# PLANNING COMMISSION

City of Holladay Tuesday, July 15<sup>th</sup> 2025 City Council Chambers – 4580 S. 2300 E. Holladay



This public meeting will be held in-person and also transmitted via live video stream on the <u>City of Holladay webpage</u>. 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
- Email: comments must be received by 5:00 pm on **07/14/2025** to the Community and Economic Development Department; cmarsh@holladayut.gov. Emailed comments will be read by the Commission Chair.

# MEETING AGENDA

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

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

# **PUBLIC HEARING**

- 1. "Russell Corner" Subdivision Preliminary Plan/Plat 4585 S. RUSSELL ST. (R-1-8)
  Preliminary level review and consideration of development details by Applicant Mark Snow. Review of this .38-acre (16,552 sq. ft) development is conducted according to residential subdivision development standards according to Holladay Ordinance §13.10A.

  File #25-1-09
- 2. "Hinckley Estates" Residential Subdivision Concept Plan 4880 S. 4888 S., 4890 S. FLORIBUNDA DR. and 2830 E. SLEEPY HOLLOW DR. (R-1-10)
  Conceptual review and consideration of a residential site plan proposed by Applicant D. Rennie to subdivide 1.65 acres of land consisting of 6 lots within the R-1-10 Zone. Item reviewed as an Administrative action for permitted uses in accordance to zone and subdivision standards required by Holladay Ord §13.10A
  File #25-1-07
- 3. "Hinckley Estates" Planned Unit Development Conditional Use Permit 4880 S. 4888 S., 4890 S. FLORIBUNDA DR. and 2830 E. SLEEPY HOLLOW DR. (R-1-10)

  Review and consideration of a request by Applicant D. Rennie, for a subdivision consisting of 1.65 acres of land as a Planned Unit Development. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040

  File #25-1-07
- 4. "Hinckley Estates" Subdivision Preliminary Plan/Plat – 4880 S. 4888 S., 4890 S. FLORIBUNDA DR. and 2830 E. SLEEPY HOLLOW DR. (R-1-10)

Preliminary level review and consideration of development details by Application/Property Owner, D. Rennie. Review of this 1.65 acre (71,874 sq. ft) residential subdivision is conducted according to R-1-10 zone compliance and subdivision development submittal and review standards according to Holladay Ordinance §13.10A.

File #25-1-07

5. "Royal Holladay Hills; Block C, Lot2a"- Preliminary Plan & Subdivision Amendment – 1888 East Rodeo Walk Drive (R/MU)

Preliminary review and consideration of a commercial site development details as proposal by Applicant, Denise Knoblich. Commission will review the subdivision amendment, creating lot 2a at Block "C" of the Holladay Hills Mixed use development. The site development details of Lot2a will be reviewed as a

permitted use, 2-story commercial building and associated improvements according to regulatory provisions of the Site Development Master Plan (SDMP 2007), Holladay Ordinances §13.10a, §13.65 File #19-9-19-9

6. Text Amendment – Regional Mixed-Use Zone (R/MU) Site Development Master Plan (SDMP 2007) Review and recommendation to City Council on proposed text amendment to the Site Development Master Plan for the Royal Holladay Hills Redevelopment area (aka Cottonwood Mall Redevelopment Area, 2007) within the Regional Mixed-Use zone (R/M-U). The proposal, brought by the applicant, Steve Petersen intends to update and clarify surface and terraced parking areas within the site and project signage locations at the perimeter of the site. Proceedings held in accordance with Holladay Ordinance §13.07.030 & §13.65.080.

# **ACTION ITEMS**

7. "Royal Holladay Hills, Block K" – Site Plan Amendment – 1915 E Rodeo Walk Drive (R-M/U) Review and consideration of development submittals by Applicant, Steve Peterson amending previously approved site layout and designs to accommodate a reduction in residential unit counts and types for Block K. Review conducted according to 12/5/2023 Preliminary site and building approvals and regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance §13.65.070(C).

File #19-9-9-6

**8. Approval of Minutes** – April 15, 2025

# **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 <a href="www.holladayut.gov">www.holladayut.gov</a>, the Utah Public Notice website <a href="www.utah.gov/pmn">www.utah.gov/pmn</a>, 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

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

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

# Rules of the City of Holladay Planning Commission for Public Hearings

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

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

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

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

Community Development Department City of Holladay 801.527.3890



# FILE# 25-1-09

# **RUSSELL CORNER - 2 LOT SUBDIVISION**

# **ADDRESS:**

4585 S Russell Street

**LEGAL DESCRIPTION: 22-03-408-001** 

BEG AT SW COR LOT 12, POWELL CIRCLE N 25^15' W 118.42 FT S 64^45' W 155 FT S 40^30' E 112.71 FT N 64^27'31" E 134.75 FTTO BEG 0.38 AC. 4791-71, 72. 5026-0303 5407-2503 5412-2721. 5436-151 THRU 156 5436-0157 05637-1789

# **APPLICANT/REPRESENTATIVE:**

Mark Snow

# **PROPERTY OWNER:**

Thomas L Timmerman

# **ZONING:**

R-1-8

# **GENERAL PLAN DISTRICT:**

Low Density Residential-Stable (LDR-S)

# **CITY COUNCIL DISTRICT:**

District #4

# **PUBLIC NOTICE DETAILS:**

Published and mailed 7/3/2025

# **REQUEST:**

Subdivsion

# **APPLICABLE REGULATIONS:**

13.10A

## **EXHIBITS:**

Zone map Staff Report Applicant Narrative Applicant supporting doc.

# **STAFF:**

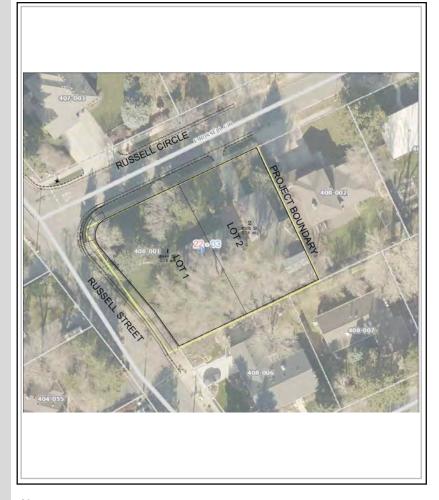
Carrie Marsh, City Planner

# **DECISION TYPE:**

# Administrative:

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

# SITE VICINITY MAP



Notes:



Community and Economic Development Planning and Zoning

# PLANNING COMMISSION STAFF REPORT

July 15, 2025

# **ITEM #1**

Request: Residential 2-lot Subdivision Project: "Russell Corner Subdivision" Address: 4585 S. Russell Street

Applicant: Mark Snow File No.: 25-1-09

Notice: Mailed Notice on July 3, 2025

Staff: Carrie Marsh

# **GOVERNING ORDINANCES:**

13.06 DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE

13.08 <u>ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS</u>

13.10A <u>SUBDIVSIONS</u>

13.10A.070 PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS

13.10A.080 PRELIMINARY AND FINAL SUBDIVISION APPLICATION CONTENTS

# REQUIRED PLANNING COMMISSION ACTION: Administrative

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

Creation of a subdivision plat requires review and approval of the preliminary plat by the Land Use Authority (Planning Commission), as detailed in 13.10A.070.D. Decisions must be made during public meeting.

### **SUMMARY**

The applicant, Mark Snow, has been working with the TRC to subdivide an existing single-family parcel in the R-1-8 zone into two separate parcels which meet the minimum lot standards of the zone. Existing public roadways will adequately serve both lots. The subdivision will require an area to be dedicated along Russell St. and at the corner. The subdivision will create one additional single-family parcel than what currently exists.

# **BACKGROUND**

Historically, Holladay was a more rural area of Salt Lake County with a lot of agricultural and orchard land uses. These types of rural land uses were typically larger pieces of property that was subdivided over decades. As larger properties were subdivided, there were smaller parcels retained that were not included in formal subdivisions. Upon incorporation, Holladay maintained much of Salt Lake County's zoning, which dictated minimum lot standards in any given area. The R-1-8 zone has been established in



Community and Economic Development Planning and Zoning

this area since the 1970's.

The property has long been "super conforming", or oversized in relation to the minimum lot standards. Recent analysis by the applicant showed that the property could be subdivided and meet all minimum lot standards as follows:

	Min Lot Size 8,000 sq. ft	65 ft. min lot width	48.75 ft. min. street frontage
Lot 1	8,444 sq. ft	yes	yes
Lot 2	8,005 sq. ft	yes	yes

Lot 1 includes a portion of land to be dedicated to the public right of way on Russell Street, a public street to create a dedicated ROW of 50' (25-foot half width). This lot may front on either Russell Street or Russell Circle, to be determined at the property owner's discretion. Lot 2 has frontage on Russell Circle.

All utility easements are shown and a utility, grading, and other civil details have been provided. The subdivision in not located in a sensitive lands area and does not require additional geotechnical reports.

# TECHNICAL REVIEW COMMITTE ANALYSIS

In accordance with Holladay Ord 13.08.010, upon receipt of a complete subdivision application, the Community and Economic Development Director has distributed the application to and has subsequently received recommendation(s) from the Technical Review Committee. Review of submitted elements are compared against the administrative <a href="mailto:checklist of required submittals 13.10.050A">checklist of required submittals 13.10.050A</a>. The following is provided to the Planning Commission as a summary of recommendation of preliminary approval from the TRC:

# **Zoning, City Planner:**

- Lots 1 and 2 conform to 8,000 sq ft minimum lot size in the R-1-8 zone
- Lots 1 and 2 conform to minimum lot width standards in the R-1-8 zone
- Lots are designated as single-family in accordance with the R-1-8 zone
- Lots 1 and 2 are both accessible by public roadways
- Utility will serve letters have been requested/in process.
  - Utility service shouldn't be an issue for an additional lot/dwelling unit. Water availability will be available by 7/14/25, power by 7/18/2025, sewer by 7/18/25 or sooner, and gas by 7/18/2025

# United Fire Authority (UFA), Area Fire Marshal:

Existing access from Russell Street and Russell Circle meet fire access requirements

## **Engineering, City Engineer:**

- All required utility and civil details have been provided
- Required street dedication is noted on the plat
- Stormwater retention would be managed through building permits for each parcel



Community and Economic Development Planning and Zoning

Sidewalk improvements on Russell Street with ADA ramp at corner are provided

# **Building Code, City Building Official**

Any building plans/improvements to either parcel would be reviewed as separate permits.

# **RECOMMENDATION**

The TRC recommends that the commission hold the required public hearing and consider comments presented. The CED Director has found that all required preliminary and final elements of a residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be substantially complete as per the City's submission requirements. As no development is proposed at this time (only entitlements), only a Preliminary Plat approval is required by the Planning Commission. The TRC can recommend The Commission approve the PRELIMINARY SUBDIVISION PLAN. In accordance with 13.10A.070.E, the FINAL PLAT approval is designated for Staff review and approval.

# **STAFF FINDINGS:**

- 1. Development details required for a Preliminary and Final plat have been submitted and reviewed by the TRC
- 2. Each of the lots comply with the minimum width and area for single-family home development in the R-1-8 zone
- 3. The development complies with the General Plan designation of Low Density Residential Stable
- 4. Fire access is existing, labeled, and approved by the UFA.
- 5. Vehicular access though public roads, utility easements, and right of way improvements have been provided

# **SUGGESSTED CONDITIONS:**

- 1. Any outstanding utility letters to be provided prior to final approval
- 2. Address any remaining comments on plat and civil plans prior to final approval

# **SUGGESTED MOTIONS**

"I \_\_\_\_\_ Motion to (approve / continue for further discussion) the **PRELIMINARY PLAT** application by **Mark Snow** for **"Russell Corner"**, **a two-lot subdivision**, **located at 4585 S. Russell St. in the R-1-8 zone**, based upon the findings... subject to the following requirements ... ".

"Also, within in one year and in accordance with 13.10A.070.E, to complete administrative review and approval of the **FINAL PLAT** by the Community & Economic Development Director - following a positive, written recommendation from TRC."



# **NOTICE OF A PUBLIC HEARING**

Residential Subdivision - "Russell Corner"

Date: Tuesday, July 15, 2025
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers

Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a 2-lot subdivision plan proposed by the applicant, Mark Snow to subdivide .39 acres (16,988 sq. ft) of land located at 4588 S Russell St, in the \_R-1-8\_ zone, to accommodate construction of a 2- lot single family home subdivision. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10A

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

Please submit comments via email by 5:00 pm July 14, 2025 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 07/03/2025 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

# 4588 S. Russell Street





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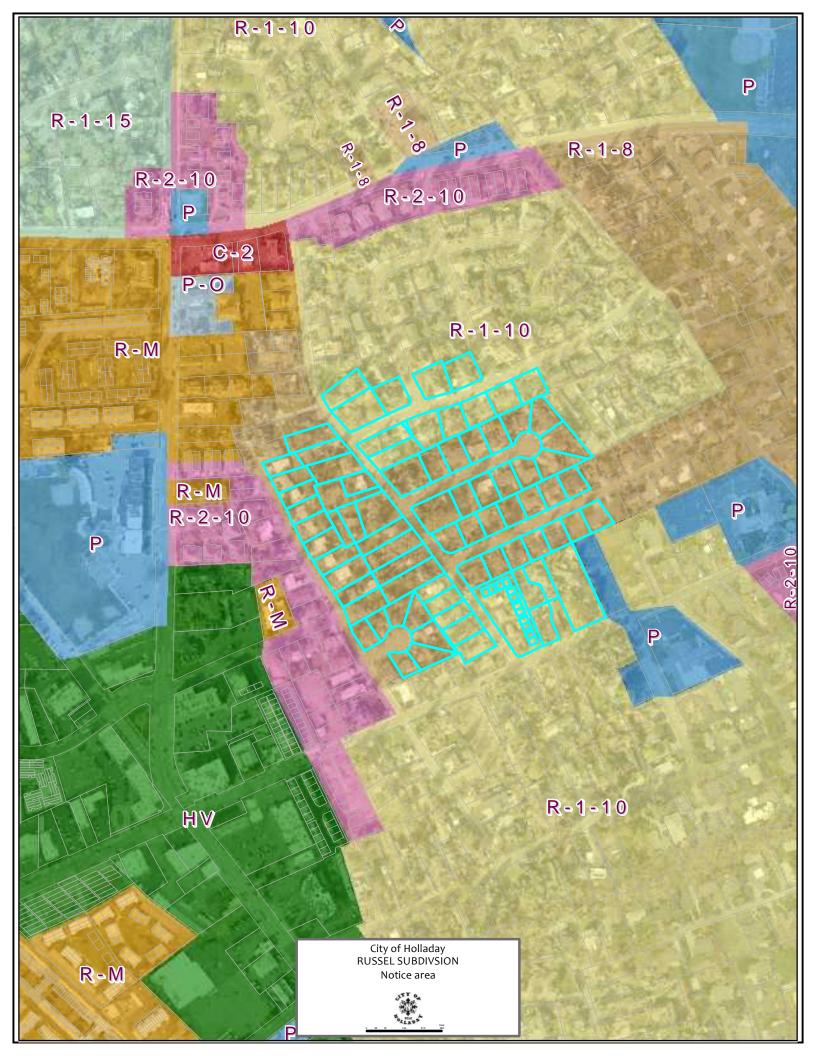
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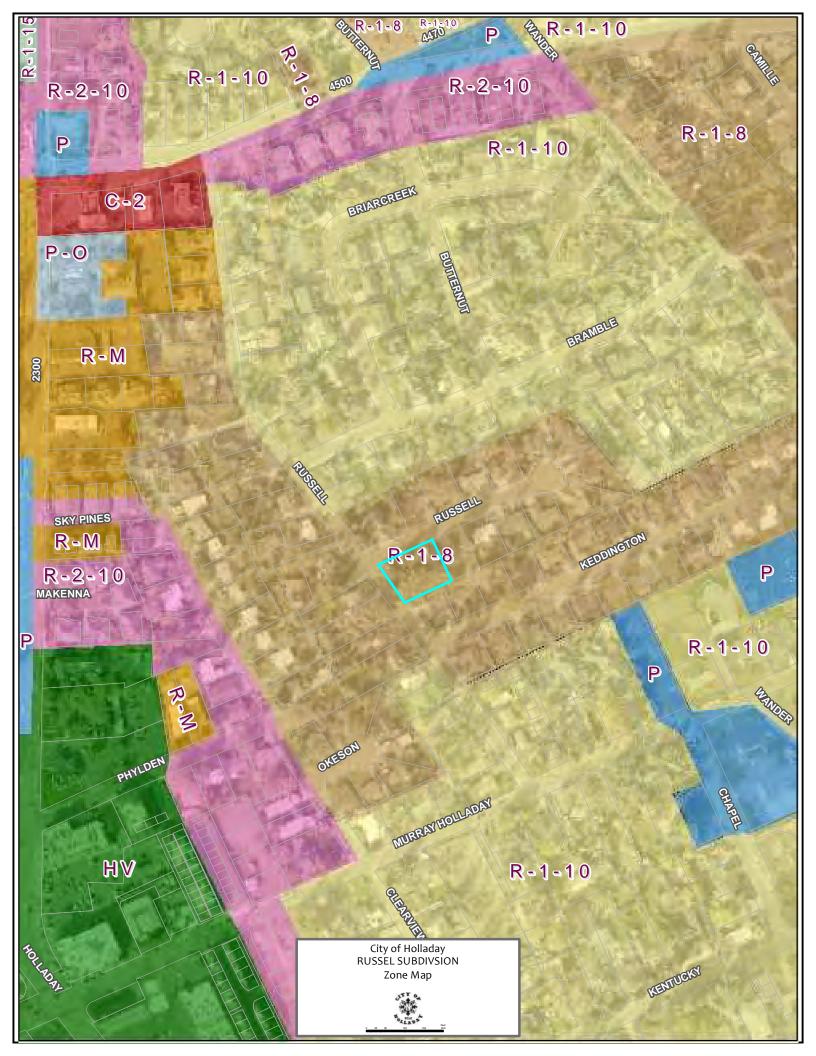
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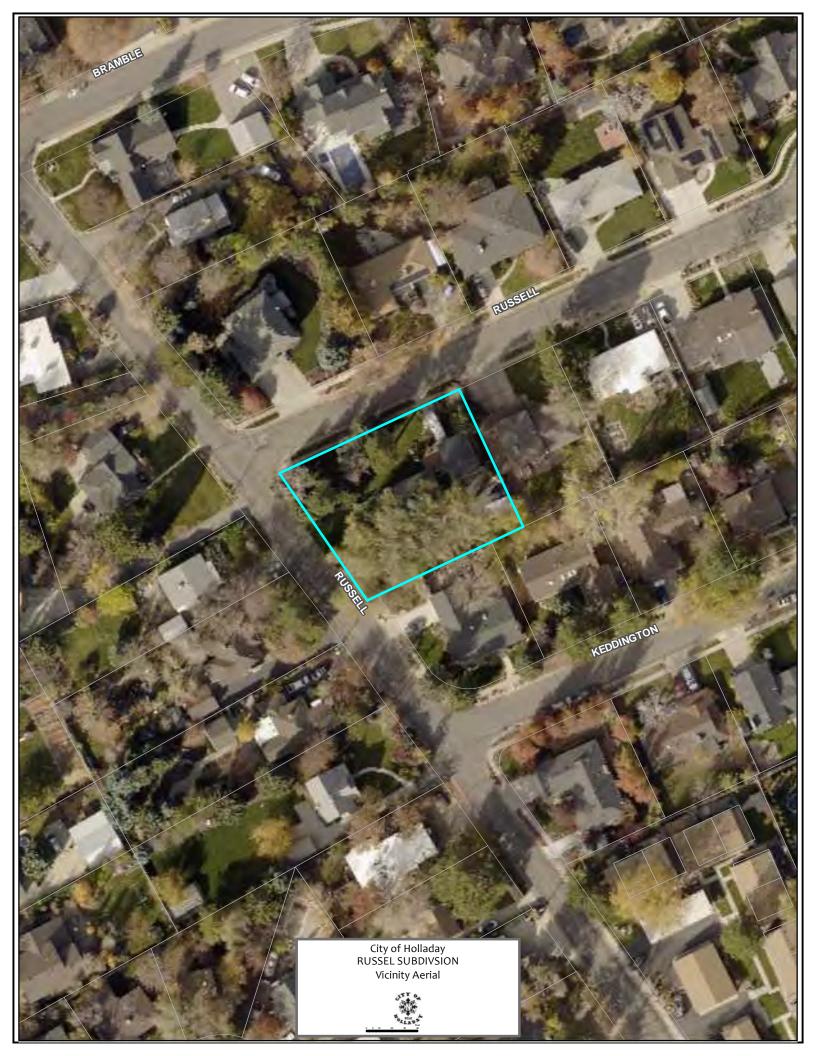
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# 4588 S. Russell Street











SITE DEVELOPMENT CONSTRUCTION PLANS

# RUSSELL CORNER SUBDIVISION

REVISIONS

PROJECT ADDRESS: 4585 S RUSSELL ST

SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN HOLLADAY, UTAH

**PROJECT** 

C-7 DITCH

CANYON

LOCATION

VICINITY MAP

PROJECT

LITTLE COTTONWO

N.T.S.

12400 SOUTH

DRAPER

LOCATION

SALT LAKE

RIVERTON

BLUFFDALE

# CONCEPT



	INDEX OF SHEETS
1	TITLE SHEET
1.A	PROJECT NOTES
171	EXISTING SURVEY
	PROPOSED PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	SITE, LANDSCAPE, LOT PLAN
G	GRADING AND DRAINAGE SHEET INDEX
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
ER-1	SWPPP NOTES
ER-2	SWPPP DETAILS
5.4	OTDEET DETAIL O
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS









JULY 8, 2025



# CONSTRUCTION NOTES

SYSTEM (U.P.D.E.S). WHERE APPLICABLE.

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: HOLLADAY CITY CONSTRUCTION AND DESIGN STANDARDS, APPLICABLE EDITION, AND ALL AMENDMENTS TO DATE. APWA UTAH CHAPTER STANDARD PLANS AND SPECS. 2017 EDITION. THE MANUAL OF UNIFIED TRAFFIC CONTROL DEVICES. (M.U.T.C.D.), APPLICABLE SALT LAKE COUNTY CONSTRUCTION AND DESIGN STANDARDS. UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) STANDARDS AND SPECIFICATIONS. (LATEST EDITION) AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (A.A.S.H.T.O) CONSTRUCTION STORMWATER FIELD GUIDE, AND THE UTAH POLLUTANT DISCHARGE ELIMINATION

2) PRIOR TO PERFORMING ANY WORK. THE CONTRACTOR SHALL CONTACT HOLLADAY CITY FOR A PRE-CONSTRUCTION CONFERENCE.

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL. IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM HOLLADAY CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT FOUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT. THEY HAVE RELIED AND ARE RELYING ON THEIR OWN FXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FÁCILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BÉNCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

- A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH
- B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
- D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM
- E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL,

PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JÓB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE. WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN. WATER AND FLECTROLIERS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING, ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

# MISC CONSTRUCTION NOTES

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS. SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT: PIPING AND CONDUITS: STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS. CONDUITS. CONDUCTORS. POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED AROVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

# CLEARING AND GRADING NOTES:

PRIOR TO COMMENCEMENT OF CONSTRUCTION"

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH HOLLADAY CITY STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.

) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.

3) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS. "SWPPP AND NOI REQUIRED TO BE FILED AND APPROVED WITH HOLLADAY CITY

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF CMT ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY. AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR 5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE SUIL BEARING VALUES AND PROFILES, SUIL STABILITY AND THE PRESENCE, LEVEL AND OWNER, CITY OF HOLLADAY CITY, AND UTAH POWER TO HAVE THE ELECTRICAL SYSTEM EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION AND ALL STREET LIGHTS ENERGIZED.

# DEWATERING NOTES:

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM 7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS SECTIONS 01570 AND 02580. NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION. A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED. SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS. PREVENT DISTURBANCE OF COMPACTED BACKFILL. AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

# UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER. STORM DRAIN. WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY—EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE. IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

# MISC CONSTRUCTION NOTES

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH. THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

> 4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION. THE EXACT LOCATION SHALL BE DETERMINED BY CARFFUL PROBING OR HAND DIGGING: AND. WHEN IT IS UNCOVERED. ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION

IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS: \* TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS \* TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF HOLLADAY CITY FOR H-20 LOAD REQUIREMENTS.

