINUS BROWN CRUSHED ROCK.<br>SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.<br>PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. | 920 sf |

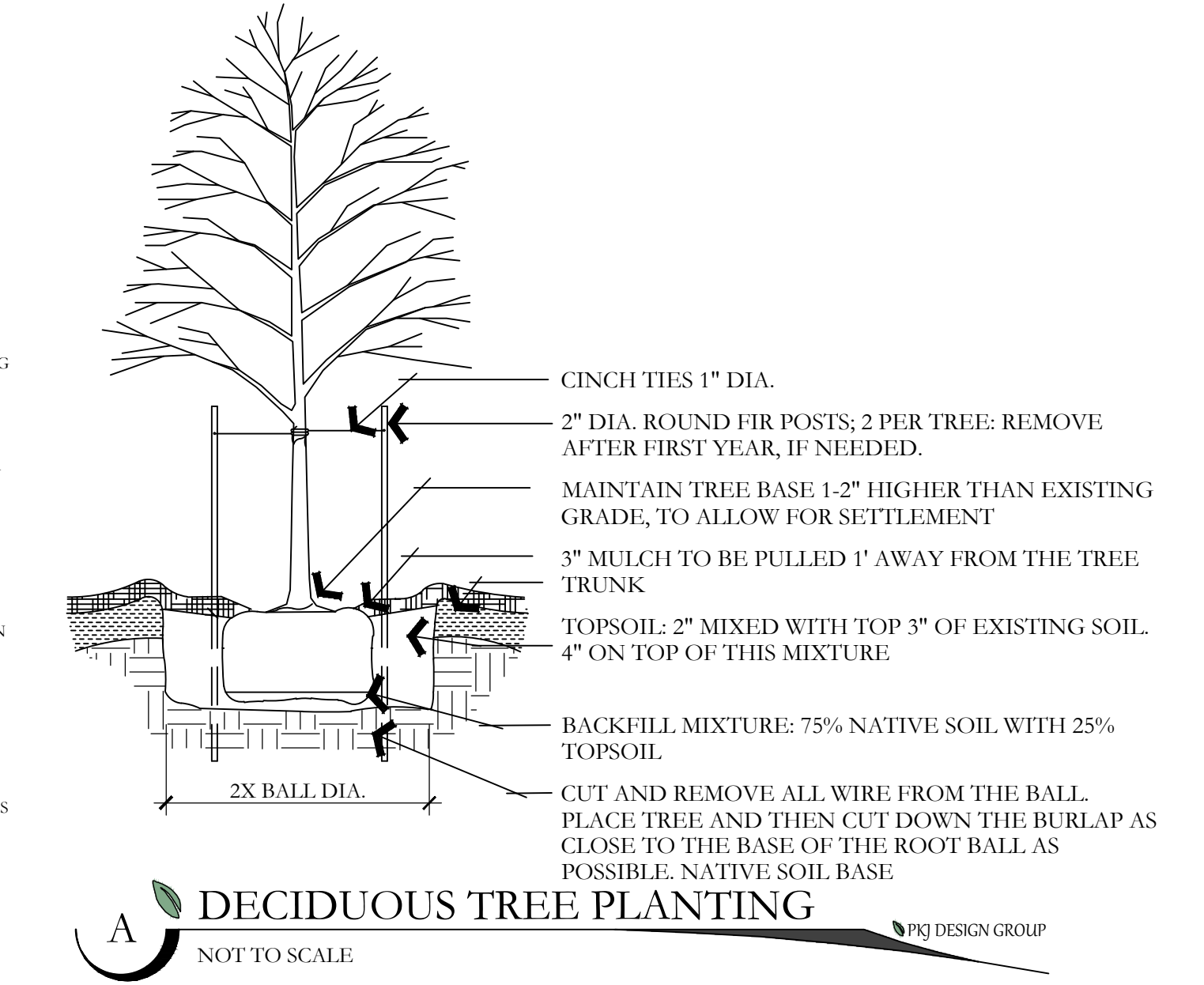
GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS
  - AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".
  - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
  - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
  - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
  - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER
- GENERAL LANDSCAPE NOTES
  - LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES RE-BAIT STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
  - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
  - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
  - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
  - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
  - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
  - LAWN/GRASS AREA
    - SOD
      - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
    - SEED
      - SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 4" OF MIXED TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
      - SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL, IS NOT POSSIBLE, SEED BEFORE APRIL. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-769-8003.
    - APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
    - IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
    - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 4 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
    - WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROAD-LEAF HERBICIDE MANUALLY AND ESTABLISH A REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. RAKE ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
    - PROGANICS BIOTIC SOIL MEDIA WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).