8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE HOLLADAY CITY. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF HOLLADAY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS

PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS

12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

# **SURFACE IMPROVEMENTS:**

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS

2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT CONCRETE COLLAR . SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRÁDE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ÁLL VALVES AND MONUMENTS PER HOLLADAY CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK

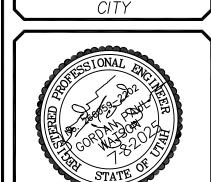
INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH HOLLADAY CITY

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

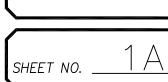
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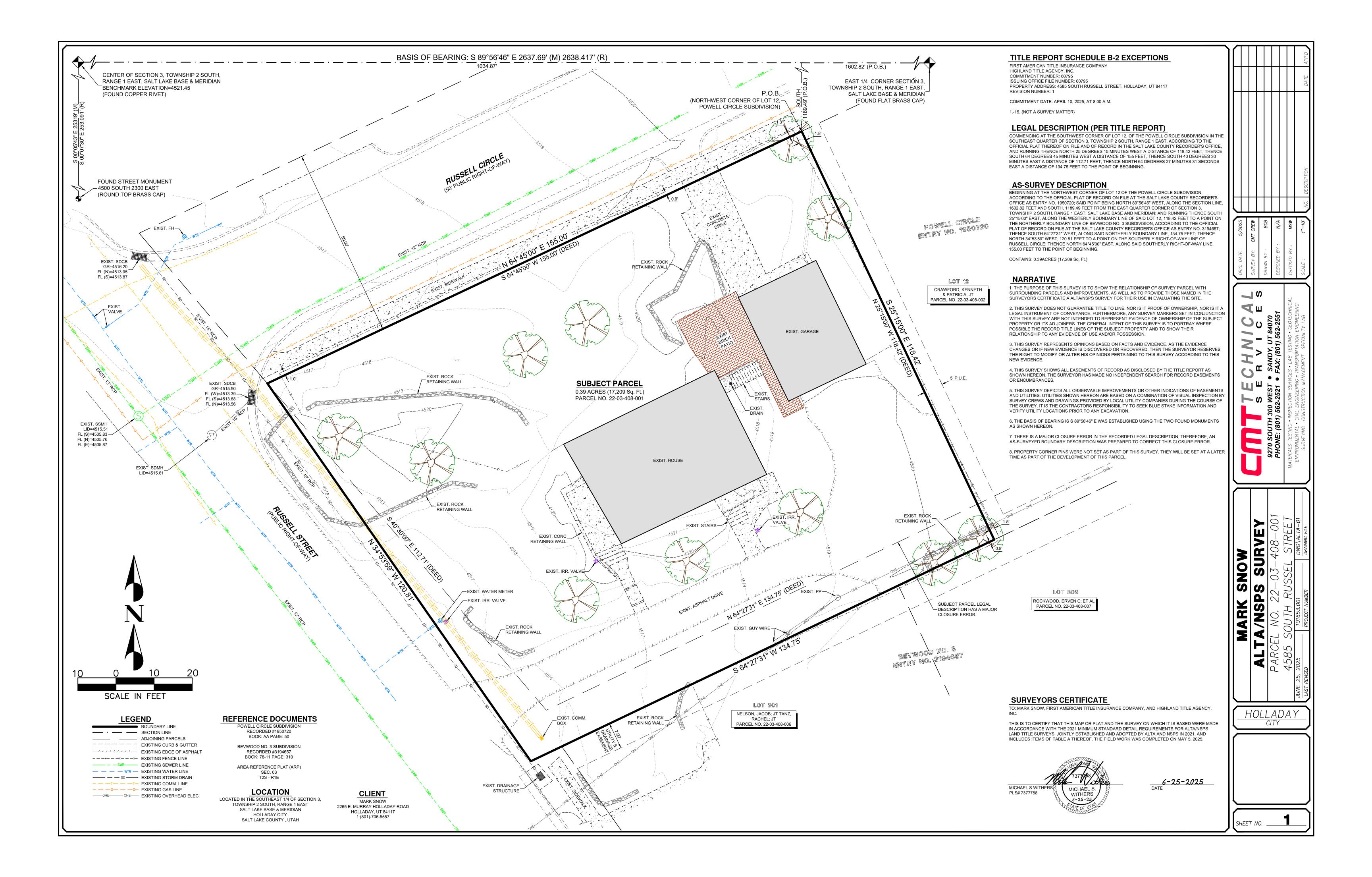
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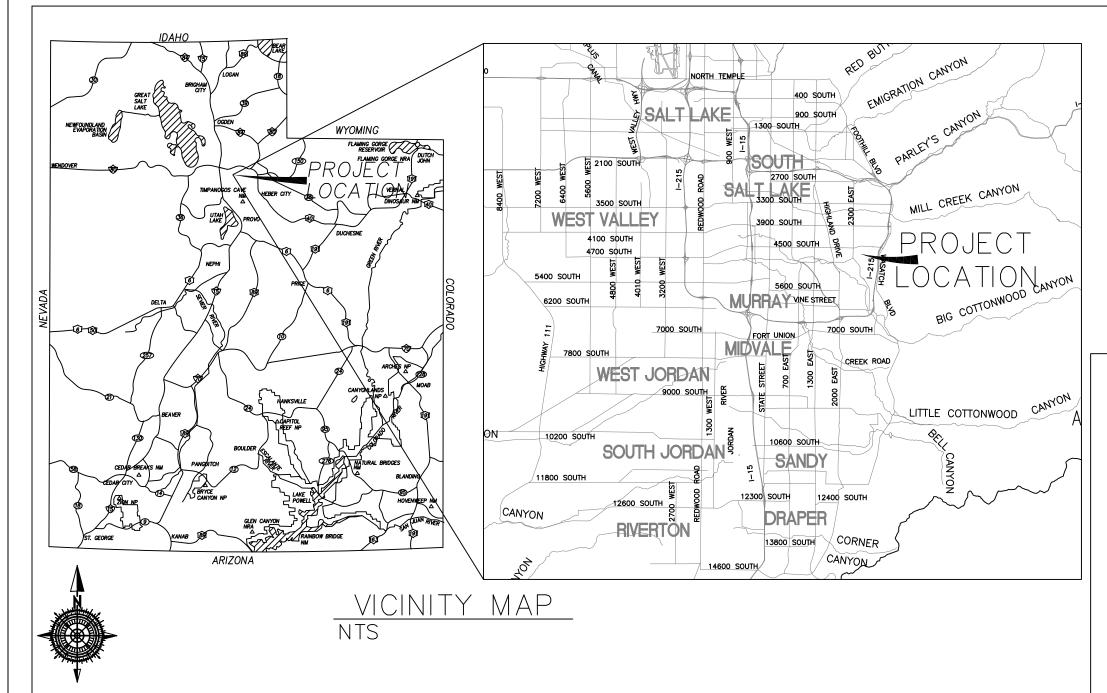


HOLLADAY





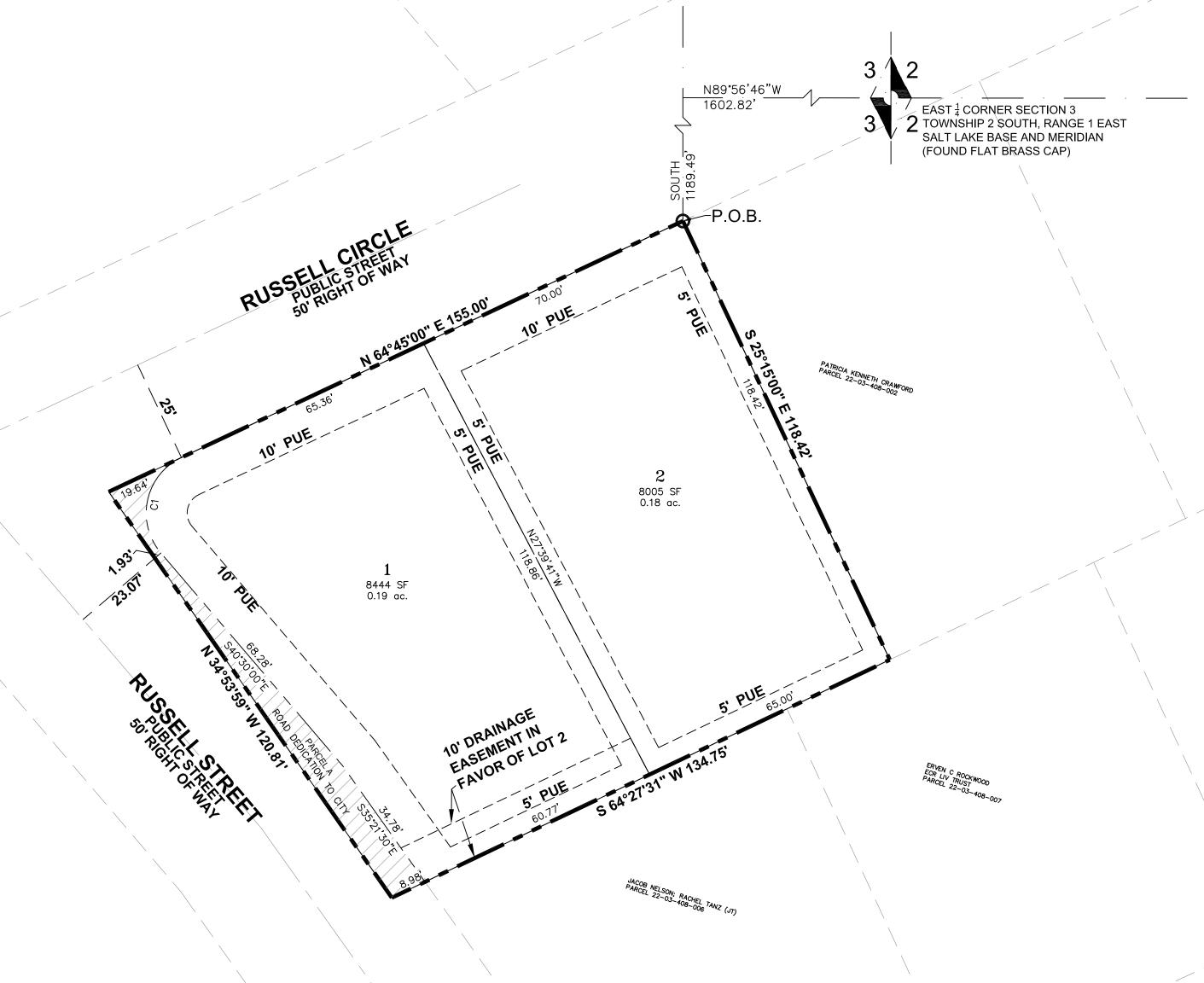




# RUSSELL CORNER SUBDIVISION

PROJECT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HOLLADAY CITY, SALT LAKE COUNTY, UTAH R-1-8 ZONE

# PRELIMINARY PLAT



# **BOUNDARY DESCRIPTION**

I, \_\_\_\_\_\_, certify that I am a Professional Land Surveyor holding license number \_\_\_\_\_ in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF THE POWELL CIRCLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 1950720; SAID POINT BEING NORTH 89°56'46" WEST, ALONG THE SECTION LINE, 1602.82 FEET AND SOUTH, 1189.49 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 25°15'00" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 12 TO A POINT ON THE NORTHERLY BOUNDARY LINE OF BEVWOOD NO. 3 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 3194657 THENCE SOUTH 64°27'31" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 125.77 FEET TO A POINT RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 35°21'30" WEST, 34.78 FEET; 2) NORTH 40°30'00" WEST, 87.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RUSSELL CIRCLE; THENCE NORTH 64°45'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 155.00 FEET TO THE

CONTAINS: 0.38 ACRES AND 2 LOTS

SURVEYOR SIGNATURE:

SURVEYORS SEAL

NOTARY PUBLIC SEAL

SHEET NO

# OWNER'S DEDICATION

\_\_undersigned owner( ) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

# RUSSELL CORNER SUBDIVISION

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have egress and placement of utilities.

DATE: OWNER SIGNATURE: In witness whereof have hereunto set A.D., 20\_\_\_\_ NOTARY SIGNATURE: MY COMMISSION EXPIRES:-NOTARY PUBLIC

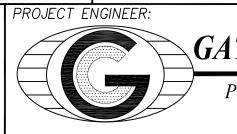
RESIDING IN SALT LAKE COUNTY

PROJECT SURVEYOR

SURVEY LOGO HERE

# RUSSELL CORNER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. R-1-8 ZONE



GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com

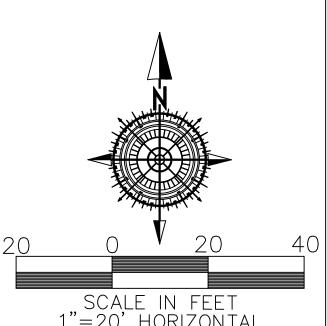
CIVIL ENGINEERING • CONSULTING • LAND PLANNING **CONSTRUCTION MANAGEMENT** 

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BË SET IN TOP BACK OF CÙRB AT EXTÉNSION OF SIDE LOT LINES, IN LIEU OF REBAR AND

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND

3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS,

RESOLUTIONS AND ORDINANCES. 4. ONSITE STORM WATER RETENTION REQUIRED FOR EACH LOT (TO BE DESIGNED AND CONSTRUCTED FOR THE BUILDING PERMIT).



1"=20' HORIZONTAL

ROAD DEDICATION TO CITY

OWNER/DEVELOPER MARK SHOW 2265 E MURRAY HOLLADAY ROAD HOLLADAY, UTAH 84117

SALT LAKE COUNTY HEALTH DEPARTMENT	COMMUNITY & ECONOMIC <u>DEVELOPMENT DEPARTMENT</u>	PLANNING COMMISSION	UNIFIED FIRE AUTHORITY	RECORD OF SURVEY
APPROVED THISDAY OFA.D., 20	APPROVED THISDAY OFA.D., 20	APPROVED THISDAY OFA.D., 20	APPROVED THISDAY OFA.D., 20	APPROVED THISDAY OFA.D., 20
DIRECTOR DATE	DIRECTOR DATE	CHAIR DATE	FIRE MARSHAL DATE	COUNTY SURVEYOR DATE

CITY ENGINEER **CITY ATTORNEY** APPROVED AS TO FORM THIS\_\_\_\_\_DAY OF,\_\_\_\_\_202?, APPROVED THIS \_\_\_\_\_ OF\_\_\_\_\_\_A.D., 20\_\_\_\_. DATE REPRESENTATIVE DIRECTOR DATE

CITY OF HOLLADAY PRESENTED TO HOLLADAY CITY THIS DAY OF, 202\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. CITY MANAGER PRINTED NAME

ATTEST: CITY RECORDER PRINTED NAME DATE

\_\_\_TIME \_\_\_\_\_ BOOK\_\_\_\_ PAGE\_\_ FEE \$ SALT LAKE COUNTY RECORDER

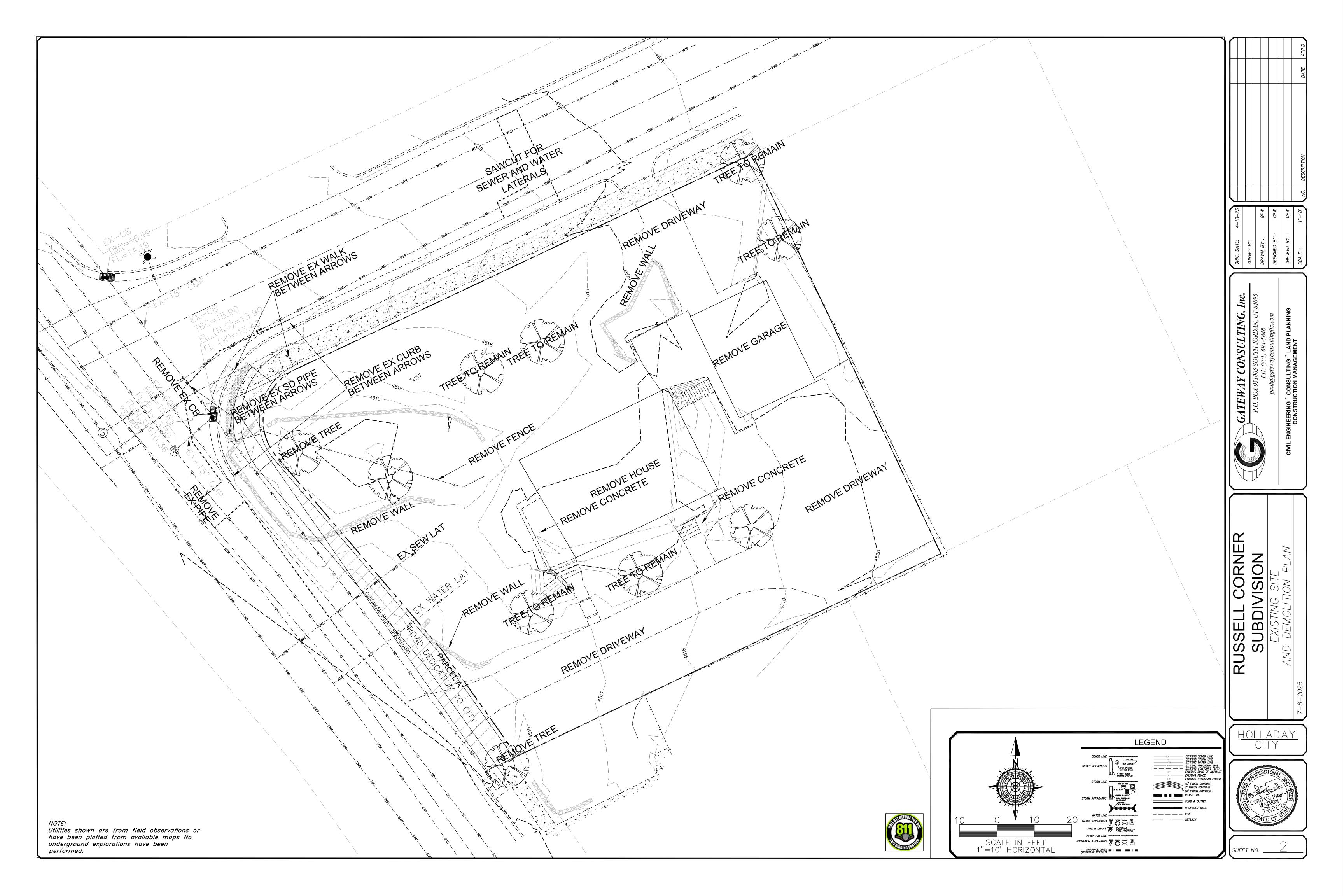
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND

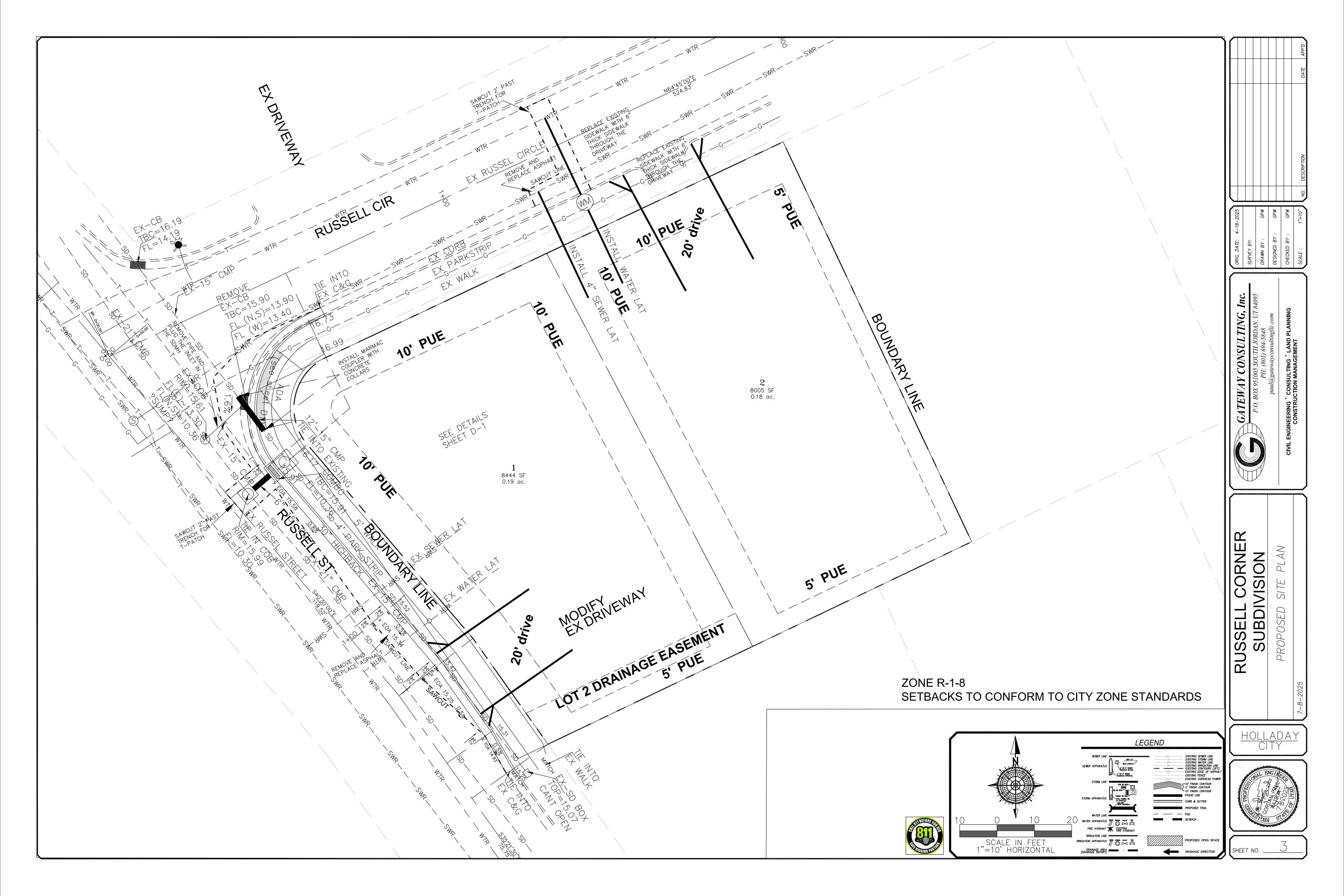
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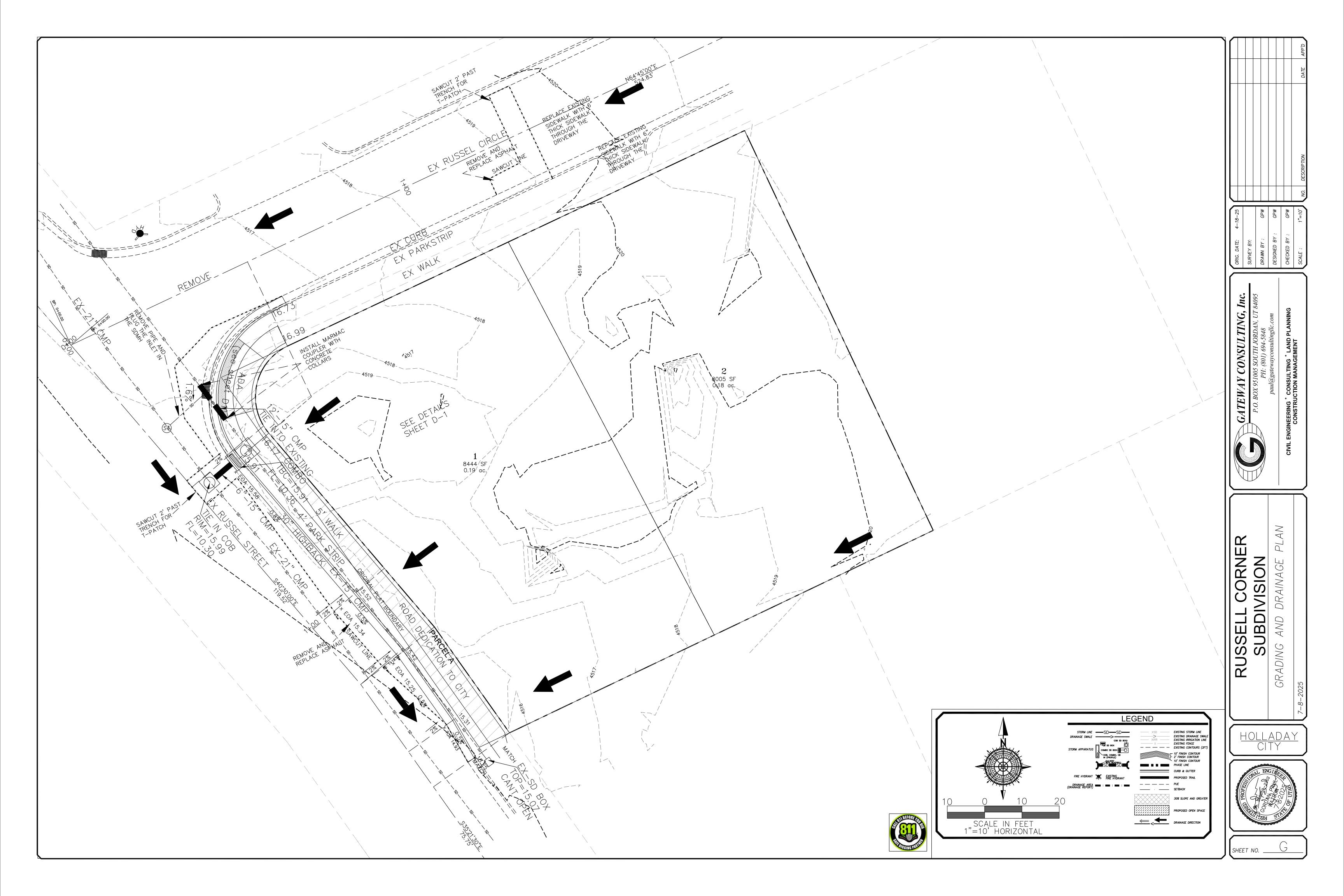
SEAL

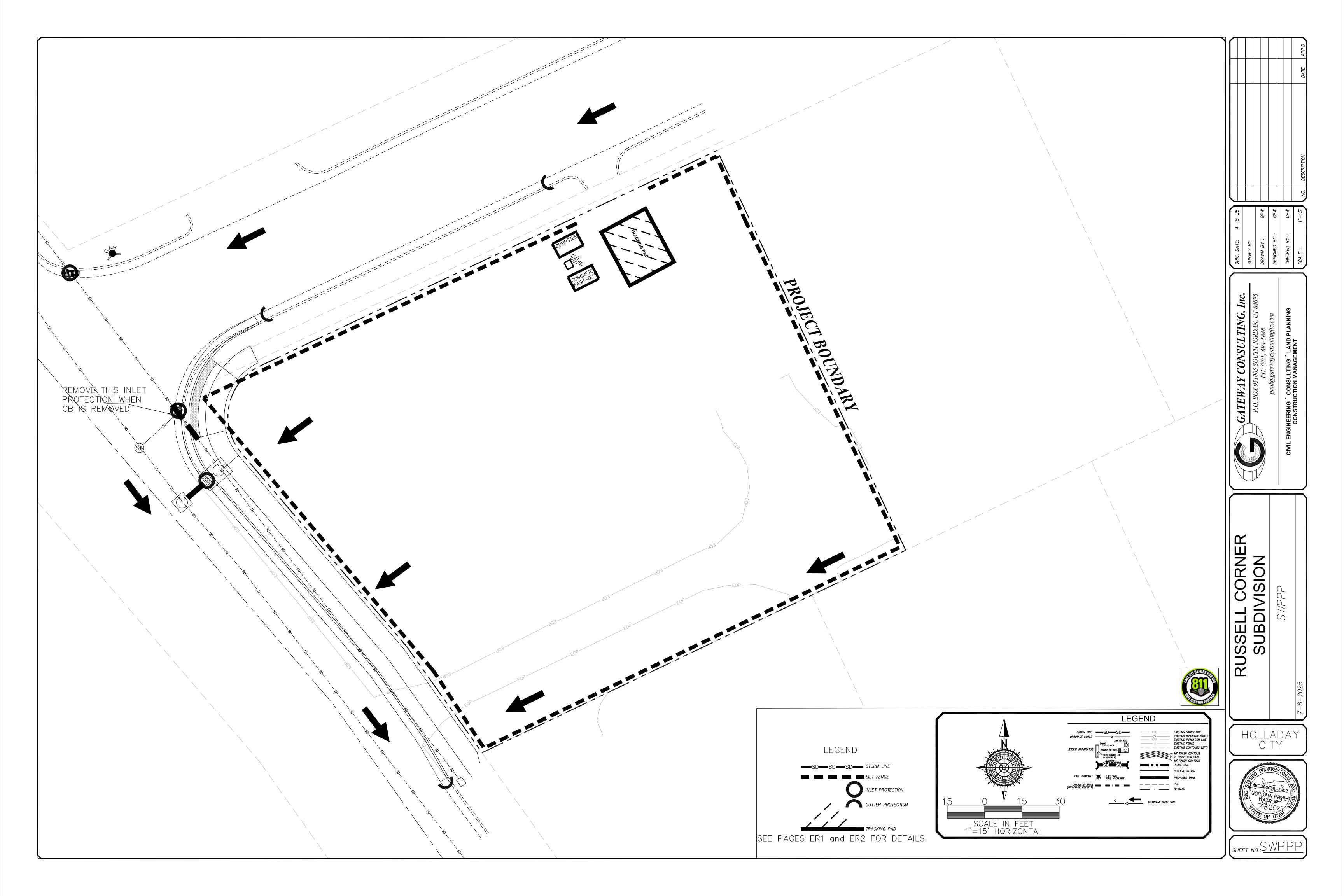
FILED AT THE REQUEST OF

Date 7—8—2025 File: PPLAT 4585 SOUTH RUSSELL STREET









# GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

- GENERAL EROSION CONTROL NOTES: 1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- 2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE HOLLADAY CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
- 4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- 5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED. SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.
- 6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.
- 7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
- 9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE
- 11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- 12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.
- 13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

# ADDITIONAL EROSION CONTROL NOTES POST CONSTRUCTION

AND COUNTY INSPECTOR.

- 1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL
- 2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER
- 3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE COUNTY ENGINEER.
- 4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.
- ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.
- 6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, CITY REVIEW ENGINEER AND CITY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.
- 7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.
- 8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO HOLLADAY CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.
- 9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRA	ASSES
% Pure	Grass Type
20.00	Hard fescue
15.00	Pubescent wheat grass
15.00	Orchard grass (sod forming)
15.00	smooth brom grass
20.00	Stream bank wheat grass (sod forming)
15.00	Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

- 10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.
- 11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.
- 12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.
- 13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.
- 14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.
- 15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED: - UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
- HOLLADAY CITY 'CITY CODE' UNIFORM FIRE CODE

- 17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
- 18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.
- 19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.
- 20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
- 21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY. MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND HOLLADAY CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.
- 22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.
- 23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.
- 24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.
- 25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE, PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS. COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

RIPRAP - PLACE STONES TO SECURE A ROCK MASS, CONFORMING TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. DISTRIBUTE AND MANIPULATE THE STONES IN A MANNER THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACE BETWEEN THE LARGER FRAGMENTS. PLACE IN A MANNER THAT RESULTS IN UNSEGREGATED. DENSELY PLACED. UNIFORM LAYERS OF RIPRAP OF THE THICKNESS INDICATED ON THE PLANS. EXCAVATE AT THE TOE OF THE SLOPE AND EMBED RIPRAP TO PROTECT AGAINST UNDERCUTTING. COMPACT PROPERLY PLACED LOOSE RIPRAP SO THAT IT IS FREE FROM ANY IRREGULAR SURFACE PROTRUSIONS OVER 3 INCHES IN HEIGHT.

							APP'D
							DATE
							NOIL
							DESCRIPTION
							NO.
18-25	2		GPW	W dS	:	CP W	N/A

	МЬЭ	GPW	GPW	N/A
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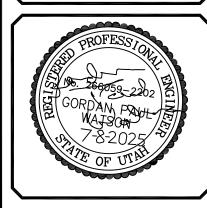
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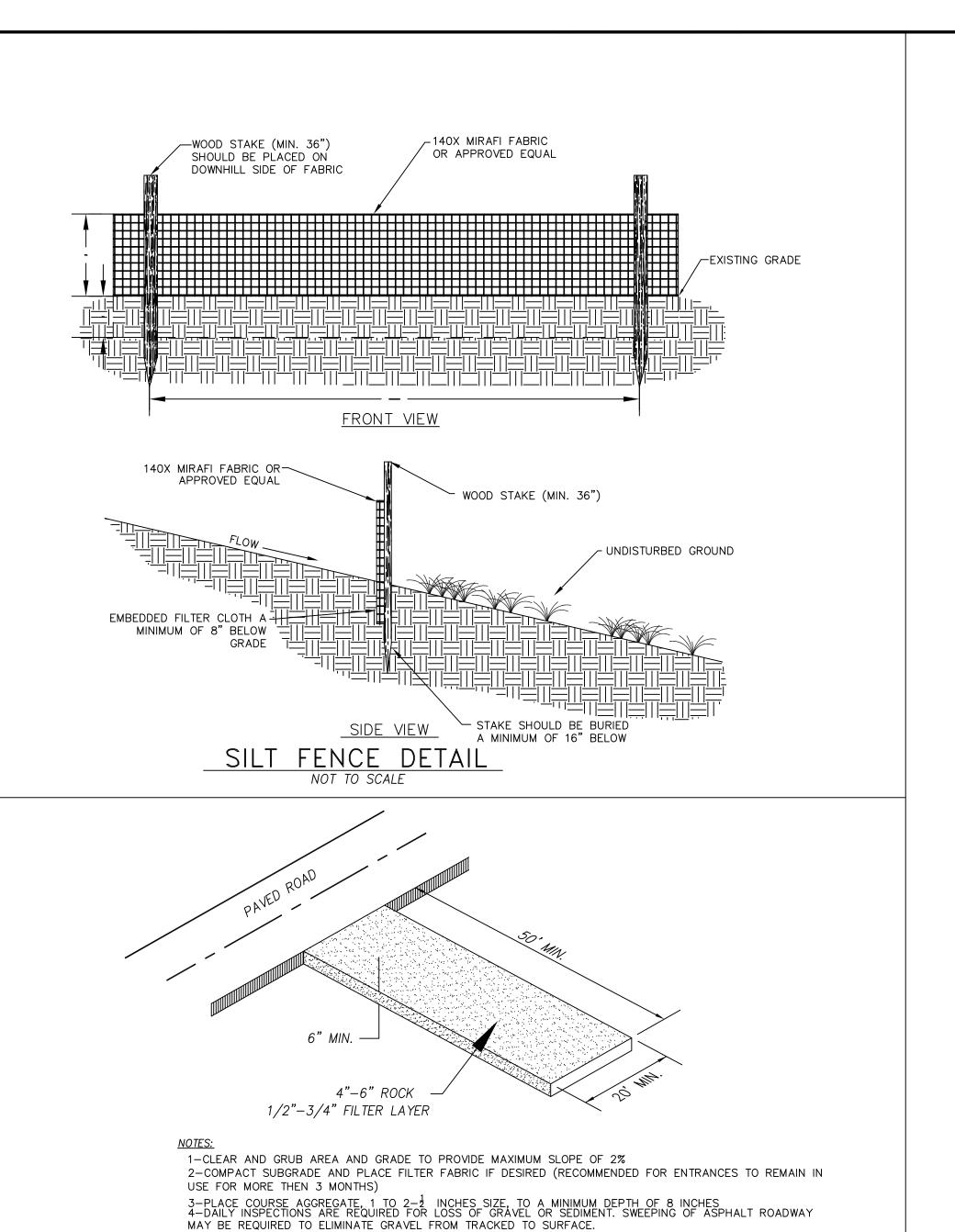
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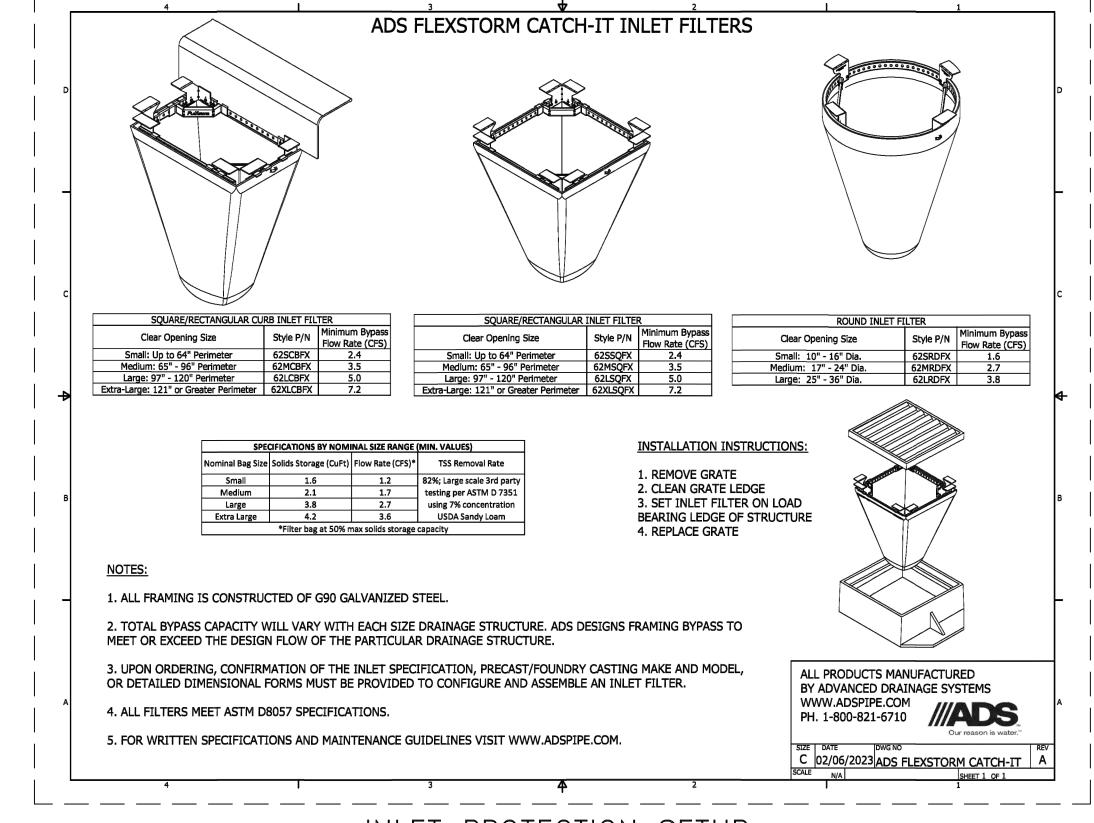
HOLLADAY CITY



SHEET NO. ER





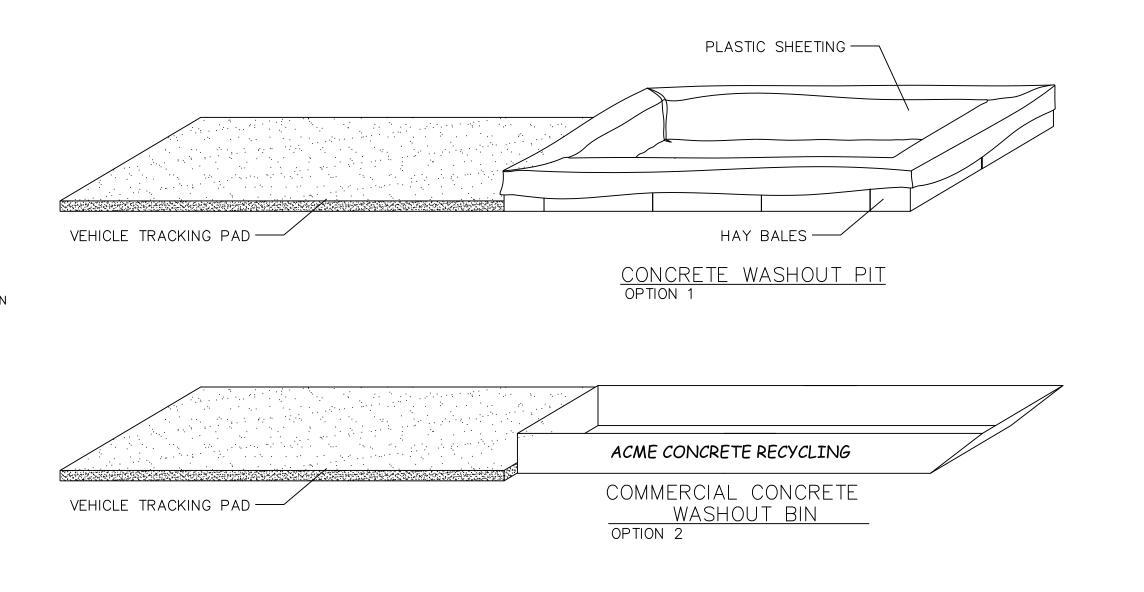


INLET PROTECTION SETUP



HOLLADAY

SHEET NO. ER-





1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.

2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET. 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT

1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA. 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP

AND DISPOSED OF PROPERLY 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN END OF EACH WORK DAY.

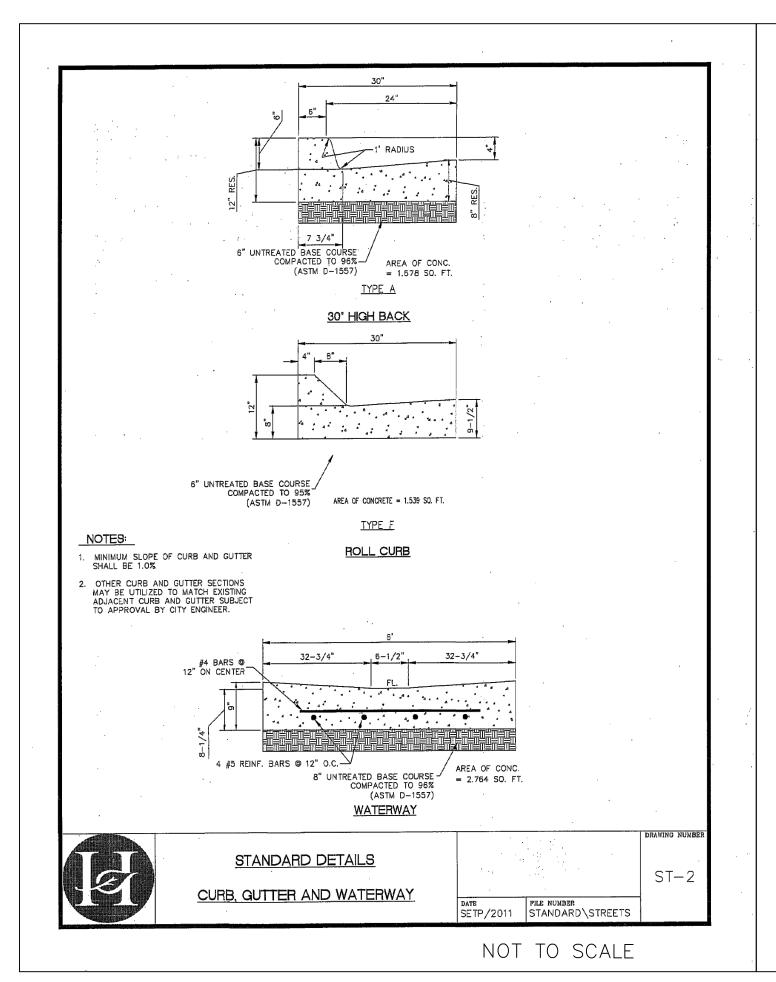
VEHICLE TRACKING DETAIL

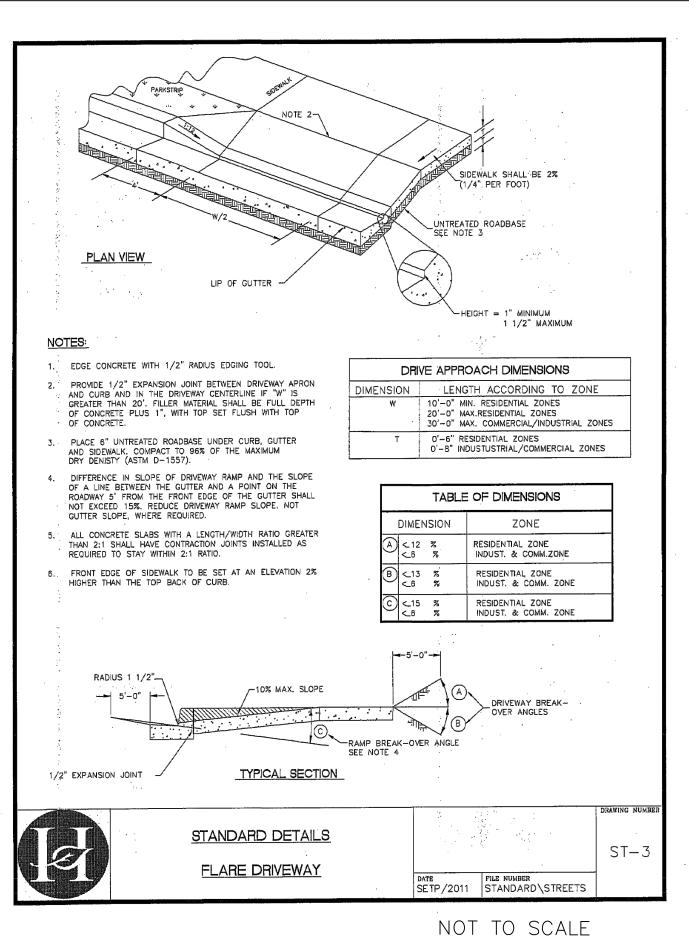
NOT TO SCALE

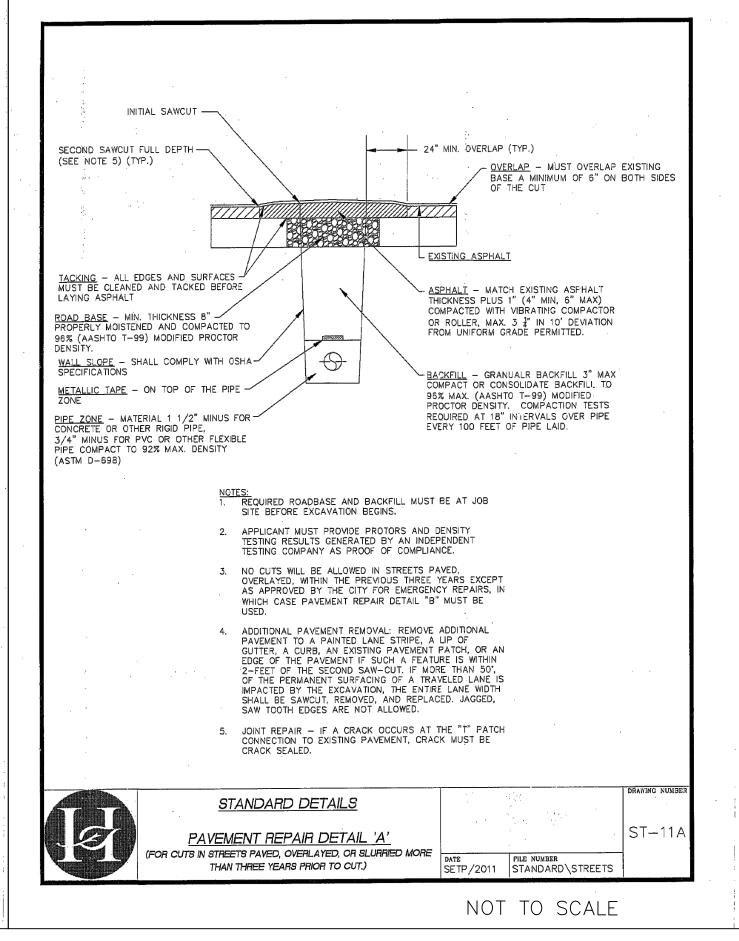
4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