PLANT LEGEND

| SYMBOL          | CODE | QTY | BOTANICAL / COMMON NAME                                                                                                                   | CONT    | CAL | SIZE      |
|-----------------|------|-----|-------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|-----------|
| CONIFERS        |      |     |                                                                                                                                           |         |     |           |
|                 | P/C  | 9   | Picea abies 'Cupressina'<br>Columnar Norway Spruce<br>Tc3; 30'x10'; AV 490; sun; z2                                                       | B & B   |     | 7'-8'     |
| DECIDUOUS TREES |      |     |                                                                                                                                           |         |     |           |
|                 | AO   | 1   | Acer rubrum 'October Glory'<br>October Glory Red Maple                                                                                    | B & B   |     | 2" Cal    |
|                 | C/P  | 2   | Celtis occidentalis 'JFS-KSU1'<br>Prairie Sentinel® Hackberry<br>Low water; 45' x 12'; sun to part shade; Z4;<br>Utah Lake water tolerant | B & B   |     | 3" Cal    |
|                 | M/S  | 5   | Malus x 'JFS KW214MX'<br>Ivory Spear® Crabapple<br>Moderate to low water; 15-20' x 7'; sun; z4;<br>Utah Lake water tolerant               | 20 gal. |     | 1.75" Cal |

- ADDING FORMS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.
- MULCH
  - ORGANIC
    - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
    - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
    - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
    - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - INORGANIC
    - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
    - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
    - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.
- GENERAL IRRIGATION NOTES
  - A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
  - THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.



HOLLADAY PROJECT

1981 E. MURRAY HOLLADAY RD.

HOLLADAY, UTAH

RODERICK ENTERPRISES  
ATT: BENJAMIN WHATON  
801-506-5005  
BENW@RODERICKREALTY.COM

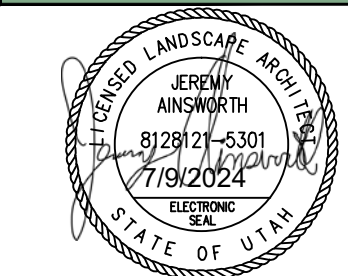
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PKJ DESIGN GROUP

Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com



LANDSCAPE PLAN

CITY PERMIT SET

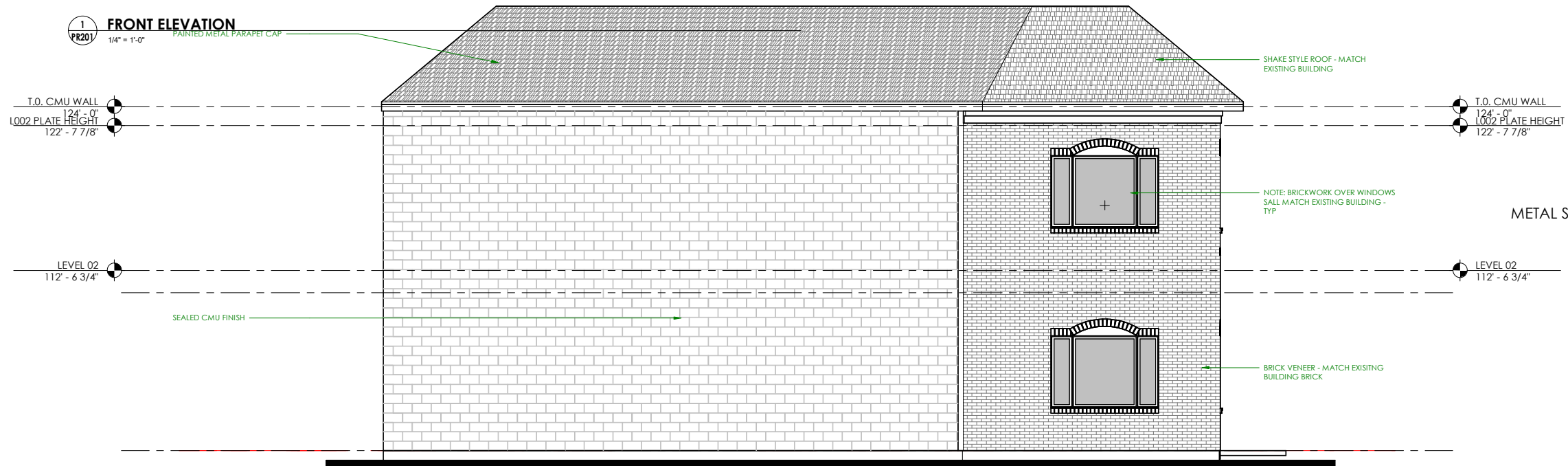
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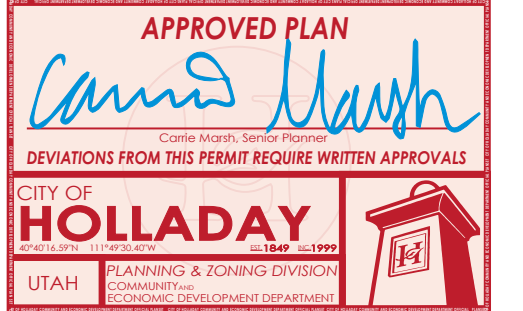


1 FRONT ELEVATION  
PR201 1/4" = 1'-0"



2 LEFT ELEVATION  
PR201 1/4" = 1'-0"

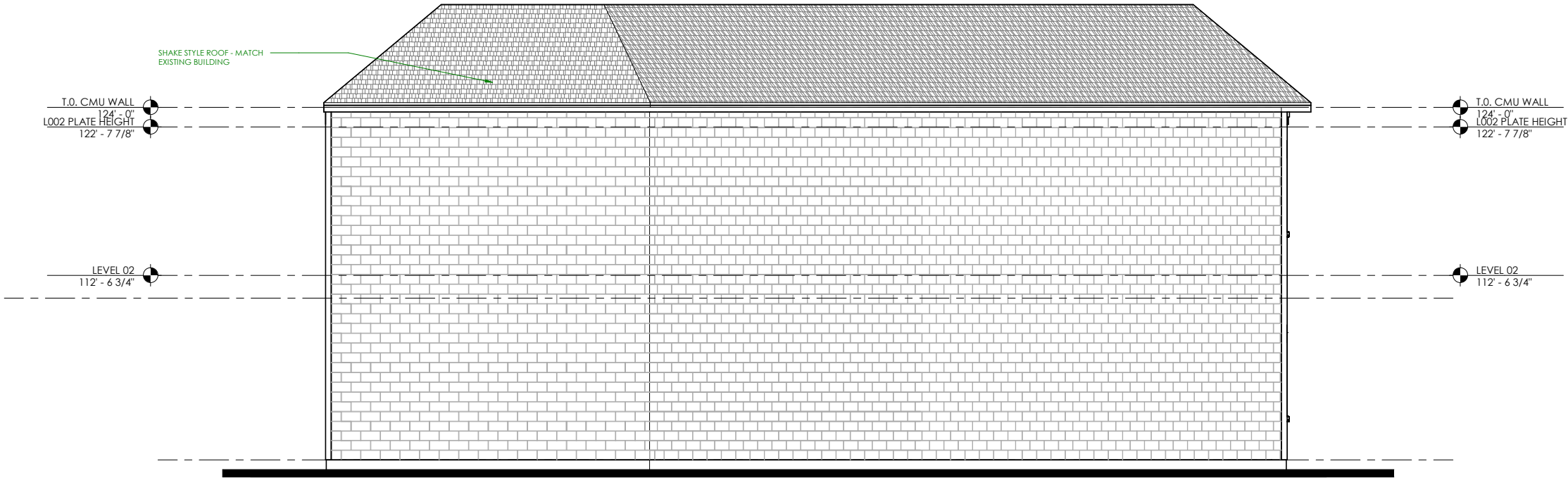
Architectural design approved  
by PC. Subject to underlying  
zoning code regulations for  
the RM zone.