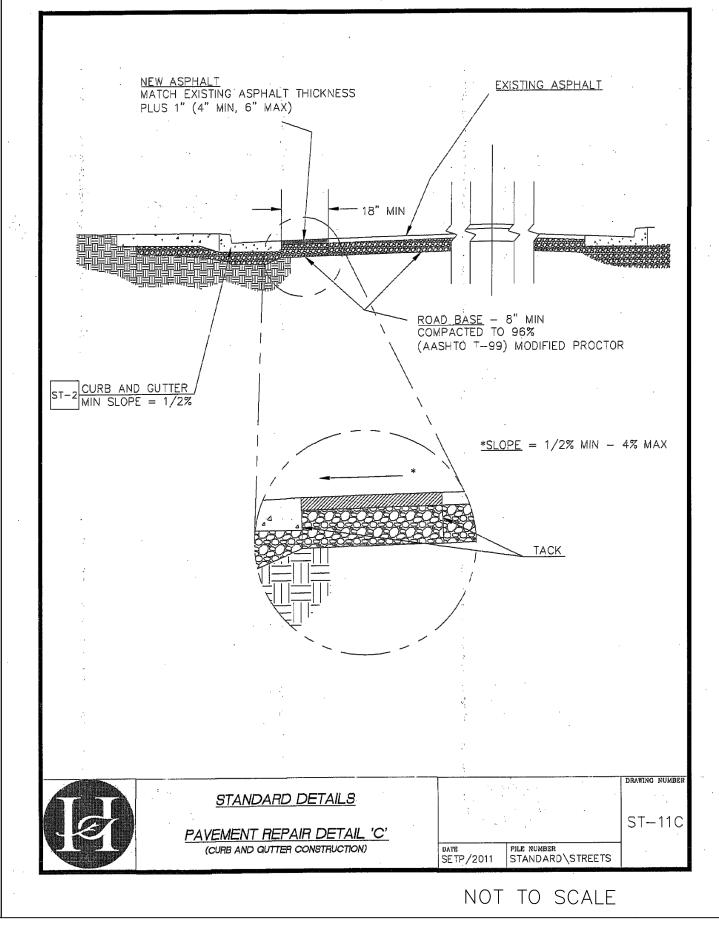
CONCRETE WASHOUT AREA NOT TO SCALE

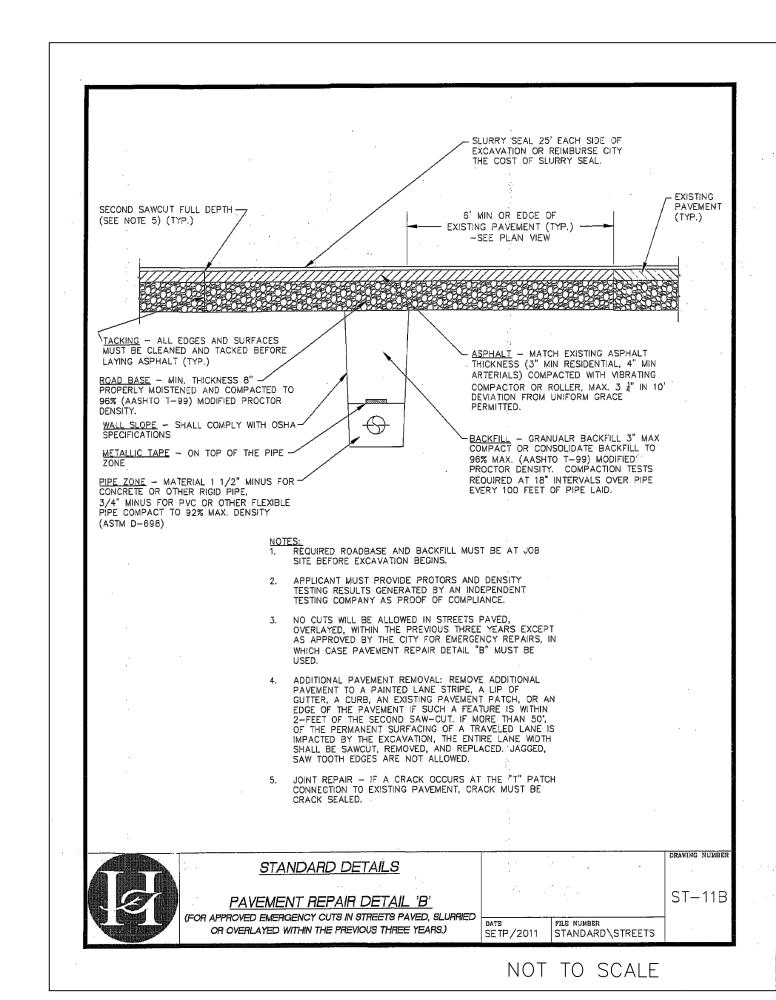


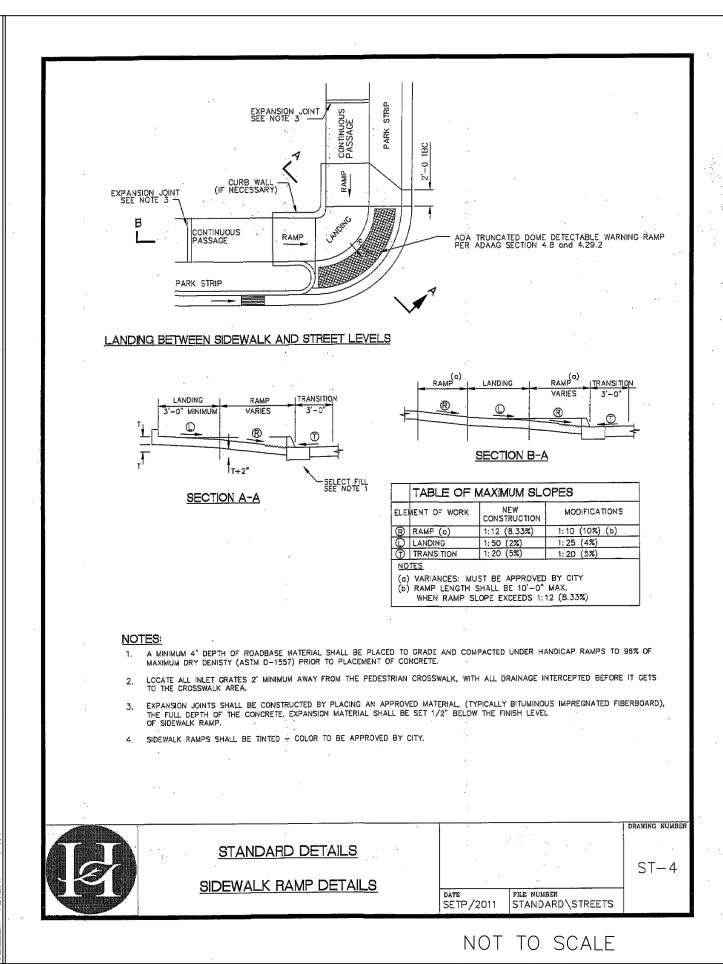


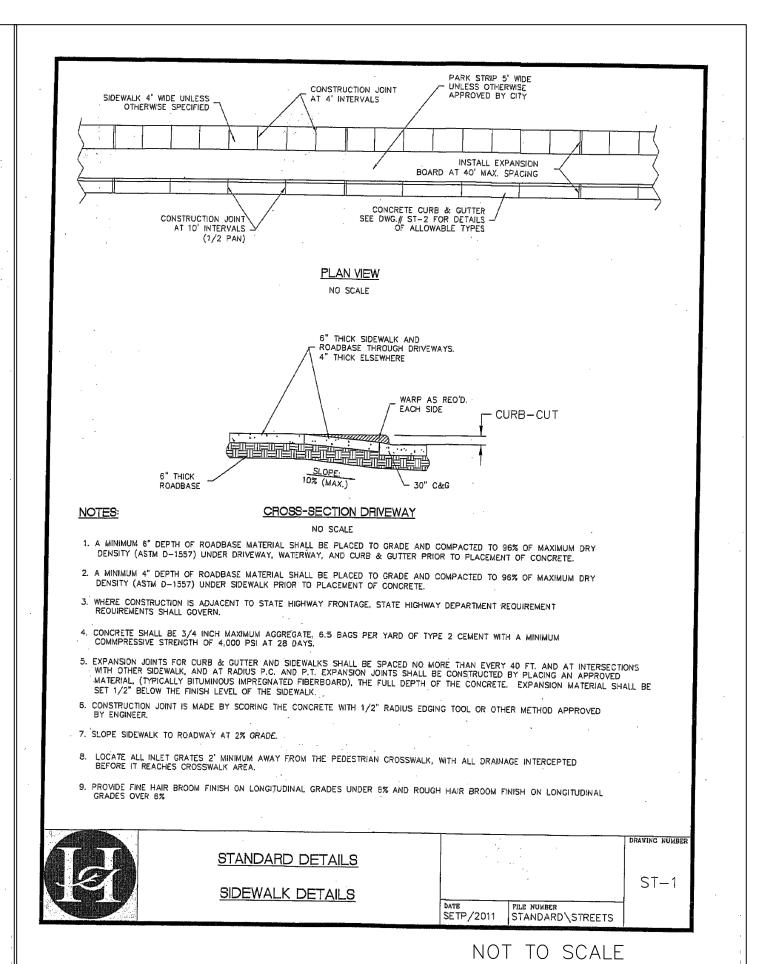












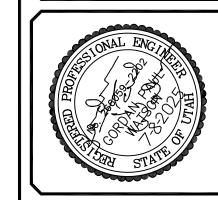


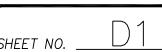
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GATEWAY

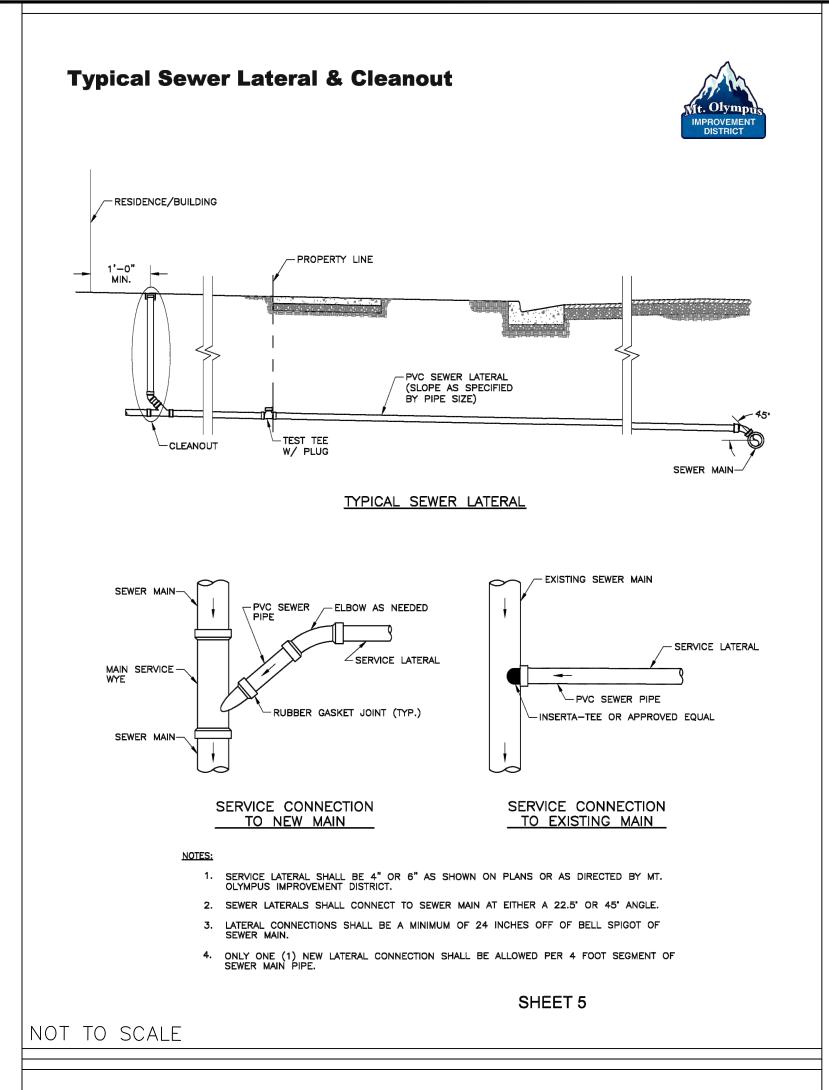
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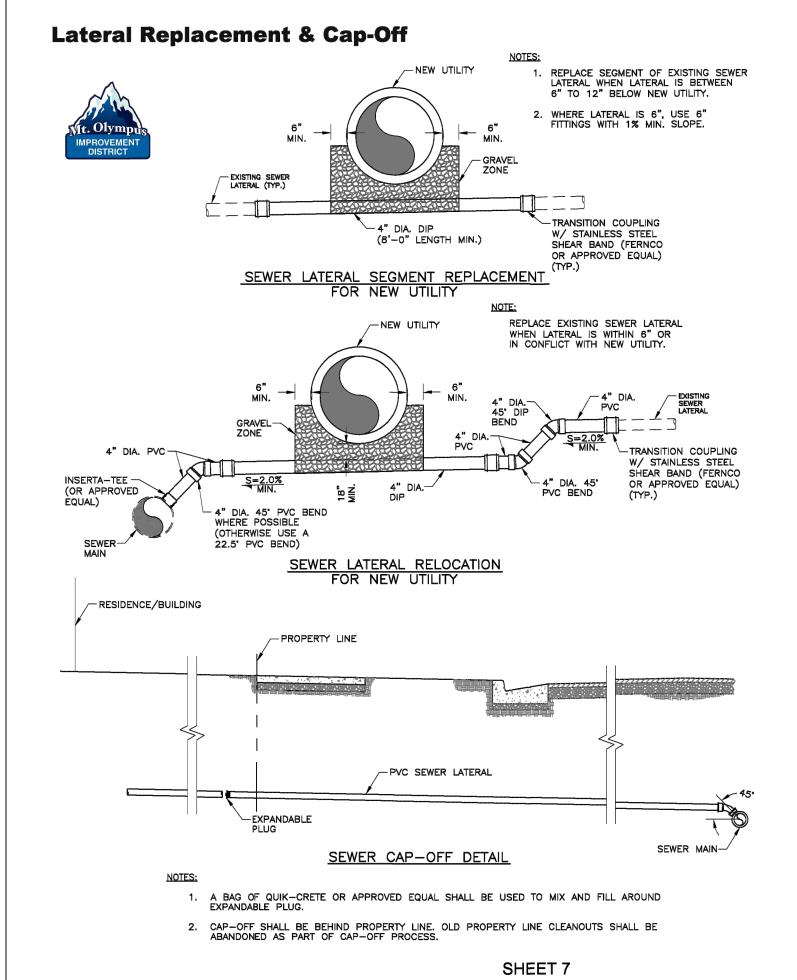
HOLLADA' CITY







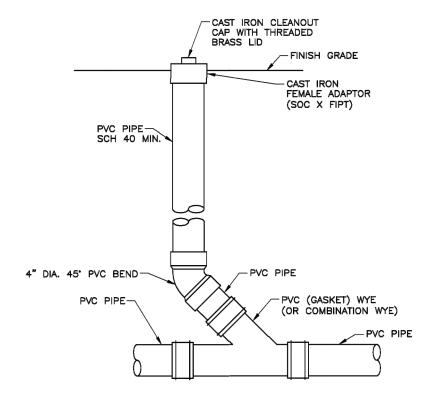




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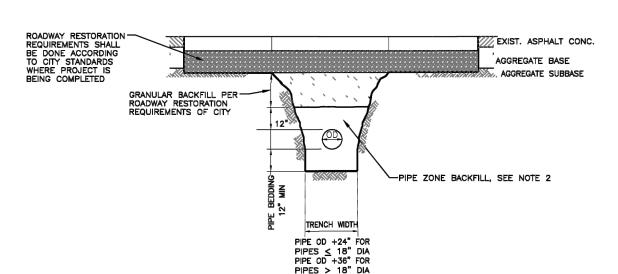
<u>CLEANOUT</u>

- SIZE OF PIPING AS SHOWN ON DRAWINGS OR AS DETERMINED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
- PVC JOINTS SHALL BE GASKETED JOINTS. NO GLUE JOINTS ARE ALLOWED.
- WHEN CONNECTING TO INTERIOR PIPING, SHEAR BAND FERNCO OR APPROVED EQUAL SHALL BE USED.

SHEET 6

# NOT TO SCALE

**Typical Trench Detail** 

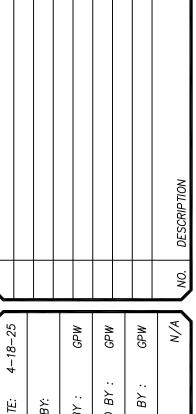


TYPICAL TRENCH SECTION

NOT TO SCALE

- 1. TRENCH EXCAVATION IN ACCORDANCE WITH APWA 31 23 16, OSHA, AND UOSH SAFETY STANDARDS.
- 2. PIPE ZONE MATERIAL TO BE A-1-a OR A-1-b ASTM D 3282 3/4" MAXIMUM PARTICLE SIZE. PEA GRAVEL AND "SQUEEGY" IS NOT ALLOWED IN ANY PART OF THE PIPE ZONE. MATERIAL SHALL BE PLACED IN LIFT NOT EXCEEDING 8" AND COMPACTED TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER (PER ASTM 1557) WITHOUT DAMAGING OR DEFLECTING PIPE.
- 3. RECYCLED ASPHALT SHALL NOT BE USED FOR BACKFILL IN ANY PART OF THE TRENCH.
- 4. FOR NEW CONNECTIONS TRENCH WIDTH SHALL BE 4 FOOT MINIMUM.

SHEET 8



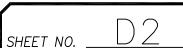
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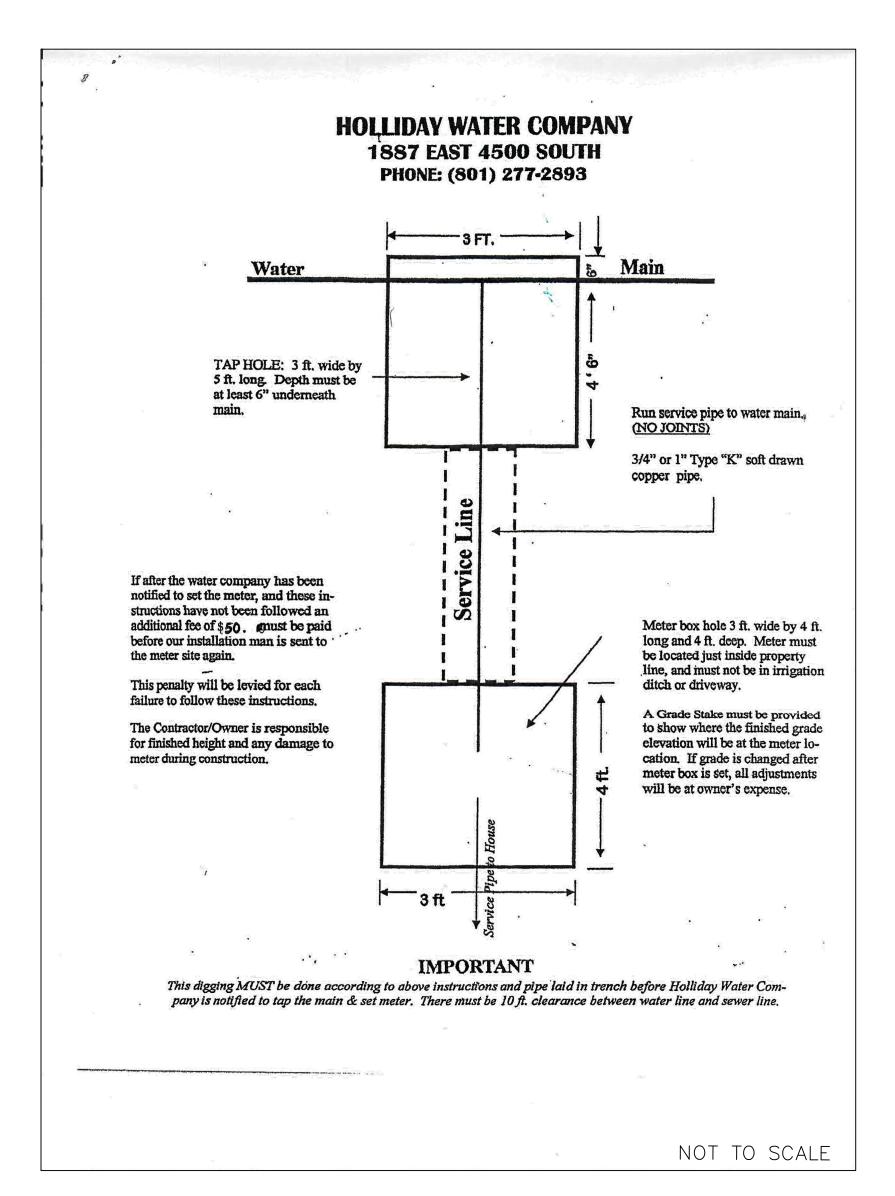


RUSSELL CORNER SUBDIVISION

HOLLADAY CITY





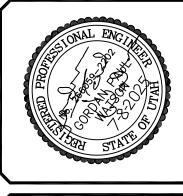


# NOTES:

- 1. CONTACT HOLIDAY INFRASTRUCTURE MANAGER PRIOR TO SERVICE LINE PLACEMENT BEFORE EXCAVATION.
- 2. A 3 INCH METER AND SERVICE LINE HOOK-UP FEE IS \$2,500. CONTRACTOR WILL NEED TO PROVIDE THE COPPER PIPE THAT RUNS FROM THE MAIN TO THE METER.



HOLLADAY CITY







COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT 4580 S 2300 E, Holladay, Utah 84117

Phone: 801-527-3890

# GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project: Russell Corner				
Address of Project:				
TYPE	OF REQU	JEST: (mark all that apply)	)	
ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)			ATIVE PROCEEDURES APPLY	(ORD. 13.07)
SITE PLAN () PERMITTED of () CONDITIONAL		REZONE of PROPERTY		
SUBDIVISION PLAT		GENERAL PLAN AMENI	DMENT	
CONDOMINIUM PLAT		CODE AMENDMENT		
CONDITIONAL USE PERMIT		PUBLIC STREET: NAME O	CHANGE, VACATION /C	CLOSURE or DESIGNATION
SPECIAL EXCEPTION		HISTORIC SITE DESIGNA	ATION	
NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREE	MENT AMENDMEN	Г
OTHER: Concept / Preliminary Plat		ANNEXATION		
	•			
Applicant Name: (Please Print)		Property Owners Name: (Please Pri	nt) **ATTACH SIGNED "C	OWNER AFFIDAVIT'**
Applicant's Mailing:		1		
Address:	Ci	ty:	S	State: Zip:
Applicant Phone:	Applica	nt's Email Address:		
( )				
Main Contact Person (Please Print):				
Name:	Phone:	email:		
Brief summary of proposal / request:				
<u>FILING FE</u>	•	<del></del>		OFFICE USE ONLY
SITE PLAN REVIEW \$600.00		ONE of PROPERTY	\$900.00 + \$85.00/acre	FILE NUMBER
SITE PLAN AMENDMENT \$250.00  \$2,000.00 +		DE AMENDMENT	\$600.00	P V
\$100.00/lot		IERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	Parcel Number
CONDOMINIUM \$100.00/unit \$100.00/unit \$100.00/unit \$1,000.00 +	HIS	ORIC SITE DESIGNATION	\$600.00 \$300.00 – vacation	GENERAL PLAN:
\$35.00/acre	PUB	LIC STREET:	\$500.00 - dedication \$250.00 - namechange	ZONE:ACREAGE:
CONDITIONAL USE PERMIT - RESIDENTIAL \$900.00 + \$50.00/unit	ANN	EXATION		PC ACTION: DATE:
CONDITIONAL USE PERMIT – HOME BUSINESS \$100.00	DEV	ELOPMENT AGREEMENT AMENDMENT		TCACHON:DATE.
CONVERSION TO CONDOMINIUM \$50.00/unit	ОТН	ER:		CC ACTION: DATE:
SPECIAL EXCEPTION \$600.00	ОТН			
SUBDIVISION AMENDMENT \$500.00		FINAL TOTAL DUE:		FILE DATE:
NEW COERCE FOR A PRINCE A NEW COLUMN				
NEXT STEPS FOR APPLICANTS:				

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

STAFF ACKNOWLEDMENT OF COMPLETE APPLICTION: DATE:
---

# City of Holladay AFFIDAVIT OF PROPERTY OWNERSHIP for property located at

hdivision;	Plot:	Lvi:
1	PROPERTY OWNER	
we), Themes 2 - 7,000 is owner(s) of the property identitle formation provided in the attached ur) knowledge.	ie mark being duly sworn, d in the attached application and that the plans and other exhibits are in all respe	depose and say that I (we) am (are) ie statement herein contained and flie ets true and correct to the best of my
operly Owner		
operty ()wher		
	ACKNOWLEDGMENT	NOTARY PUBLIC Amusa Byen
tate of 1 tan		My Commission Expans incompagnet
mony of Self Lake		STATEOFUTAN
dy neknowiedzed to me iha) he die	12027 Ob	regulate
************************************		
	AGENT AUTHORIZATION	
my agentis) Mark Show	as a second the owners of the real pr	garding the attached application and the City of Holladay considering this
ny agent(s) Mark 50eW appear on my (our) behalf isefore an application and macrin all respects	to represent me (us) in to represent me (us) in readministrative or legislative body in	garding the attached application and the City of Holladay considering this
ny agent(s) Mark 50000 ippear on my (our) behalf isefore an application and macrin all respects	to represent me (us) re to represent me (us) re ty administrative or legislative body in as our according planters perfaming to the	garding the attached application and the City of Holladay considering this
ny agentis) Mark 5000 ppear on my (our) behalf isefare an pplication and or act in all respects state of Urah (ss. ounty of 592+Lake)	to represent the owner(s) of the real pr to represent me (its) re ty administrative or legislative body in; tag our avent in almers pertaining to th ACKNOWLEDGMENT	garding the attached application and the City of Holladay considering this e attached application.
ny agent(s) Mark Social appear on my (our) behalf before an application and mart in all respects state of Urab  county of Sattake  The foregoing attidavit wa thely arknowledged to me that he di	or represent me (its) re to represent me (its) re ty administrative or legislative body in it, as our areas in quaters pertaining to the  ACKNOWLEDGMENT  ACKNOWLEDGMENT  Is acknowledged before me this 28° of the control of the same.	garding the attached application and the City of Holladay considering this e attached application.
my agent(s) Mark 5 act of appear on my (our) behalf before an application and in act in all respects  State of Urah (888.)  The foregoing attidavit wa duly arknowledged to mir that he did	or represent me () is real property administrative or legislative body in ); as our areas in malasters pertaining to the ACKNOWLEDGMENT of acknowledged before me this 28° is acknowledged befo	garding the attached application and the City of Holladay considering this e attached application.

# **Carrie Marsh**

**From:** Terri Ann Petersen

**Sent:** Thursday, July 10, 2025 9:05 AM

**To:** Carrie Marsh

# [External Email - Use Caution]

We are grateful for the notice of someone's desire to build two houses at the end of our street. We are also grateful that the buildings in downtown Holladay are not more than three stories high. But we are opposed to building houses close together and on top of each other as we see in parts of our neighborhood. Just leave the lot a one building lot. Building more than one home will destroy the integrity of the neighborhood. Just leave it alone.

Brent and Terri Petersen 2471 Russell Circle Holladay, Utah

# Staff Note:

I spoke with this resident briefly after receiving this comment and they went and walked by the property and realized how bit it is. They let me know that they are in support of two lots and think that is more fitting than one large lot.

# **Carrie Marsh**

**From:** alyse taylor

**Sent:** Friday, July 11, 2025 8:00 AM

**To:** Carrie Marsh

**Subject:** 4588 S Russell Street Subdivision

# [External Email - Use Caution]

Hello Carrie Marsh,

I just want to reach out and say that our household (Top of Russell Circle) is ok with the residential subdivision of the lot at the bottom of the street. ONLY IF the Zoning does not change. The 2 homes to be built will need to be HUMBLE sized. Stick to the height restrictions. Follow strict setbacks and everything. Keep it feeling like a neighborhood, and not a housing complex. We do not want to mess with the flow and appearance of the homes on our circle! No one wants a tower home built in a neighborhood. Nothing like the monsters being built on 2300 E and 4500 South!!! The Homes must not look out of place. Keep it Humble, Simple, beautiful, neighborhood-friendly homes.

That is my input.

Thanks, Alyse Taylor

# **Planning Commission**

Community Development Department City of Holladay 801.527.3890



# FILE# 25-1-07

# **HINCKLEY ESTATES - SUBDIVISION and PUD**

# **ADDRESS:**

4888, 4890, 4880 S. Floribunda Dr.;2830 E Sleepy Hollow Dr

# **LEGAL DESCRIPTION:** 22-11-157-017

BEG N 44^52'11" E 1349.03 FT FR W 1/4 COR (CALCULATED), SD PT N 05^58'30" W 297.62 FT & N 77^45'00" E 268.97 FT FR ST MON AT THE INTERSECTION OF FLORIBUNDA DR AND WANDER LN; N 5^56' W 140.27 FT; N 87^43'31" E 177.55 FT; S 7^21' W 151.81FT; N 68^40' W 50 FT; S 87^45' W 38.52 FT; S 77^45' W 59.79 FT TO BEG.

# **APPLICANT/REPRESENTATIVE:**

D Rennie, JFH Trust

# **PROPERTY OWNER:**

Jean Hinckley JFH Trust

# **ZONING:**

R-1-10

# **GENERAL PLAN DISTRICT:**

Low Density Residential-Stable (LDR-S)

# CITY COUNCIL DISTRICT:

District #5

# **PUBLIC NOTICE DETAILS:**

Published and Mailed 04/25/2025

# **REQUEST:**

Subdivsion - P.U.D.

# **APPLICABLE REGULATIONS:**

13.10A - Subdivisions13.78 - Planned Unit Development

# **EXHIBITS:**

Zone map Staff Report Applicant Narrative Applicant supporting doc.

# **STAFF:**

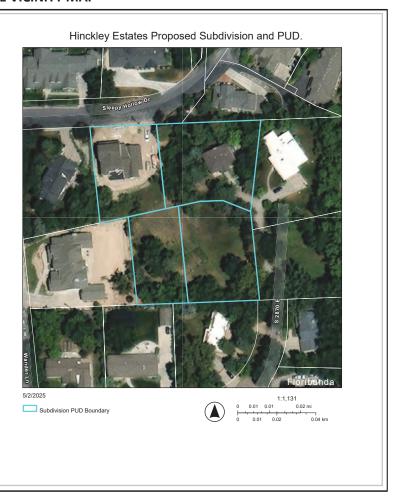
Carrie Marsh, Senior Planner

# **DECISION TYPE:**

# Administrative:

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

### SITE VICINITY MAP



# Notes:



Community and Economic Development Planning and Zoning

# PLANNING COMMISSION STAFF REPORT

July 15, 2025

# ITEMS # 2, 3, and 4

Request: Residential Subdivision as a Planned Unit Development

\*To be reviewed as three separate actions- separate hearings and motions for each

Project: "Hinckley Estates"

Address: 4888 S. Floribunda Dr.

Applicant: D. Rennie, representing property owner JFH Trust

File No.: 25-1-07

Notice: Mailed Notice on April 25th, 2025; 2nd notice mailed on July 2, 2025

Staff: Carrie Marsh

# **GOVERNING ORDINANCES:**

13.06 DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE

13.08 ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS

13.10A <u>SUBDIVSIONS</u>

13.10A.070 PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.10A.080 PRELIMINARY AND FINAL SUBDIVISION APPLICATION CONTENTS

13.78 PLANNED UNIT DEVELOPMENT

# REQUIRED PLANNING COMMISSION ACTION: Administrative

**Public hearing to be held**. As this application is for a residential subdivision and a Planned Unit Development, the PC shall make three separate motions, one for each item, to either, approve or to continue discussion for this application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. <u>13.06.050.B2</u> and <u>13.08</u>

- A conceptual subdivision site plan will be reviewed for compliance with the R-1-10 zone and establish the allowed density, or maximum number of dwelling units. Decisions must be made during public meeting. (See page 5 for TRC Review and motion)
- 2. Creation of a subdivision plat requires review and approval of the **preliminary plat** by the Land Use Authority (Planning Commission), as detailed in 13.10A.070.D. Decisions must be made during public meeting. (**See page 6** for TRC Review and motion)
- 3. A Planned Unit Development (PUD) is a conditional use-controlled subdivision plat and requires a site plan review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be made during public meeting. (See page 12 for TRC Review and motion)



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# **SUMMARY**

Applicant, D. Rennie, representing property owner JFH Trust, has been working with the TRC on an application for a subdivision as a Planned Unit Development. All property that is within the proposed subdivision is owned by the same family. The family is seeking to preserve significant natural features on the property while utilizing unclaimed density with the total area of land to enable additional family members to build new homes that fit their individual needs on the property.

The process for a PUD involves three steps. This staff report will provide information that is relevant to the entire project. A separate TRC review and motion will be included on individual pages for each of the three steps detailed below. Each step will have a separate public hearing.

**STEP 1:** *Concept subdivision* review to establish allowed number of units based on meeting minimum zone requirements

<u>STEP 2:</u> *Conditional Use Permit* (CUP) review to establish the conditions associated with modifications to a standard subdivision *for a Planned Unit Development (PUD)* 

<u>STEP 3:</u> *Preliminary subdivision* review to establish and create a plat that incorporates the modifications made to the conceptual standard subdivision by the PUD

# **BACKGROUND**

The Hinckley family has owned and lived on the property for over 100 years. Over time, some portions of land have been sold to either family or other individuals. The applicant intends to keep the property within the family, and wishes to designate specific areas where homes can be built to preserve mature trees and other desirable features that embody the character and history of the family's land and create benefits to be enjoyed by residents within the development.

Currently, two parcels have existing homes and are legal, buildable lots. These two parcels are addressed as 4880 S. Floribunda Dr. and 2830 E. Sleepy Hollow Dr. The other two parcels are related to, or tied to, the original parcel and have not been legally approved as buildable lots. These unimproved parcels were created with separate parcel numbers primarily for tax purposes. In order to create legal lots, a subdivision process must occur.

PUDs are a conditional use that require a minimum area of land to qualify. The original parcel and it's two related parcels have enough land area to qualify for a PUD on their own, but the parcel on Sleepy Hollow opted to be included in the PUD in order to formally establish a property line that was adjusted previously, and in support of the perpetual preservation of consolidated open space both on their existing parcel and within the project overall.

The proposed Planned Unit Development (PUD) involves four existing parcels totaling 1.65 acres (71,642



Community and Economic Development Planning and Zoning

square feet) within the R-1-10 zone. Maximum density allowances for a standard subdivision in this zone is one unit per 10,000 square feet of land.

Density is calculated based on the net area, after required fire access is removed. In the standard concept subdivision proposed by the applicant, the *net land area results in six parcels*. All six parcels are above the minimum lot size required in the R-1-10 zone.

Minimum lot standards that are used to establish a new subdivision are:

- 10,000 sq. ft minimum lot size
- 80-foot minimum lot width
- 60-foot minimum frontage width at the street

Other zoning standards for the R-1-10 zone relevant to a proposal for a PUD:

- 20-foot front setback from a private right of way
- Rear setback of 22 feet (increases with lot size)
- Side setbacks totaling 25% of the lot width with a minimum 10% on one side (8 feet on an 80' wide lot), leaving 15% on the other (12 feet)
- Accessory building setbacks of 4 feet for lots up to 14,600 sq. ft; 5-foot setbacks for lots 14,601 21,200 sq. ft.
- Total lot coverage of 31% for structures and 36% total bonus would allow an increase of 10% toward additional hard surfaces
- Building height of 32 feet for lots under 15,000 sq. ft. 35 feet for lots 15,001 sq. ft to 1 acre, 40 feet for lots over 1 acre
- Graduated height requires that the structure fit within a building envelope created by a 45degree angle from a point that is 8 feet above the property line.

Through a Planned Unit Development, the total number of allowed units established in the conceptual standard subdivision can be placed in desired areas within the development instead of in set lots that are required to meet the minimum size and width of the zone. Planned Unit Developments allow flexibility of zone standards, with the exception of unit density, building height, graduated height, and use regulations.

# The purpose of a Planned Unit Development is to:

- Permit flexibility in land use, allow diversification in the interrelationships of various uses and structures with their sites and thus offer an alternative to conventional development.
- The application of planned unit development concepts is intended to encourage unique neighborhoods, high quality housing, exceptional design, additional open space, and facilities compatible with the present living environment in the city.
- Ensuring compliance with the purpose protects the health, safety, and public welfare of the future inhabitants of, or visitors to the PUD.



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- Imaginative site planning and maximizing energy utilization efficiency are significant advantages that can be secured through a PUD, with the objective of preserving existing greenery and significant trees on site.
- The PUD must create unique benefits for both the property owner and the city even though it does not allow additional density
- Applicants must justify why the project is better than a project developed as the underlying zoning would allow

The City seeks to achieve specific objectives through the flexibility of a PUD, as will be noted in the Technical Review Committee analysis.

Along with a narrative, the applicant has provided

- 1. A conceptual standard subdivision
- 2. A site plan for a PUD that modifies the standard subdivision and identifies open space, tree protection, and establishes allowed buildable areas
- 3. A civil set of plans that identifies grading, utilities (with utility will serve letters), and fire access details to meet the preliminary subdivision requirements



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# STEP 1: CONCEPTUAL SUBDIVISION TO ESTABLISH BASE DENSITY

# TECHNICAL REVIEW COMMITTEE ANALYSIS

- Verification of compliance with R-1-10 zone
  - Six lots are all larger than the minimum requirement of 10,000 square feet after fire access is removed
  - Land use is residential
- Verification of utility connection serve letters
- UFA approval of fire turn around location and length
  - Fire turn around is located on applicant's property
  - Applicant has worked with neighbor for access easement for the area from the public segment of Floribunda to where the road enters the applicant's private property
  - No parking allowed in fire access/turnaround areas

# RECOMMENDATION

The TRC recommends that the commission hold the required public hearing and consider comments presented. The CED Director has found that all required elements of a CONCEPTUAL residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be substantially complete as per the City's submission requirements. The TRC can recommend The Commission approve the **CONCEPTUAL SUBDIVISION PLAN** with the following suggested findings and conditions.

"I \_\_\_\_\_ motion for (approval/continuation/denial) of the Conceptual Subdivision for "Hinckley Estates" a six-lot residential Subdivision in the R-1-10 zone located at 4888, 4890, 4880 S Floribunda Dr. and 2830 E Sleepy Hollow Dr., finding that:

- 1) The development complies with the R-1-10 zone standards
- 2) Utility letters have been provided
- 3) Fire access requirements are met

## And with the conditions that:

- 1) A Preliminary plat is submitted and reviewed by the Planning Commission
- 2) Any proposed PUD details the location of open space and preserved trees
- 3) Final easement details and alignments to be included on the plat
- 4) Fire access roads shall be improved to a material to hold 24 tons; no parking signage is required within required fire access areas



Community and Economic Development Planning and Zoning

### STEP 2: CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT

### TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has verified that the applicant has submitted needed drawings and a descriptive narrative outlining a PUD request. PUDs do not require a minimum area of land for each unit and allow for structures to containing dwelling units to be located in areas that make sense. Lot lines within a PUD are a personal preference as to how the applicant seeks to delineate ownership.

**Lot Size:** The total land area is 71,642 square feet. The number of units allowed using the Maximum Density Calculation (13.04.040) is 7.

- Net density after removed fire access results in six dwelling units.
- Two dwelling units already exist on the property and two additional units are being proposed. Total of **4 units proposed**.
- All units are proposed as single dwelling units.
  - Future desire to add dwelling units as allowed by the established density either within any identified building areas, or in new building areas, would require a modification to the PUD through the Planning Commission.

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

In a standard subdivision situation setback should be uniform assuming there is a specific desired outcome for the setback, such as privacy, public safety, economic development, etc. In a PUD situation, flexibility in setbacks can vary depending upon the size and shape of the properties, placement of structures, and the presence/preservation of existing vegetation.

Variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house construction costs, setbacks shall be applied within a flexible envelope.



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	REQUIRED (R-1-10)	PROPOSED	
Front setback:			
The minimum setback on a private road of 20'	20 ft from the right-of-way line	20 ft from centerline	
Rear setback:			
The minimum setback in feet from the rear property line	22 ft avg., no point closer than 19'	55 feet	
Side setback:			
The minimum side setback in feet	25% of the minimum lot width of 80 feet; minimum 10% (8 feet)	8 feet from neighboring property	
Accessory building setback for 4880 S. Floribunda	4 feet	4 feet for existing structure and an additional 50%, 5 feet otherwise	

**Building Height: PUD** conditions may not alter allowable height. Compliance with §13.14.070 is required. As the proposed PUD creates individual lots that are larger than the minimum required in the R-1-10 zone, building height would be associated with each lot as detailed in the minimum lot standards on page three of this report. Structures would be required to meet graduated height requirements from each property line as shown in Figure 1.



Figure 1

**Lot Coverage**: Lot coverage should meet the requirements of the underlying zone whenever possible. In an R-1-10 zone with 10,000 square foot minimum lots, coverage is limited to 31% for structures and 36% total impervious coverage. The PUD's buildable areas equate to 22% coverage and an additional 3% coverage for impervious surfaces. Open space is proposed at 65% of the total area. It may be helpful to



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the Commission to note that open space within the PUD is to be designated, via the plat and not required to have common ownership.

### Purpose statement and objectives:

- 1. The stabilization and preservation of the existing or planned land uses in abutting areas and surrounding residential neighborhoods;
  - Existing and planned land uses are residential. This project stabilizes and preserves residential land use by utilizing unclaimed density.
- 2. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
  - Consolidated open space and preservation of larger areas of trees
- Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
  - Existing homes are intended to be preserved
- 4. Maximizing and preserving vegetation and open space and/or other special development amenities to provide light, air and privacy, to buffer abutting properties and to provide active and passive recreation opportunities for residents of the planned development and/or the community;
  - A significant area of land that could have otherwise been legally utilized for four new structures has instead been dedicated as preserved open space for active and passive recreation for residents of the planned development. Trees on perimeter of property are preserved, providing privacy and buffering abutting properties. Site plans shows trees that are being protected and identified trees that would be removed due to location of building areas. Tree removals require replacement of an equivalent canopy size at maturity.
- > 5. Minimize significant through traffic impacts on adjacent residential neighborhoods;
  - 2-4 additional dwelling units would not make a significant traffic impact on the existing neighborhood.
- **6.** Provide an appropriate transition or buffering between uses of differing intensities both on site and off site; and
  - Residential use and intensity is maintained
- 7. Provide safe and convenient vehicle and pedestrian connections between adjacent uses. (Ord. 2014-06, 5-1-2014)
  - Improvement of private road to meet fire access standards to and within the development

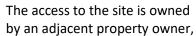


Community and Economic Development Planning and Zoning

**Compatibility:** The proposed PUD is designed in a way to place structures on open areas of the property, preserving the existing trees and vegetation along the borders.

As the family has long held a significant portion of land in the area, larger parcels reflect that historical ownership. However, the majority of parcels in the area are developed to meet R-1-10 standards. Overall, the area overall has a variety of home sizes, styles, and heights. See Figure 2.

- Most homes in the immediate vicinity, on the east side of Wander Lane between Wren Rd and Old Colony Circle are on larger parcels.
- Development west of Wander Lane and east of Upper Canal are 10,000 square feet with smaller homes on them.



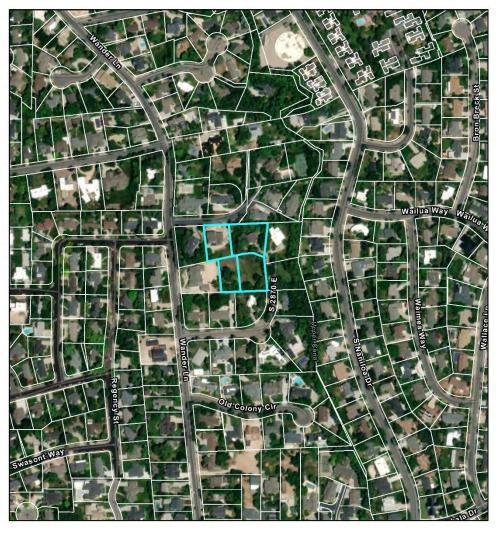
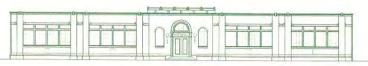


Figure 2

with an easement for access held by the property owner. The owner of the land the road is on will designate the location of the required 20-foot width, which may require removal of some trees along the roadway that are shown on the PUD plan. As these trees are outside the property boundary, they are not included in the scope of the PUD.

One section on the north end of the existing private road is owned by a third property owner. Access for the existing structure at 4880 S Floribunda can be maintained through the existing access, but the preliminary plan shifts all access for the new and existing structures off of the property owned by the third property owner.

Fire access and turnaround is managed entirely on the property, except for the shared access area prior to the shift onto the applicant's private property.



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The addition of the proposed two dwelling units does not degrade the service level on adjacent streets or create unusual traffic patterns or volumes based on the orientation of driveways, the parking provided on site, and hours of peak traffic. No parking would be allowed on required fire access areas.

The PUD is laid out to maximize energy utility efficiency by utilizing the existing roadway and locating structures closer to the road where utility lines are present. All utilities have provided will serve letters for the two new units.

A larger side setback from the property to the south of the proposed PUD is designed to preserve existing trees and maintain a buffer and privacy between the properties.

### RECOMMENDATION

A motion to approve the PUD is recommended IF, as a result of this discussion, the proposed layout is determined to be acceptable OR in-meeting modifications to the layout can be articulated by the PC and determined as acceptable by the applicant.

Planning Commission's scope of approval is designated by <u>code §13.78.130</u>. Staff urges the commission to review this section while carrying out the intent of the Planned Unit Development Chapter. PUD control that is exercised should be the minimum necessary to achieve the purpose of a PUD.

### PLANNED UNIT DEVELOPMENT, CONDITIONAL USE MOTION

The TRC recommends the commission approve the **HINCKLEY ESTATES PLANNED UNIT DEVELOPMENT, SUBDIVISION PLAN and PRELIMINARY PLAT.** Final Plat approval is delegated to Staff approval in accordance with 13.10A.070.E

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

"I \_\_\_\_\_ move for approval of a **Planned Unit Development** for "**Hinckley Estates**", a **residential four-unit development within the R-1-10 zone located at 4888 S Floribunda Dr.**, finding that the proposal;

- 1. Is consistent with the future land use map
- 2. Complies with the allowed land uses of R-1-10 zone as a single-family residential subdivision.
- 3. The proposed density of 4 units is within the allowed density of 7 units
- 4. Is granted flexibility to zone standards via the Planning Commission
- 5. Meets the purpose statement for a Planned Unit Development
- 6. Is compatible with the character of the site, adjacent properties, and development in the vicinity of the site
- 7. Stabilizes and preserves existing residential uses
- 8. Provides for the preservation and enhancement of desirable site characteristics



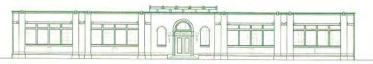
Community and Economic Development Planning and Zoning

- 9. Preserves existing structures, though no historical or architectural significance is identified
- 10. Maximizes and preserves vegetation as a buffer between adjacent properties and creates large areas of open space that provide passive and active recreation space for the residents of the
- 11. No significant traffic impacts or degradation of the service level on streets used to access the PUD from the addition of two dwelling units
- 12. All adjacent uses are residential of similar intensity
- 13. Required fire access improvements enhance safety for the PUD and neighboring properties
- 14. ...other findings as deemed appropriate to support the motion"

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

- 1. Tree removal is only permitted in identified buildable areas and vehicular access areas (private lane and driveways), in addition to removals necessary for installation of swimming pools or other recreational elements in the back yards of the two new dwelling units and the dwelling unit on Sleepy Hollow. Equivalent canopy replacement is required for any trees removed in these areas.
- 2. ....other conditions as determined appropriate.