# RODERICK OFFICE GARAGE

Presentation Elevations



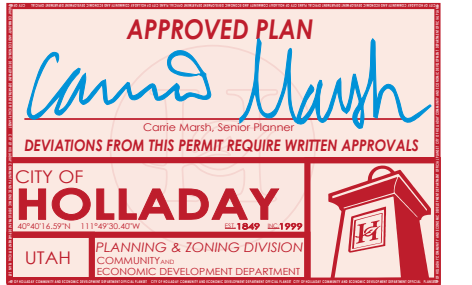


1 REAR ELEVATION  
PR202 1/4" = 1'-0"



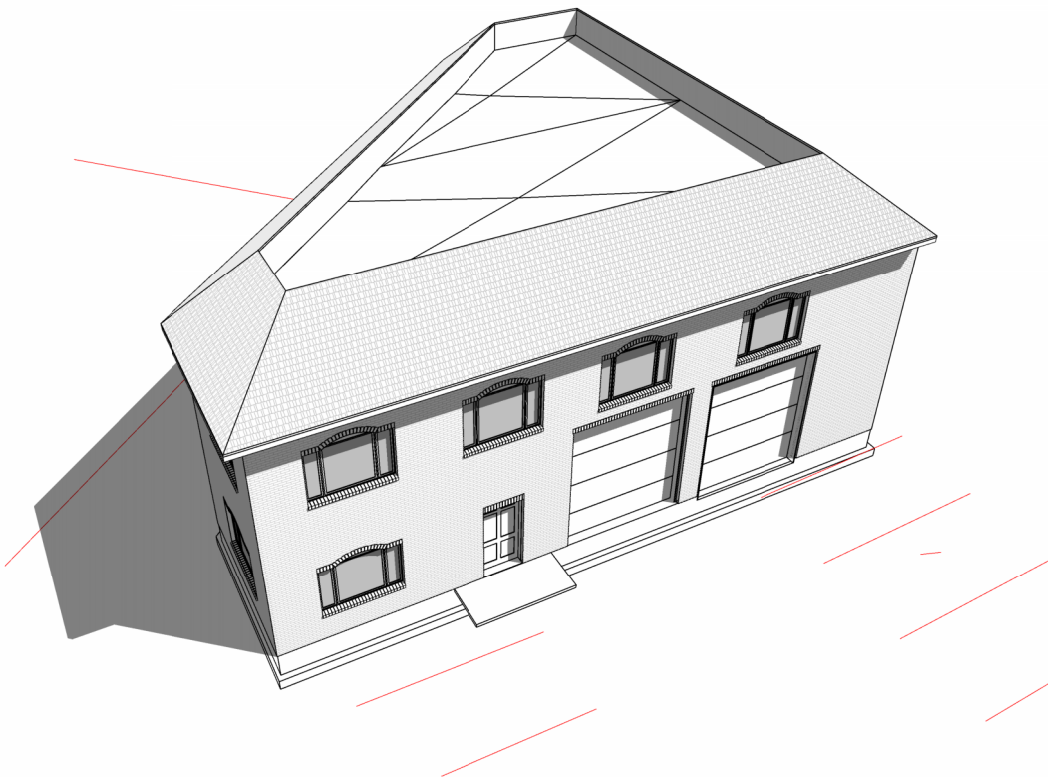
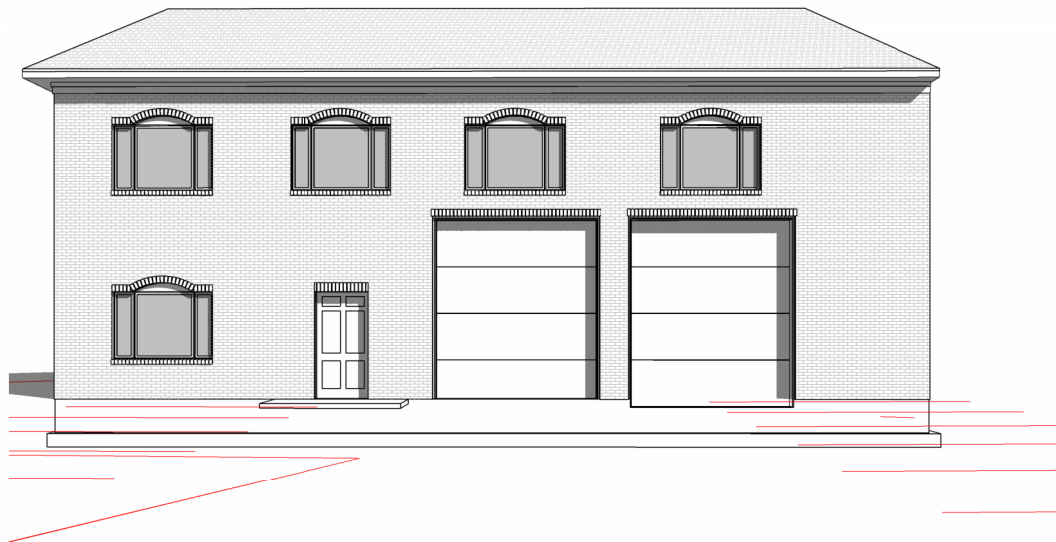
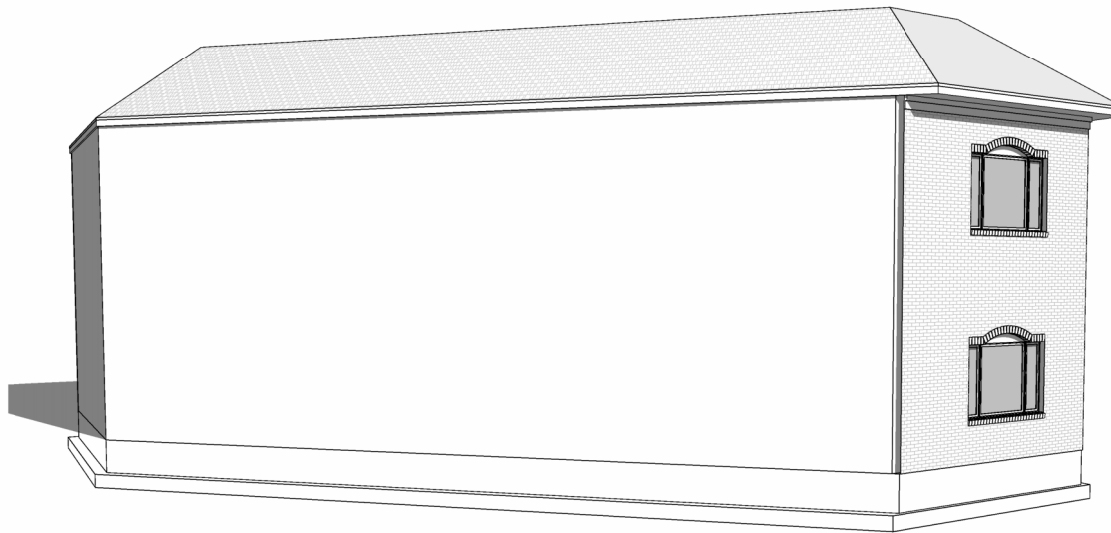
2 RIGHT ELEVATION  
PR202 1/4" = 1'-0"

Architectural design approved by PC. Subject to underlying zoning code regulations for the RM zone.



# RODERICK OFFICE GARAGE

Presentation Elevations



Architectural design approved by PC. Subject to underlying zoning code regulations for the RM zone.