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



Community and Economic Development Planning and Zoning

### STEP 3: PRELIMINARY PLAT DEVELOPMENT

### **TECHNICAL REVIEW COMMITTEE ANALYSIS**

The TRC has reviewed the supplied preliminary development drawings for compliance with minimum standards for development in the R-1-10 zone.

- PRELIMINARY SITE DEVELOPMENT: all elements as required by Holladay Ord <u>13.10.050B</u>
  - Verification of compliance with R-1-10 zone density and land use
  - Verification of utility connection serve letters
  - Utility design and connection locations
  - Storm water/erosion control plans
  - Inclusion of Storm Water Protection Plans SWPP required prior to final approval; see conditions
  - Dust mitigation plan during construction and demolition -required prior to final approval; see conditions
  - Civil plans being updated to correct access. Any outstanding engineering comments to be addressed before final approval
  - ➤ UFA approval of access shown on PUD site plan. Civil plans and final plat to reflect approved access
- PRELIMINARY PLAT/OWNERSHIP
  - ✓ Preparation of Residential Plat title of plat reflects this land use
  - ✓ Buildable areas are shown on plat with owned parcels designated as owned and common areas (road access) designated as such

### RECOMMENDATION

As motion to approve the development and number of residential units within the Preliminary Subdivision plat for "Hinckley Estates" is directly related to the R-1-10 zone. Proposed alternate site layout and preservation of open space is contingent upon a PUD approval.

Planning Commission's scope of approval is designated within §13.10A.070. The TRC can recommend The Commission approve the **PRELIMINARY SUBDIVISION PLAN** with the following suggested findings and conditions. Any conditions associated with the Conditional Use Permit for the PUD element would apply with any approval of the Preliminary Subdivision.

### PRELMINARY SUBDIVSION MOTION

the TRC recommends approval of the **PRELIMINARY SUBDIVISION** with the following suggested findings and conditions;



Community and Economic Development Planning and Zoning

"I \_\_\_\_\_ motion for (approval/continuation/denial) of the Preliminary Plat for "Hinckley Estates" a 4-unit residential Subdivision in the R-1-10 zone located at 4888, 4890, 4880 S Floribunda Dr. and 2830 E Sleepy Hollow Dr., finding that:

- 1) The development complies with the underlying zone
- 2) Utility letters and a title report have been provided
- 3) A grading and drainage plan has been provided and the plat notes that required onsite storm water retention will be addressed for each dwelling unit with their building permit application
- 4) The property is not within a special hazards area and does not require additional geotechnical reporting
- 5) Fire access requirements are met as shown in PUD site plan; updates to civil set to reflect what is shown on the PUD site plan no fire access on any portion of parcel # 22111580160000 (4867 S Floribunda Dr.)
- 6) Construction elements and details are found to be acceptable by various divisions the Technical Review Committee
- 7) PUD elements are found to be incorporated on the approved drawings.

### And with the conditions that:

- 1) Provide an updated civil plan that reflects accurate access
  - a. All comments on the civil set of plans by the City Engineer be addressed prior to final
- 2) Final easement details and alignments to be detailed on the plat
- 3) SWPP is required to be submitted prior to final or pre-construction, as required by the Assistant City Engineer
- 4) Dust mitigation plan is required prior to any construction, in a pre-construction meeting, as required by Assistant City Engineer
- 5) Fire access roads shall be improved to a material to hold 24 tons; no parking signage is required within required fire access areas

"Also, within in one year and in accordance with 13.10A.070.E, approval of the **FINAL PLAT** by the Technical Review Committee."



### NOTICE OF A PUBLIC HEARING

Residential Subdivision PUD - "Hinckley Estates"

Date: Tuesday, July 15th 2025
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers

Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will **continue** a public hearing during review and consideration of a subdivision as a Planned Unit Development plan proposed by the applicant, D. Rennie to create a new subdivision consisting of 1.65 acres (71,699.76 square feet) of land. The subdivision is located at **4888 S Floribunda Dr.**, in the \_R-1-10 zone. The subdivision and PUD involves a total of 4 lots with designated building areas and areas of protected open space. Two of the lots have existing homes on them, which will remain, the other two lots will accommodate two new structures in designated building areas. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10A \*No zone or ordinance change is proposed in conjunction with this application. \*

Please submit comments via email by 5:00 pm 07/14/2025 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 07/02/20255 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.





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# Hinkley Estates Proposed Subdivision and PUD. Proposed Subdivision and PUD. Proposed Subdivision and Subdivi

# Hinkley Estates Proposed Subdivision and PUD.



4/25/20 Zones

R-1-10

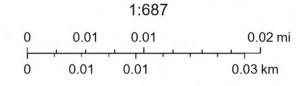
Subject Area

Parcel Boundaries

World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

15cm Resolution Metadata





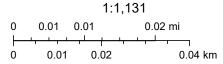
Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Hinckley Estates Proposed Subdivision and PUD.

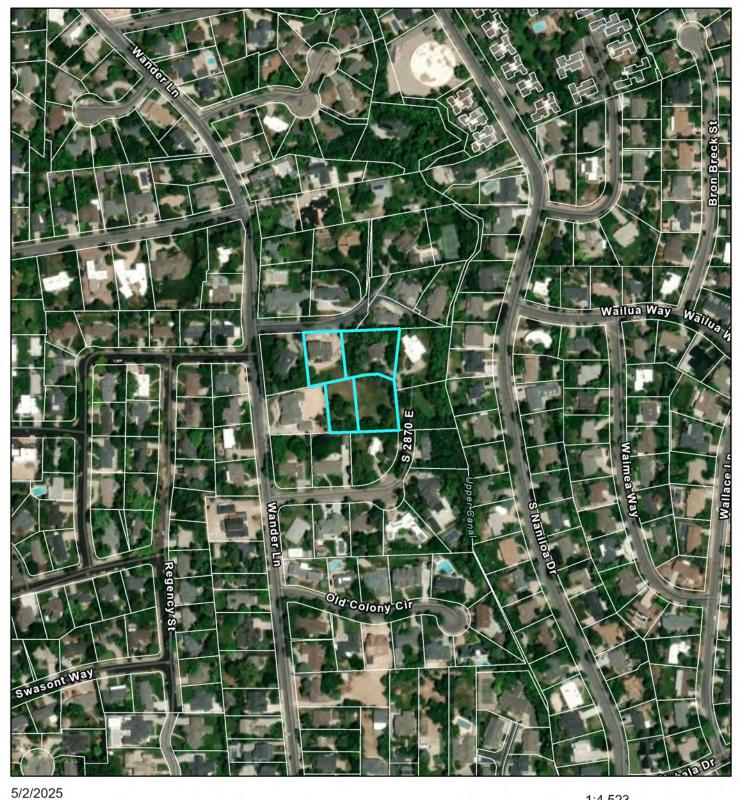


Subdivision PUD Boundary

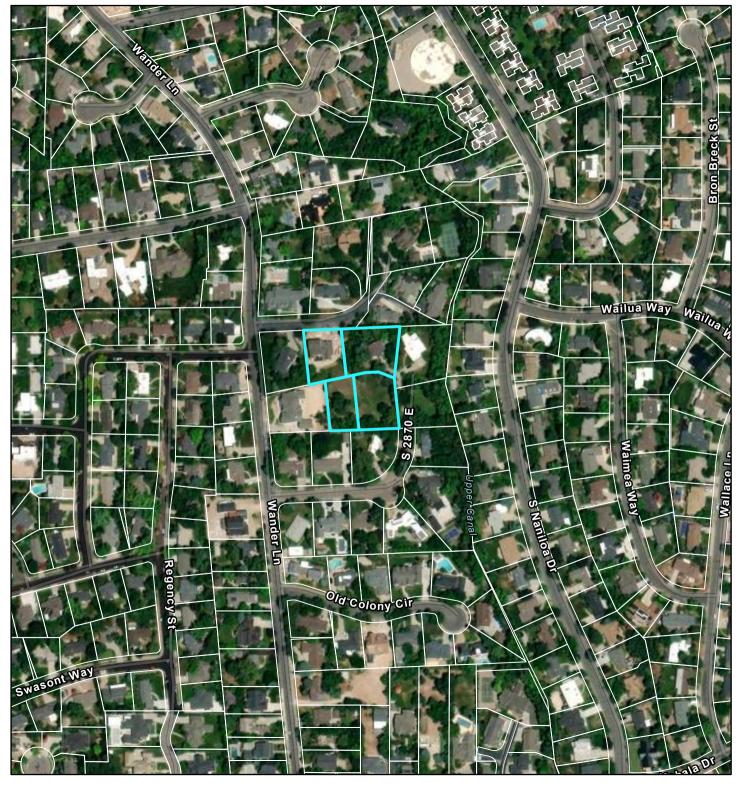




# Hinkley Estates Proposed Subdivision and PUD.



1:4,523 0 0.03 0.06 0.11 mi 0 0.04 0.09 0.18 km



**ELEVATION NOTE** THESE ELEVATIONS ARE NOT REPRESENTATIVE OF FINAL DESIGN. THIS IS TO SHOW REPRESENTATION OF THE TWO FUTURE CUSTOM RESIDENTIAL HOMES ON TWO PROPOSED LOTS WITHIN THEIR BUILDABLE AREAS. MAX. HEIGHT 1 EAST ELEVATION B
1/16" = 1'-0" MAX. HEIGHT
35' - 0"

Roof
28' - 0" 14' - 0" - 14' - 0" \_0' <u>L1</u> NORTH ELEVATION A
1/16" = 1'-0" 3 EAST ELEVATION A 1/16" = 1'-0" MAX. HEIGHT
35' - 0"

Roof
28' - 0" - 12 - 14' - 0" L1 0' - 0" 4 EAST ELEVATION 1/16" = 1'-0"

DKR DESIGN, LLC

3361 W CRAMDEN DR LEHI UTAH 84102

**INTERIM REVIEW ONLY** 

OWNER

ARCHITECT

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

HINCKLEY ESTATES
SUBDIVISION & PUD

REVISIONS
NO. DESCRIPTION DATE

03/31/22

SUBDIVISION & PUD

Architectural Building Elevations

**A201** 





LOT 4

ROS SUBDIVISION	
LOT 1 - 2830 E SLEEPY HOLLOW DR.	16,802 SQ FT 0.39 ACRES
LOT 2 - 4880 S FLORIBUNDA DR.	21,856 SQ FT 0.50 ACRES
LOT 3 - 4888 S FLORIBUNDA DR. (NEW)	13,264.69 SQ FT 0.304 ACRES
LOT 4 - 4890 S FLORIBUNDA DR. (NEW)	19,777.53 SQ FT 0.454 ACRES
TOTAL SITE	71,700.22 SQ FT 1.65 ACRES

# **ZONING INFORMATION**

LOT 3 ZONE : R-1-10 SETBACK:

REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT: MAXIMUM HEIGHT 32 FT

ZONE : R-1-10 SETBACK :

REAR SETBACKS: LOT SIZE 19001-22000 SQFT AVG REAR SETBACK IS 34' WITH NO POINT CLOSER THAN 29 FT SEE FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT: MAXIMUM HEIGHT 35 F

# **CONCEPTUAL ROS SUBDIVISION NOTE**

PURPOSE OF THIS DRAWING IS TO PROVIDE CONCEPTUAL STUDY OF THE LOTS WITH ROUGH STUDY OF WHERE PRIVATE ROAD AND BUILDABLE AREAS CAN BE LOCATED. THIS PLAN IS SERVED IN CONJUNCTION WITH PUD SUBDIVISION.

WITH THIS SUBDIVISION, WE WOULD MEET THE 80' DIAMETER BUILDABLE CIRCLE TO BE ABLE TO BUILD A SINGLE HOME, HOWEVER DUE TO THE LOT BEING ON THE INSIDE. THERE IS NO ACCESS TO THE LOT. WE WOULD NEED TO CREATE PRIVATE ROAD CUTTING FROM LOT 4 (PARCEL ID# 22-11-157-004). PARCEL 3 (PARCEL ID# 22-11-157-010) IS ALSO WHERE A LOT OF MATURE TREES AND VEGETATION CURRENTLY ARE. MOST TREES AND VEGETATION WILL NEED TO BE REMOVED.

\*\*THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS THE OWNER'S RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS DKR DESIGN HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND DKR DESIGN LLC AND IT CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN

**DKR DESIGN, LLC** 

3361 W CRAMDEN DR LEHI UTAH 84102

**INTERIM REVIEW ONLY** 

**OWNER** 

**ARCHITECT** 

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

**REVISIONS** NO. DESCRIPTION

06/23/2025

SUBDIVISION &

Site Plan\_TYP **SUBDIVISION** (CURRENT **BOUNDARY**)

**AC101A** 

# FIVE LOTS SUBDIVISION STUDY

PURPOSE OF THIS DRAWING IS TO PROVIDE CONCEPTUAL STUDY OF THE LOTS WITH FIVE UNITS TOTAL. THIS PLAN IS SERVED TO SHOW MORE HOME EVEN WITH TYPICAL SUBDIVISION. THE MAIN GREEN SPACE WILL BE REMOVED FOR ADDITIONAL HOME

# 3361 W CRAMDEN DR LEHI

UTAH 84102

# **ZONING INFORMATION**

LOT SIZE 13,001-16,000 ZONE : R-1-10

SETBACK: REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT: MAXIMUM HEIGHT 32 FT

LOT SIZE 10,001-13,000 ZONE: R-1-10

> REAR SETBACKS: LOT SIZE 10,001-13,000 SQFT AVG REAR SETBACK IS 22' WITH NO POINT CLOSER THAN 18 FT SEE 13.14.053 FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

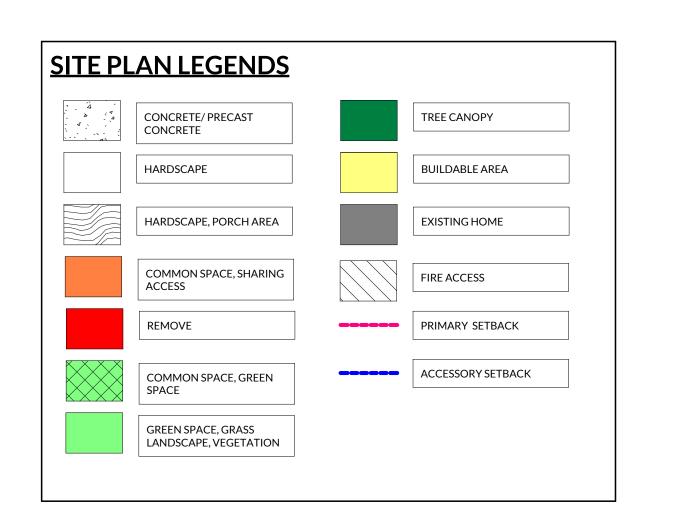
BUILDING HEIGHT: MAXIMUM HEIGHT 32 F

# **CONCEPTUAL ROS SUBDIVISION NOTE**

PURPOSE OF THIS DRAWING IS TO PROVIDE CONCEPTUAL STUDY OF THE LOTS WITH ROUGH STUDY OF WHERE PRIVATE ROAD AND BUILDABLE AREAS CAN BE LOCATED. THIS PLAN IS SERVED TO SHOW MORE COMPACITY EVEN WITH TYPICAL SUBDIVISION

WITH THIS SUBDIVISION, WE WOULD MEET THE 80' DIAMETER BUILDABLE CIRCLE TO BE ABLE TO BUILD A SINGLE HOME. HOWEVER, IT GOT RID OF MAIN GREEN SPACE FOR ADDITIONAL HOME

\*\*THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS THE OWNER'S RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS DKR DESIGN HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND DKR DESIGN LLC AND IT CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN



**OWNER** 

**ARCHITECT** 

**CIVIL ENGINEER** 

**DKR DESIGN, LLC** 

**INTERIM REVIEW ONLY** 

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

**REVISIONS** NO. DESCRIPTION

04/29/2025

SUBDIVISION &

Site Plan\_FIVE **LOTS STUDY** 

**AC101B** 



# SIX LOTS SUBDIVISION STUDY

PURPOSE OF THIS DRAWING IS TO PROVIDE CONCEPTUAL STUDY OF THE LOTS WITH SIX UNITS TOTAL. THIS PLAN IS SERVED TO SHOW MORE HOME EVEN WITH TYPICAL SUBDIVISION. MATURE TREES AND GREEN SPACE ARE TO BE REMOVED TO ACCOMMODATE NEW HOMES

# **ZONING INFORMATION**

LOT SIZE 13,001-16,000 ZONE : R-1-10

# 22-11-105-049 & 050

14,338 SF

LOT 2 PARCEL # 22-11-157-015 OWNER STEED, SCOTT A

WANDER WOODS SUB.

Site Plan\_Six Lots
1" = 20'-0"

VEGETATION OUTLINE

10,059 SF

11,382 SF

FLORIBUNDA HEIGHTS

VEGETATION OUTLINE

VEGETATION OUTLINE

LOT 2 PARCEL # 22-11-157-006

/\$HED/

CONCRETE

R.O.W. AS PER ENTRY # 1692447

PARCEL 5-TITLE REPORT A NON-EXCLUSIVE 30 FOOT RIGHT-OF-WAY

APPURTENANT TO PARCELS 2, 3 AND 4, FC PURPOSES OF ACCESS, INGRESS AND EGI

GRANT OF RIGHT-OF-WAY RECORDED MAI 1996 AS ENTRY NO. 6295035 7344 AT PAGE THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

BOOK.1675; PAGE. 60

MOUNTAIN FUEL GAS LINE

10,494 SF

11,877 SF

LOT 3 PARCEL # 22-11-157-007

OWNER VANAUSDAL. CYNTHIA G

SETBACK:

FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT: MAXIMUM HEIGHT 32 FT

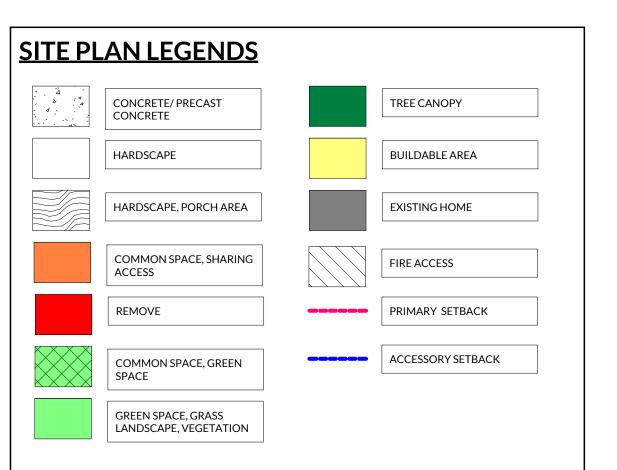
LOT SIZE 10,001-13,000

REAR SETBACKS: LOT SIZE 10,001-13,000 SQFT AVG REAR SETBACK IS 22' WITH NO POINT CLOSER THAN 18 FT SEE

BUILDING HEIGHT: MAXIMUM HEIGHT 32 F

ADDITIONAL HOME

\*\*THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS THE OWNER'S RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS DKR DESIGN HARMLESS OF ANY AND ALL CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN



REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE

ZONE: R-1-10 SETBACK:

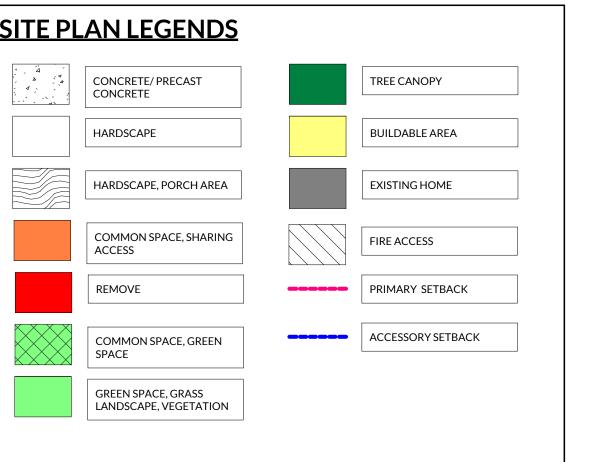
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

# **CONCEPTUAL ROS SUBDIVISION NOTE**

PURPOSE OF THIS DRAWING IS TO PROVIDE CONCEPTUAL STUDY OF THE LOTS WITH ROUGH STUDY OF WHERE PRIVATE ROAD AND BUILDABLE AREAS CAN BE LOCATED. THIS PLAN IS SERVED TO SHOW MORE COMPACITY EVEN WITH TYPICAL SUBDIVISION

WITH THIS SUBDIVISION, WE WOULD MEET THE 80' DIAMETER BUILDABLE CIRCLE TO BE ABLE TO BUILD A SINGLE HOME. HOWEVER, IT GOT RID OF MAIN GREEN SPACE FOR

THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND DKR DESIGN LLC AND IT



**OWNER** 

**ARCHITECT** 

**CIVIL ENGINEER** 

**DKR DESIGN, LLC** 

**INTERIM REVIEW ONLY** 

3361 W CRAMDEN DR LEHI

UTAH 84102

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

**REVISIONS** NO. DESCRIPTION

4/29/2025

SUBDIVISION &

Site Plan\_SIX **LOTS STUDY** 

**AC101C** 

# **SITE INFORMATION**

SLEEPY HOLLOW HILLS PUD SUBDIVISION		
LOT 1 - 2830 E SLEEPY HOLLOW DR.	16,802 SQ FT 0.390 ACRES	
LOT 2 - 4880 S FLORIBUNDA DR.	21,856 SQ FT 0.500 ACRES	
LOT 3 - 4888 S FLORIBUNDA DR. (NEW)	19,680 SQ FT 0.451 ACRES	
LOT 4 - 4890 S FLORIBUNDA DR. (NEW)	13,304 SQ FT 0.305 ACRES	
TOTAL SITE	71,642 SQ FT 1.646 ACRES	100%

COMMON AREA WILL BE TAKEN CARE BY OWNER OF THE HOME WHERE THE COMMON AREA IS LOCATED. FOR THE GREEN COMMON IS FOR PRESEVATION OF THE HABITATS. RESIDENTS IN THESE SUBDIVISION CAN GO TO PORCH AREA FOR SIGHTSEEING OR PICNICS. FOR THE PRIVATE ROAD STARTING IN LOT 4888 AND END AT 4880 BOTH OWNERS WILL BE SHARING PRIVATE STREET. MAINTENANCE AND SNOW PLOW WILL BE TAKEN

9455 SQFT

SQFT	PERCENTAGE
71642	100%
4548	6%
26262	37%
36738	52%
8093	11%
	71642 4548 26262 36738

NOTE: ADDITIONAL BUILDABLE AREA AROUND EXISTING HOME IN LOT 1 IS FOR FUTURE IMPROVEMENT OR ADDITION TO HOME. THE AREA COVERS CARPORT SHED AND EXTENDED PERIMETER AROUND THE EXISTING HOME. TOTAL AREA IS 7480 OR 10% OF TOTAL SITE

# **SCOPE OF WORK**

PROPOSING TWO NEW SINGLE FAMILY RESIDENCE, ONE ON LOT 3 AND ONE ON LOT 4. MINIMUM TREE

# **CONCEPTUAL SITE PLAN SUBDIVISION & PUD NOTE**

THE PURPOSE OF PLANNED UNIT DEVELOPMENT IS TO PERMIT FLEXIBILITY IN LAND USE, ALLOW DIVERSIFICATION IN THE INTERRELATIONSHIPS OF VARIOUS USES AND STRUCTURES WITH THEIR SITES AND THUS OFFER AN ALTERNATIVE TO CONVENTIONAL DEVELOPMENT. THE OBJECTIVE IS TO PRESERVE EXISTING GREENERY AND SIGNIFICANT TREES ON SITE. THE PLANNED UNIT DEVELOPMENT PROCESS MUST CREATE UNIQUE BENEFITS FOR BOTH THE PROPERTY OWNER AND THE CITY EVEN THOUGH IT DOES NOT ALLOW ADDITIONAL DENSITY. APPLICANTS MUST JUSTIFY TO THE PLANNING

STORM WATER ANALYSIS AND INFILTRATION REPORTS WILL BE PROVIDED WITH FUTURE BUILDING PERMITS. PARCEL 3 AND 4 WILL HAVE ITS OWN STORM WATER DRAINAGE. EACH HOME WILL HAVE ITS OWN ELECTRICAL BOX.

\*\*THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF APPROVED OR COMPLETE OR FINAL DESIGN. IT IS THE OWNER'S RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS DKR DESIGN LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND DKR DESIGN LLC AND IT CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN

4 4	CONCRETE/PRECAST CONCRETE	TREE CANOPY
	HARDSCAPE	BUILDABLE AREA
	HARDSCAPE, PORCH AREA	EXISTING HOME
	COMMON SPACE, SHARING ACCESS	FIRE ACCESS
	REMOVE	 PRIMARY SETBACK
	COMMON SPACE, GREEN SPACE	 ACCESSORY SETBACK
	GREEN SPACE, GRASS LANDSCAPE, VEGETATION	

# 22-11-105-049 & 050

LOT 1 - 2830 E SLEEPY HOLLOW DR.

EXISTING HOME

PARCEL # 22-11-157-015

WANDER

WOODS SUB.

1" = 20'-0"

OWNER STEED, SCOTT A

41' - 3"

VEGETATION

OUTLINE

LOT 1 - 4880 S FLORIBUNDA DR.

EXISTING HOME

4 4 4

LOT 3 - 4888 S FLORIBUNDA DR (NEW)

132' - 0"

REMOVE TREES IN BUILDABLE AREA

150' FROM EAST BOUNDARY LINE OR EDGE OF THE STREET TO

DETERMINE FURTHEST POINT FOR

FLORIBUNDA

HEIGHTS

LOT 4 - 4890 S FLORIBUNDA DR. (NEW)

SHED/

USING ACCEPTABLE

BOOK.1675; PAGE. 60 MOUNTAIN FUEL GAS LINE

ALTERNATIVE TO 120' HAMMERHEAD

R.O.W. AS PER ENTRY # 1692447

DEPENDS ON THE SIZE OF THE STREET THIS TREE MAY BE REMOVED OR BE TRIMMED DOWN TO MEET FIRE ACCESS

BARRIER/FENCE TO BE DESIGN WITH FINAL HOME DESIGN

PARCEL 5-TITLE REPORT A NON-EXCLUSIVE 30 FOOT RIGHT-OF-WAY,

THE OFFICE OF THE SALT LAKE COUNTY

RECORDER.

APPURTENANT TO PARCELS 2, 3 AND 4, FOR

PURPOSES OF ACCESS, INGRESS AND EGRESS, AS DEFINED AND DISCLOSED IN THAT CERTAIN GRANT OF RIGHT-OF-WAY RECORDED MARCH 5,

1996 AS ENTRY NO. 6295035 7344 AT PAGE 781 IN

REQUIREMENT

COMMON AREA

CARE OF BY OWNER OF LOT 4880 AND LOR 4888

REMOVED AND KEEPING GREEN SPACE FOR SOME COMMON AREA.

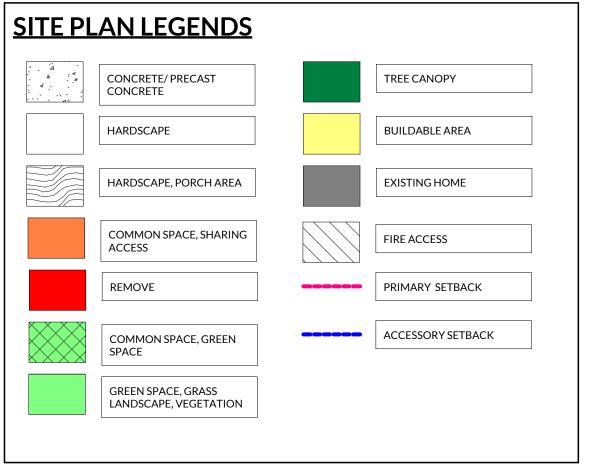
# **ZONING INFORMATION**

2. SETBACK

FRONT SETBACK LOT 4888 - 30' FROM CENTER OF RIGHT OF WAY
LOT 4890 - 20' FROM LINE OF THE RIGHT OF WAY REAR SETBACK : < 40' SIDE SETBACK : LOT 4880 & 4890 - 8

3. BUILDING HEIGHT - NOT EXCEED 35 FT 4. DENSITY: LOTS ALLOWED - 7 TOTALS

LANDSCAPE IS TO BE DESIGNED WITH CURRENT GREENERY EFFORT. MINIMAL MATURE TREE REMOVE OR TO BE REPLANTED NEARBY. COMMON SPACE IS LOCATED IN THE MIDDLE OF LOT 1, 2 & 3. ALL MATURE TREES AND GREENERY WILL BE PRESERVED IN



**DKR DESIGN, LLC** 

3361 W CRAMDEN DR LEHI UTAH 84102

**INTERIM REVIEW ONLY** 

**ARCHITECT** 

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

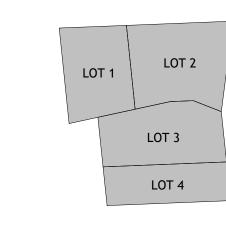
**STRUCTURAL ENGINEER** 

**REVISIONS** NO. DESCRIPTION

4/29/2025

SUBDIVISION &

Site Plan\_PUD SUBDIVISON



# **SITE INFORMATION**

# 22-11-105-049 & 050

LOT 1 - 2830 E SLEEPY HOLLOW DR.

41' - 3"

VEGETATION OUTLINE

EXISTING HOME

PARCEL # 22-11-157-015 OWNER STEED, SCOTT A

WANDER

WOODS SUB.

1" = 20'-0"

LOT 1 - 4880 S FLORIBUNDA DR.

EXISTING HOME

LOT 3 - 4888 S FLORIBUNDA DR. (NEW)

VEGETATION

REMOVE TREES IN BUILDABLE AREA

150' FROM EAST BOUNDARY LINE OR EDGE OF THE STREET TO DETERMINE FURTHEST POINT FOR

OUTLINE

FLORIBUNDA

HEIGHTS

LOT 4 - 4890 S FLORIBUNDA DR. (NEW)

CÓNCRETE A DRIVE AA

USING ACCEPTABLE ALTERNATIVE TO 120'

R.O.W. AS PER ENTRY # 1692447 BOOK.1675; PAGE. 60
MOUNTAIN FUEL GAS LINE

DEPENDS ON THE SIZE OF THE

ALL TREES THAT ARE AT THE EDGE OF THE ROAD NEED TO BE TRIMMED

IF THE OVERHEAD CLEARANCE IS OVER 13'6" AND PROTRUDING INTO

PARCEL 5-TITLE REPORT A NON-EXCLUSIVE 30 FOOT RIGHT-OF-WAY, APPURTENANT TO PARCELS 2, 3 AND 4, FOR

PURPOSES OF ACCESS, INGRESS AND EGRESS, AS DEFINED AND DISCLOSED IN THAT CERTAIN

GRANT OF RIGHT-OF-WAY RECORDED MARCH 5, 1996 AS ENTRY NO. 6295035 7344 AT PAGE 781 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

STREET THIS TREE MAY BE REMOVED OR BE TRIMMED DOWN TO MEET FIRE ACCESS

REQUIREMENT

THE ROAD

HAMMERHEAD

SLEEPY HOLLOW HILLS PUD SUBDIVISION	
LOT 1 - 2830 E SLEEPY HOLLOW DR.	16,802 SQ FT 0.390 ACRES
LOT 2 - 4880 S FLORIBUNDA DR.	21,856 SQ FT 0.500 ACRES
LOT 3 - 4888 S FLORIBUNDA DR. (NEW)	19,680 SQ FT 0.451 ACRES
	40.004.00 FT 0.005 4.0050

COMMON AREA 9455 SQFT

COMMON AREA WILL BE TAKEN CARE BY OWNER OF THE HOME WHERE THE COMMON AREA IS LOCATED. FOR THE GREEN COMMON IS FOR PRESEVATION OF THE HABITATS. RESIDENTS IN THESE SUBDIVISION CAN GO TO PORCH AREA FOR SIGHTSEEING OR PICNICS. FOR THE PRIVATE ROAD STARTING IN LOT 4888 AND END AT 4880 BOTH OWNERS WILL BE SHARING PRIVATE STREET. MAINTENANCE AND SNOW PLOW WILL BE TAKEN CARE OF BY OWNER OF LOT 4880 AND LOR 4888

	SQFT	PERCENTAGE
TOTAL PROPERTY AREA	71642	100%
TOTAL EXISTING BUILDING AREA	4548	6%
TOTAL BUILDABLE AREA	26262	37%
TOTAL LANDSCAPED AREA & GREEN SPACE	36738	52%
TOTAL ROAD AREA (PUBLIC OR PRIVATE) + DRIVEWAY	8093	11%

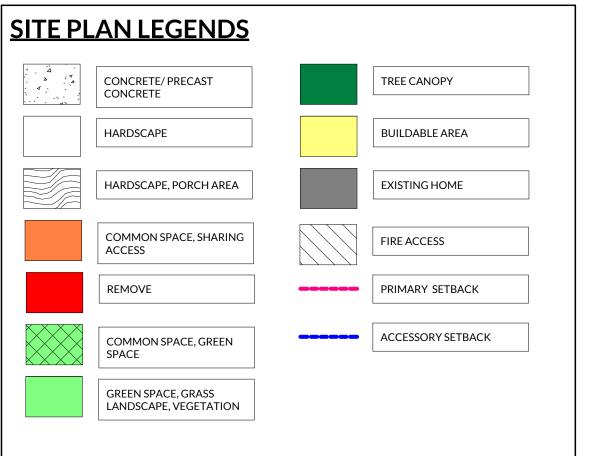
# **SCOPE OF WORK**

PROPOSING TWO NEW SINGLE FAMILY RESIDENCE, ONE ON LOT 3 AND ONE ON LOT 4. MINIMUM TREE REMOVED AND KEEPING GREEN SPACE FOR SOME

FRONT SETBACK LOT 4888 - 30' FROM CENTER OF RIGHT OF WAY LOT 4890 - 20' FROM LINE OF THE RIGHT OF WAY REAR SETBACK : < 40'

LOT 4888 - 10' 3. BUILDING HEIGHT - NOT EXCEED 35 FT

4. DENSITY: LOTS ALLOWED - 7 TOTALS PROPOSED 4 TOTALS WITH TWO EXISTING



SLEEPY HOLLOW HILLS PUD SUBDIVISION		
LOT 1 - 2830 E SLEEPY HOLLOW DR.	16,802 SQ FT 0.390 ACRES	
LOT 2 - 4880 S FLORIBUNDA DR.	21,856 SQ FT 0.500 ACRES	
LOT 3 - 4888 S FLORIBUNDA DR. (NEW)	19,680 SQ FT 0.451 ACRES	
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TOTAL SITE	71,642 SQ FT 1.646 ACRES	100%

	SQFT	PERCENTAGE
TOTAL PROPERTY AREA	71642	100%
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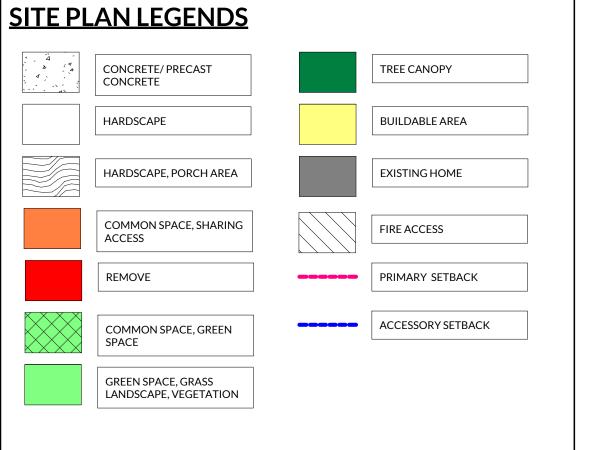
NOTE: ADDITIONAL BUILDABLE AREA AROUND EXISTING HOME IN LOT 1 IS FOR FUTURE IMPROVEMENT OR ADDITION TO HOME. THE AREA COVERS CARPORT SHED AND EXTENDED PERIMETER AROUND THE EXISTING HOME. TOTAL AREA IS 7480 OR 10% OF TOTAL SITE

COMMON AREA.

# **ZONING INFORMATION**

1. R-1-10 2. SETBACK

SIDE SETBACK : LOT 4880 & 4890 - 8



**INTERIM REVIEW ONLY** 

UTAH 84102

**DKR DESIGN, LLC** 3361 W CRAMDEN DR LEHI

**OWNER** 

**ARCHITECT** 

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

REVISIONS	
NO. DESCRIPTION	DATE

06/23/2025

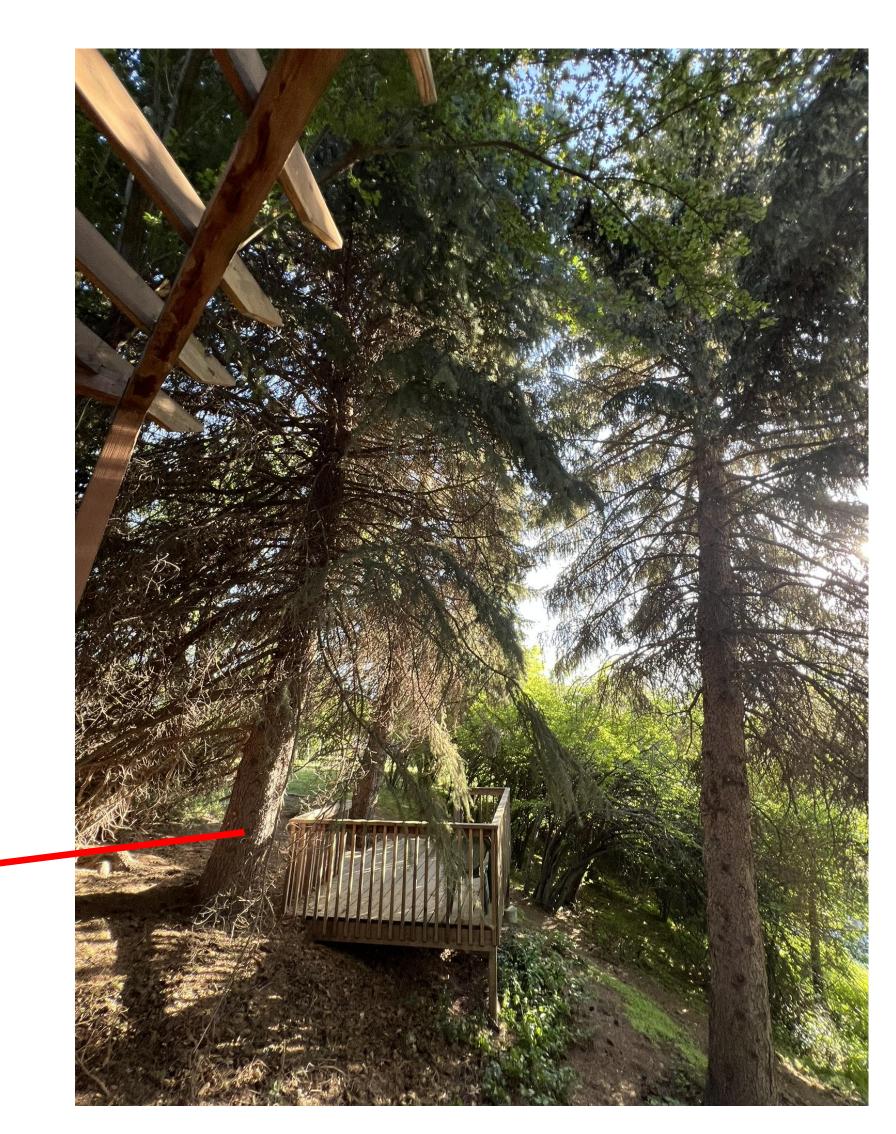
SUBDIVISION &

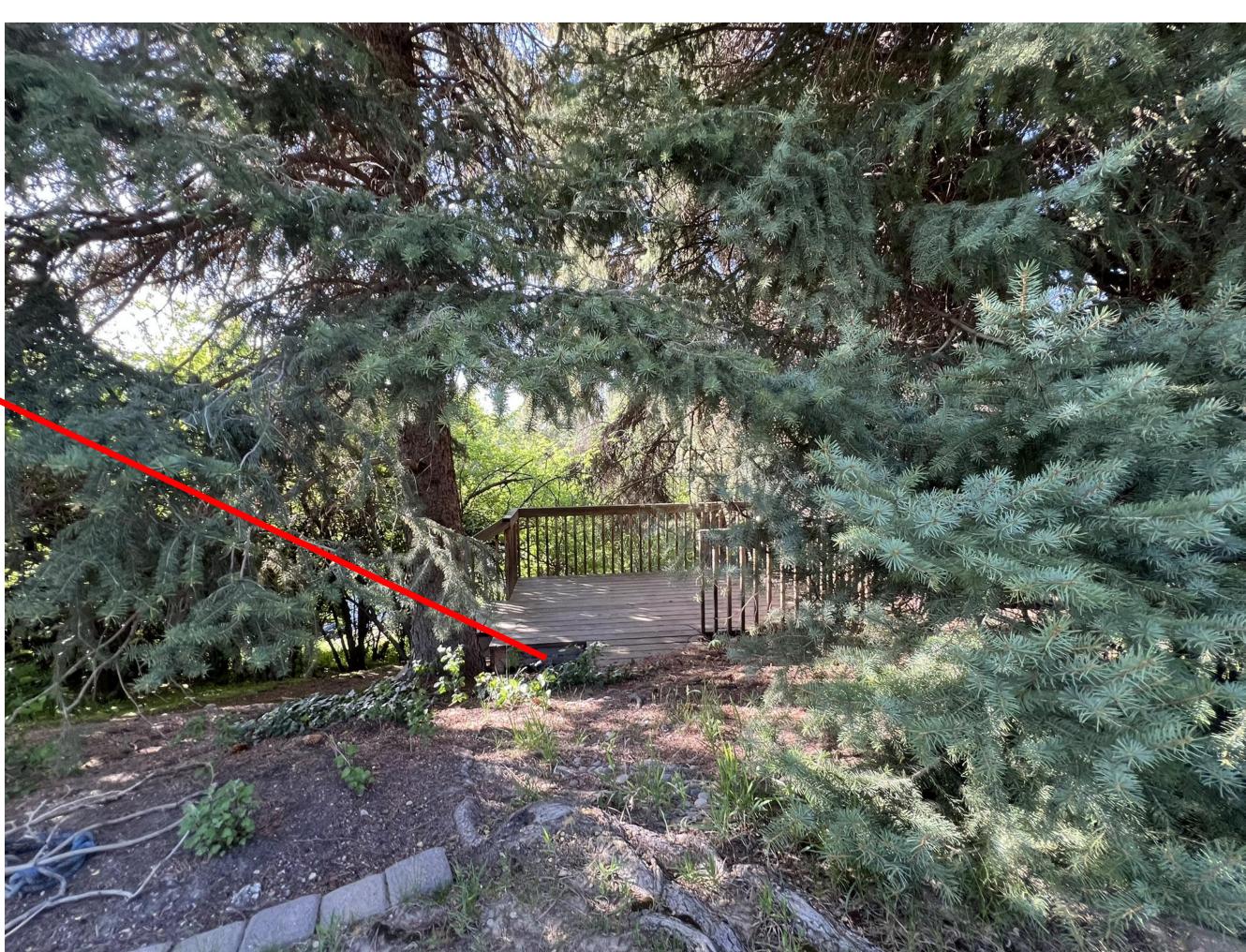
Site Plan\_Tree Study

# Preserving Green Area 2



NOTE: BIG AND HEALTHY MATURE TREES ARE IN THESE AREA THIS GREEN SPACE WILL HELP PRESERVE NATURAL HABITATS AND CONTRIBUTE TO GOOD AIR QUALITY FOR HOLLADAY CITY.





# Smaller trees and bushes, owner can keep or provide new landscape 📵 📵 📵





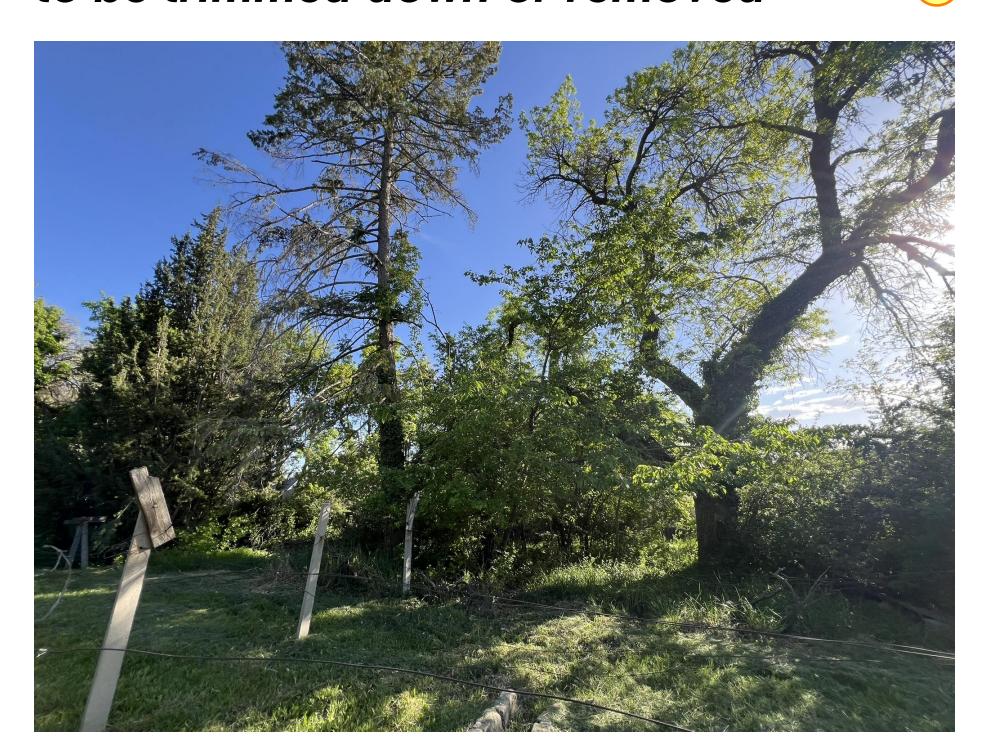


This is a neighbor tree. Not the tree on southern lot

Smaller trees, owner of this lot can try

to keep as many trees along this edge or create cleaner trees line for privacy.

Skinny and tall but very old, may need to be trimmed down or removed



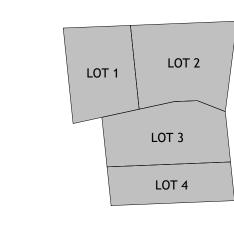
To keep or be trimmed down 1 6 7 9







NOTE: THIS IS OUR BEST INTENTION AND HOPING TO BE ABLE TO KEEP AS MUCH AS WE CAN. MOST OF THE TREE ALONG THE EDGES ARE SMALLER AND EASY TO WORK WITH. THERE ARE COUPLE MATURE ONE THAT WILL NEED TO BE TRIM DOWN IF NEEDED. COUPLE OF THEM ARE NOT IN THE BEST SHAPE BUT WE WILL SEE WHEN IT'S TIME TO BUILD IF THOSE ARE WORTH SAVING.



# **SITE INFORMATION**

COMMON AREA

# 22-11-105-049 & 050

LOT 4 - 4890 S FLORIBUNDA DR. (NEW)

REA FOR REEN SPACE,

MATURE TREES

TO KEEP

VEGETATION OUTLINE

FLORIBUNDA

HEIGHTS

REMOVE TREES IN BUILDABLE AREA

150' FROM EAST BOUNDARY LINE OR EDGE OF THE STREET TO DETERMINE FURTHEST POINT FOR

Smaller trees and bushes, owner can keep or provide new landscape

an keep or provide new

LOT 1 - 2830 E SLEEPY HOLLOW DR.

EXISTING HOME

LOT 2 PARCEL # 22-11-157-015 OWNER STEED, SCOTT A

WANDER WOODS SUB.

1" = 20'-0"

LOT 1 - 4880 S FLORIBUNDA DR.

EXISTING HOME

CÓNCRETE A DRIVE AA

Smaller trees, owner of this lot can try to keep as many trees along this edge or create cleaner trees

USING ACCEPTABLE

HAMMERHEAD

ALTERNATIVE TO 120'

R.O.W. AS PER ENTRY # 1692447 BOOK.1675; PAGE. 60
MOUNTAIN FUEL GAS LINE

DEPENDS ON THE SIZE OF THE

ALL TREES THAT ARE AT THE EDGE OF THE ROAD NEED TO BE TRIMMED

IF THE OVERHEAD CLEARANCE IS OVER 13'6" AND PROTRUDING INTO

PARCEL 5-TITLE REPORT A NON-EXCLUSIVE 30 FOOT RIGHT-OF-WAY,

APPURTENANT TO PARCELS 2, 3 AND 4, FOR PURPOSES OF ACCESS, INGRESS AND EGRESS, AS

DEFINED AND DISCLOSED IN THAT CERTAIN
GRANT OF RIGHT-OF-WAY RECORDED MARCH 5,
1996 AS ENTRY NO. 6295035 7344 AT PAGE 781 IN
THE OFFICE OF THE SALT LAKE COUNTY
RECORDER.

STREET THIS TREE MAY BE REMOVED OR BE TRIMMED DOWN TO MEET FIRE ACCESS

REQUIREMENT

THE ROAD

16,802 SQ FT 0.390 ACRES	
21,856 SQ FT 0.500 ACRES	
19,680 SQ FT 0.451 ACRES	
13,304 SQ FT 0.305 ACRES	
71,642 SQ FT 1.646 ACRES	100%
	21,856 SQ FT 0.500 ACRES 19,680 SQ FT 0.451 ACRES 13,304 SQ FT 0.305 ACRES

9455 SQFT

	SQFT	PERCENTAGE
TOTAL PROPERTY AREA	71642	100%
TOTAL EXISTING BUILDING AREA	4548	6%
TOTAL BUILDABLE AREA	26262	37%
TOTAL LANDSCAPED AREA & GREEN SPACE	36738	52%
TOTAL ROAD AREA (PUBLIC OR PRIVATE) + DRIVEWAY	8093	11%

# **SCOPE OF WORK**

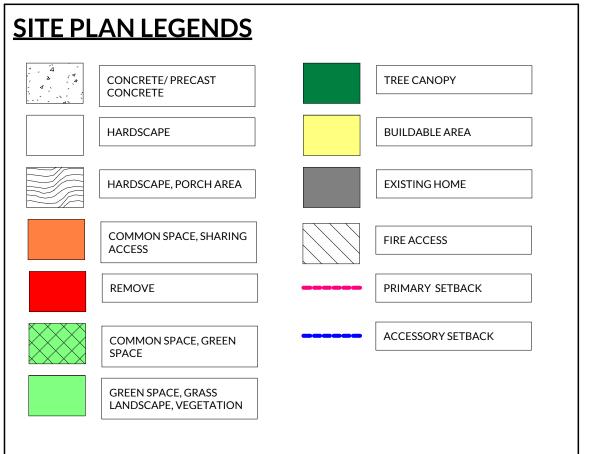
PROPOSING TWO NEW SINGLE FAMILY RESIDENCE, ONE ON LOT 3 AND ONE ON LOT 4. MINIMUM TREE REMOVED AND KEEPING GREEN SPACE FOR SOME COMMON AREA.

# **ZONING INFORMATION**

FRONT SETBACK LOT 4888 - 30' FROM CENTER OF RIGHT OF WAY LOT 4890 - 20' FROM LINE OF THE RIGHT OF WAY REAR SETBACK : < 40'

LOT 4888 - 10' 3. BUILDING HEIGHT - NOT EXCEED 35 FT

PROPOSED 4 TOTALS WITH TWO EXISTING



COMMON AREA WILL BE TAKEN CARE BY OWNER OF THE HOME WHERE THE COMMON AREA IS LOCATED. FOR THE GREEN COMMON IS FOR PRESEVATION OF THE HABITATS. RESIDENTS IN THESE SUBDIVISION CAN GO TO PORCH AREA FOR SIGHTSEEING OR PICNICS. FOR THE PRIVATE ROAD STARTING IN LOT 4888 AND END AT 4880 BOTH OWNERS WILL BE SHARING PRIVATE STREET. MAINTENANCE AND SNOW PLOW WILL BE TAKEN CARE OF BY OWNER OF LOT 4880 AND LOR 4888

NOTE: ADDITIONAL BUILDABLE AREA AROUND EXISTING HOME IN LOT 1 IS FOR FUTURE IMPROVEMENT OR ADDITION TO HOME. THE AREA COVERS CARPORT SHED AND EXTENDED PERIMETER AROUND THE EXISTING HOME. TOTAL AREA IS 7480 OR 10% OF TOTAL SITE

1. R-1-10 2. SETBACK

SIDE SETBACK : LOT 4880 & 4890 - 8

4. DENSITY: LOTS ALLOWED - 7 TOTALS

4 4	CONCRETE/ PRECAST CONCRETE	TREE CANOPY
	HARDSCAPE	BUILDABLE AREA
	HARDSCAPE, PORCH AREA	EXISTING HOME
	COMMON SPACE, SHARING ACCESS	FIRE ACCESS
	REMOVE	 PRIMARY SETBACK
	COMMON SPACE, GREEN SPACE	 ACCESSORY SETBACK
	GREEN SPACE, GRASS LANDSCAPE, VEGETATION	

**DKR DESIGN, LLC** 3361 W CRAMDEN DR LEHI

UTAH 84102

**INTERIM REVIEW ONLY** 

**OWNER** 

**ARCHITECT** 

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

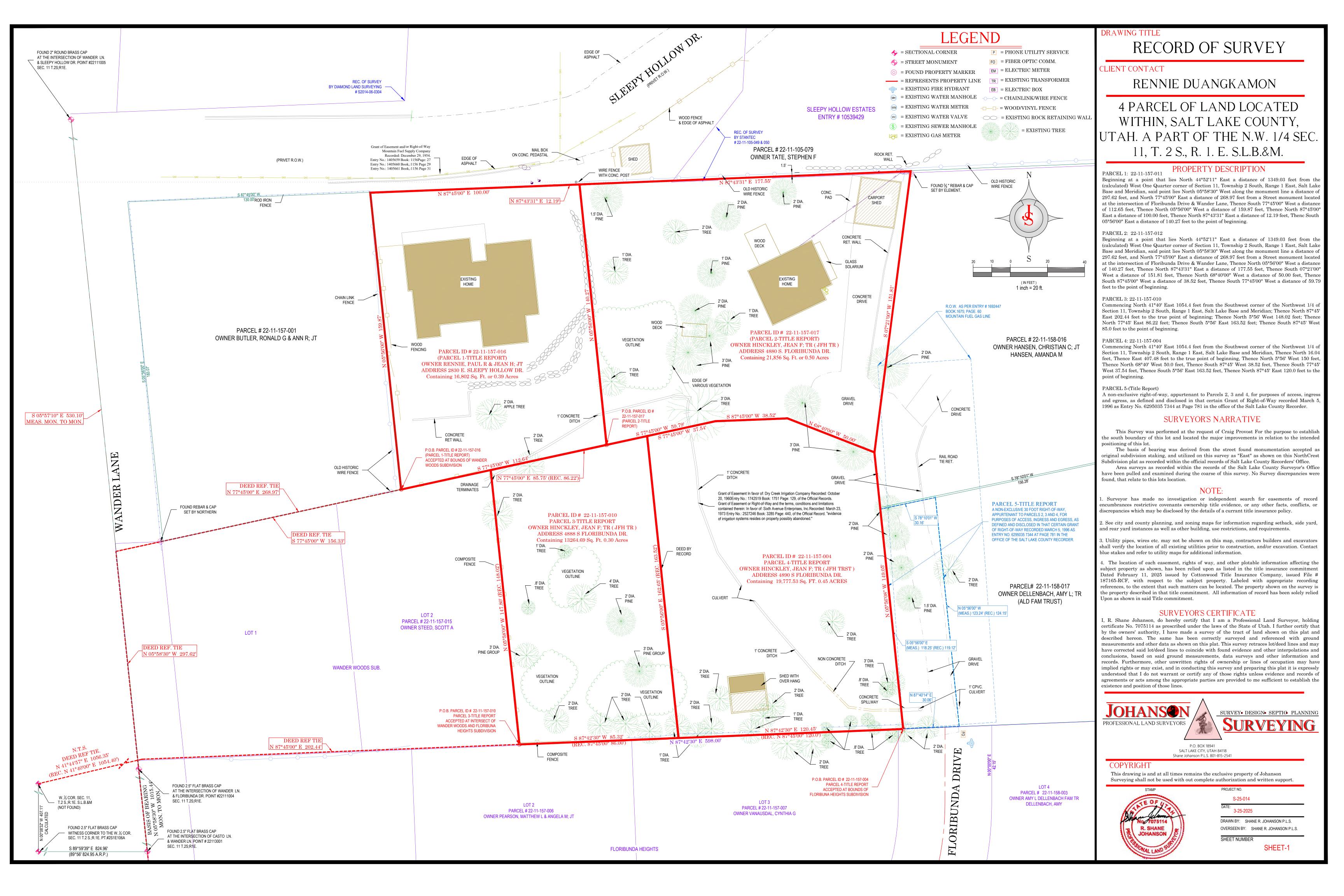
STRUCTURAL ENGINEER

REVISIONS	
NO. DESCRIPTION	DATE

06/23/2025

SUBDIVISION & PUD

Site Plan\_Tree Study



# UTILITY INFORMATION

COMPANY	CONTACT	TELEPHONE
PACIFICCORP		801-220-2238
PUBLIC WORKS		
GAS		

# BENCHMARK

SEE LAND SURVEY COMPLETED BY JOHANSON SURVEYING FOUND SANITARY SEWER MH ELEVATION = 4520.23 TOP OF RING SEE SITE PLAN

HOLLADAY, UT SURVEY DATA REQUIREMENTS

COORDINATE UNITS: INTERNATIONAL FEET

**DISTANCE UNITS: INTERNATIONAL FEET** 

GEODETIC (HORIZONTAL) DATUM: NORTH AMERICAN DATUM OF 1983 (1992), (NAD83 (1992))

ZONE: CENTRAL (0202)

**VERTICAL DATUM** 

NORTH AMERICAN VERTICAL DATUM OF 1988C (NAVD88) EL=4520.23

PROJECT COORDINATE SYSTEM

NORTHING = 7,292,953.26

EASTING = 1,569,731.24

# **NOTES**

CONTRACTOR IS TO USE EXTREME CAUTION WHEN WORKING NEAR HIGH VOLTAGE OVERHEAD POWER LINES AND HIGH PRESSURE GAS MAINS.

CONTRACTOR TO LOCATE AND DELINEATE TEMPORARY CONSTRUCTION EASEMENTS.

NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FEMA DESIGNATED 100-YEAR FLOOD PLAIN PER EFFECTIVE FEMA MAPS 49049C0307F DATED: 6/19/2020

ALL EASEMENTS CALLED OUT IN THESE CONSTRUCTION DRAWINGS SHALL BE DIDICATED BY A RECORDED LEGAL DESCRIPTION UNLESS OTHERWISE NOTED AS "EXISTING WITH BOOK AND PAGE LOCATION OF RECORDING

REFER TO THE FOLLOWING STANDARD DETAILS FOR PROJECT NOTES WHICH ARE AVAILABLE FROM LINDON https://lindon.gov/development-manual.htm

# **CLIENT**

D. RENNIE 4888 & 4890 FLOURBUNDA DRIVE **HOLLADAY UTAH** PH1-702-592-7799

**ARCHITECT** 

# **SURVEYOR**

SHANE JOHANSON P.O. BOX 18941

Call before you dig.

**COVER SHHET** 

HINCKLEYS ESTATES SUBDIVISION

4880 SOUTH FLORIBUNDA DRIVE HOLLADAY, CITY UTAH

# **DETAILS CALLOUTS**





# VICINITY MAP NOT TO SCALE

**HOLLADAY CITY NOTES** 

1. The applicant is responsible for compliance with all requirements of the

2. All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention

device to the building, unless landscaping is served by the secondary

Lindon Standard Specifications and Drawings apply to construction of

public improvements that will be owned or maintained by Lindon City

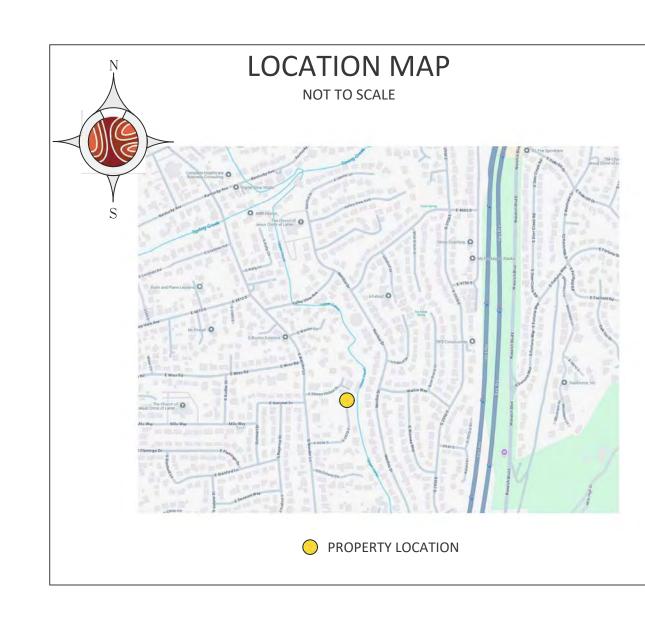
Water meters are to be located behind back of walk or back of curb in an

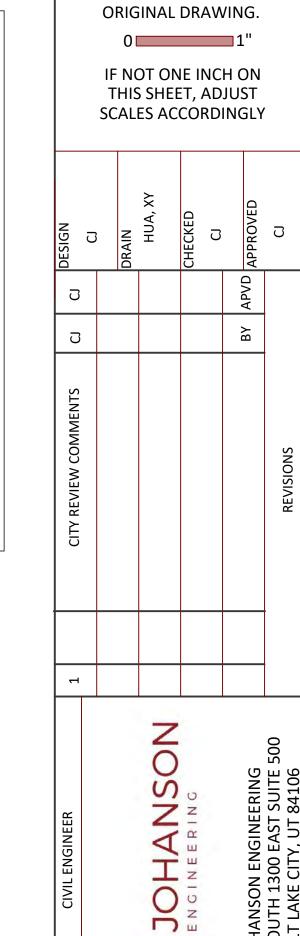
area that isaccessible, not located behind fenced areas or under covered

"Americans with Disabilities Act" (ADA).

and take precedence over other standards.

water system.





**VERIFY SCALE** 

BAR IS ONE INCH ON

# **GENERAL NOTES**

- Install improvements to holladay, standards. Contractor to obtain and follow HOLLADAY SPECIFICATIONS.
- MAINTAIN A MINIMAL 10' DISTANCE BETWEEN WATER AND SEWER LINES.
- MINIMAL 18" OF CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS. MINIMAL 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
- MINIMUM OF FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES. CONTRACTOR RESPONSIBLE FOR OBTAINING HOLLADAY STANDARDS AND APWA 201 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
- Contractors responsibility to obtain and follow the soils report and its RECOMMENDATIONS. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH
- BUILDING PLANS BEFORE STARTING CONSTRUCTION. 10. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH HOLLADAY PUBLIC WORKS
- DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS. 11. ALL UTILITY LINES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS HOLLADAY OR APWA 2017 STANDARDS.
- 12. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT. 13. CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED
- DURING CONSTRUCTION. 14. THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO HOLLADAY FOR
- REVIEW AND APPROVAL. 15. REVIEW AND INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN. 17. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN
- THE NECESSARY PERMITS TO ACCOMPLISH THE JOB. CALL BLUE STAKE BEFORE YOU DIG.
- THE LOCAL AUTHORITY RULES, REGULATION AND SPECIFICATION GOVERN. SEE HOLLADAY CITY
- 20. CONTRACTORS RESPONSIBILITY FOR SAFETY ON JOB SITE AT ALL TIMES

# CAUTION NOTICE TO CONTRACTOR

- A. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location for utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- B. The contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours: the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability real or alleged, In connection with performance of work on this project.



JOHANSON ENGINEERING 50 SOUTH 1300 EAST SUITE 5 SALT LAKE CITY, UT 84106

ATES HINCKLEY

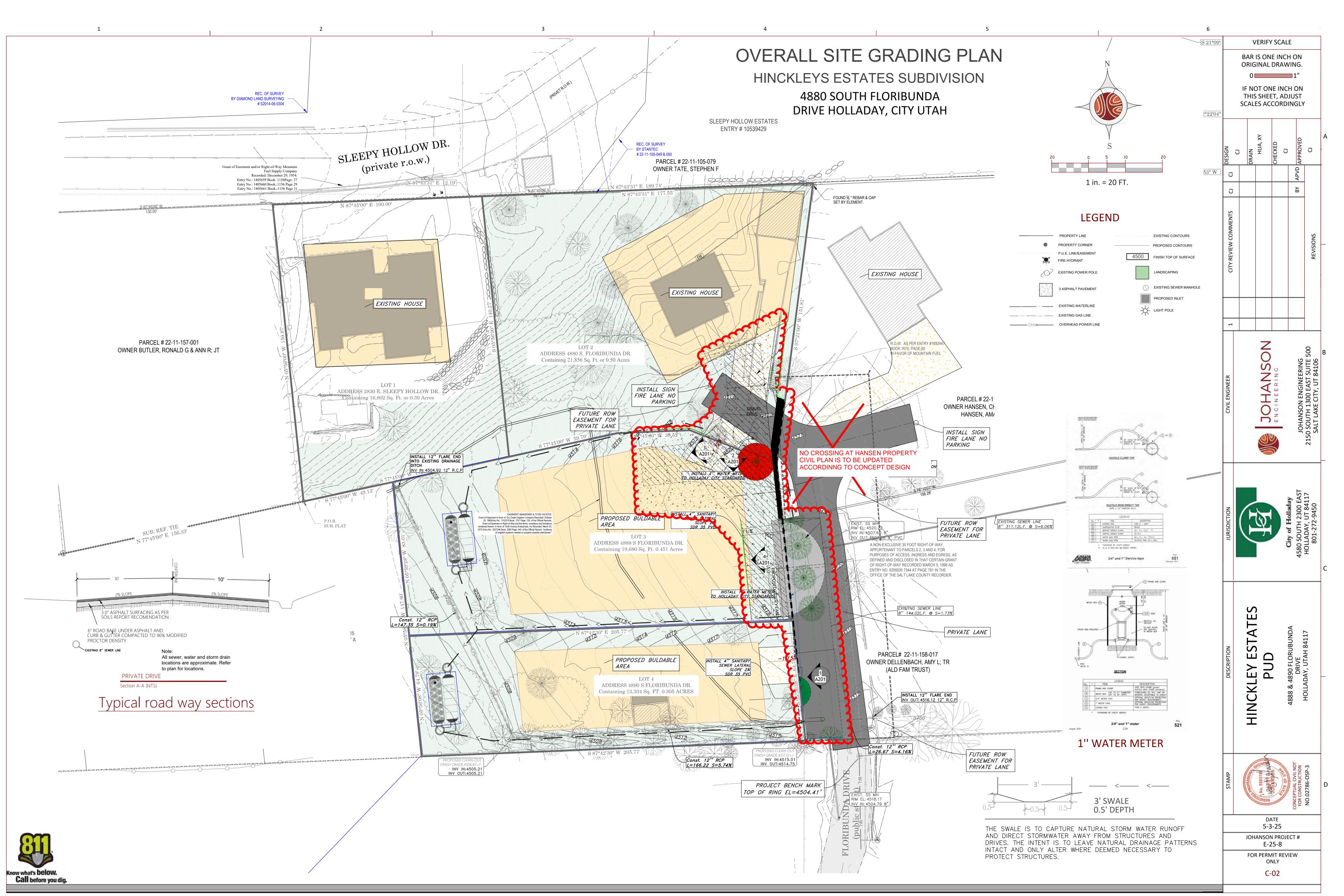
5-3-25 JOHANSON PROJECT #

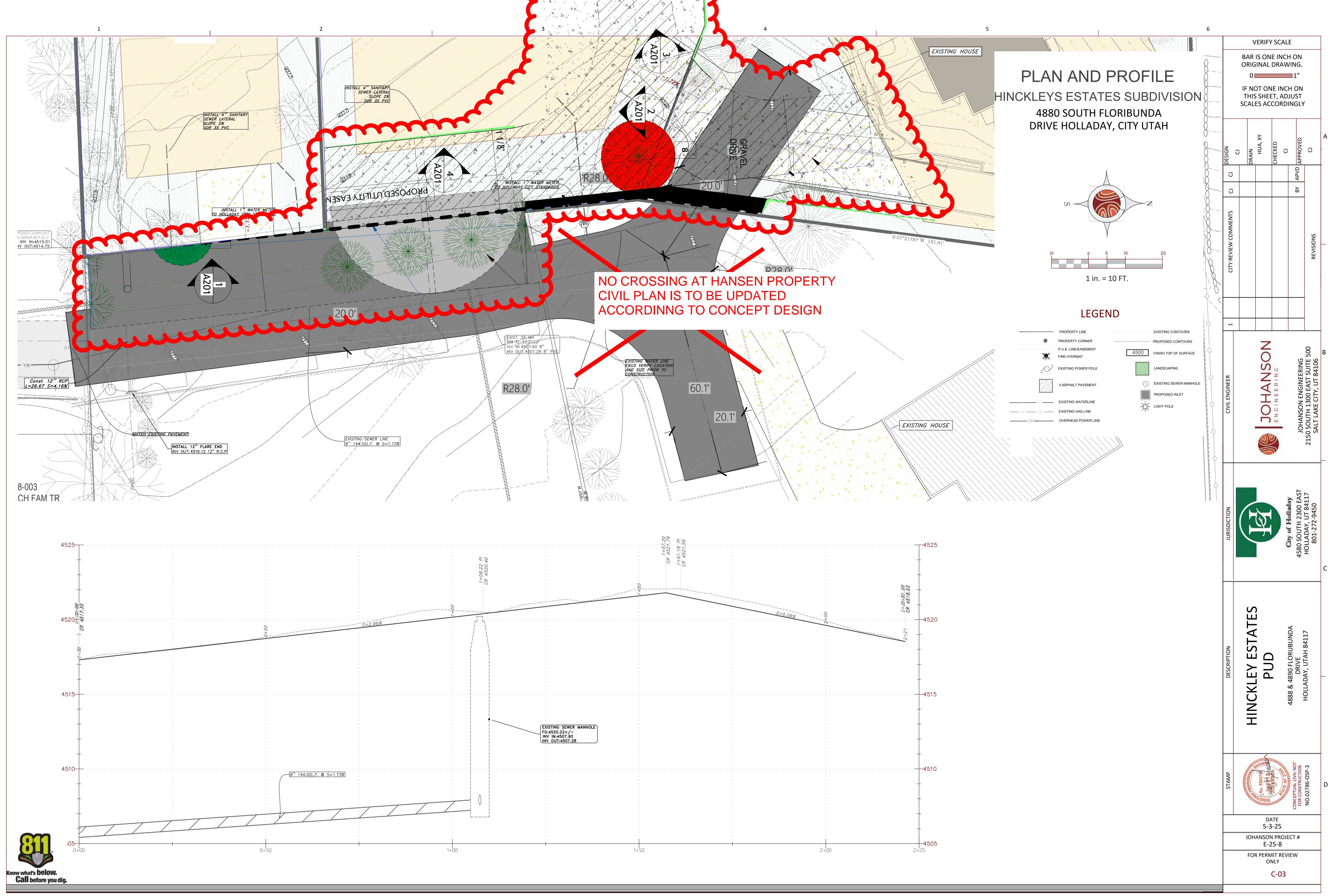
E-25-8 FOR PERMIT REVIEW

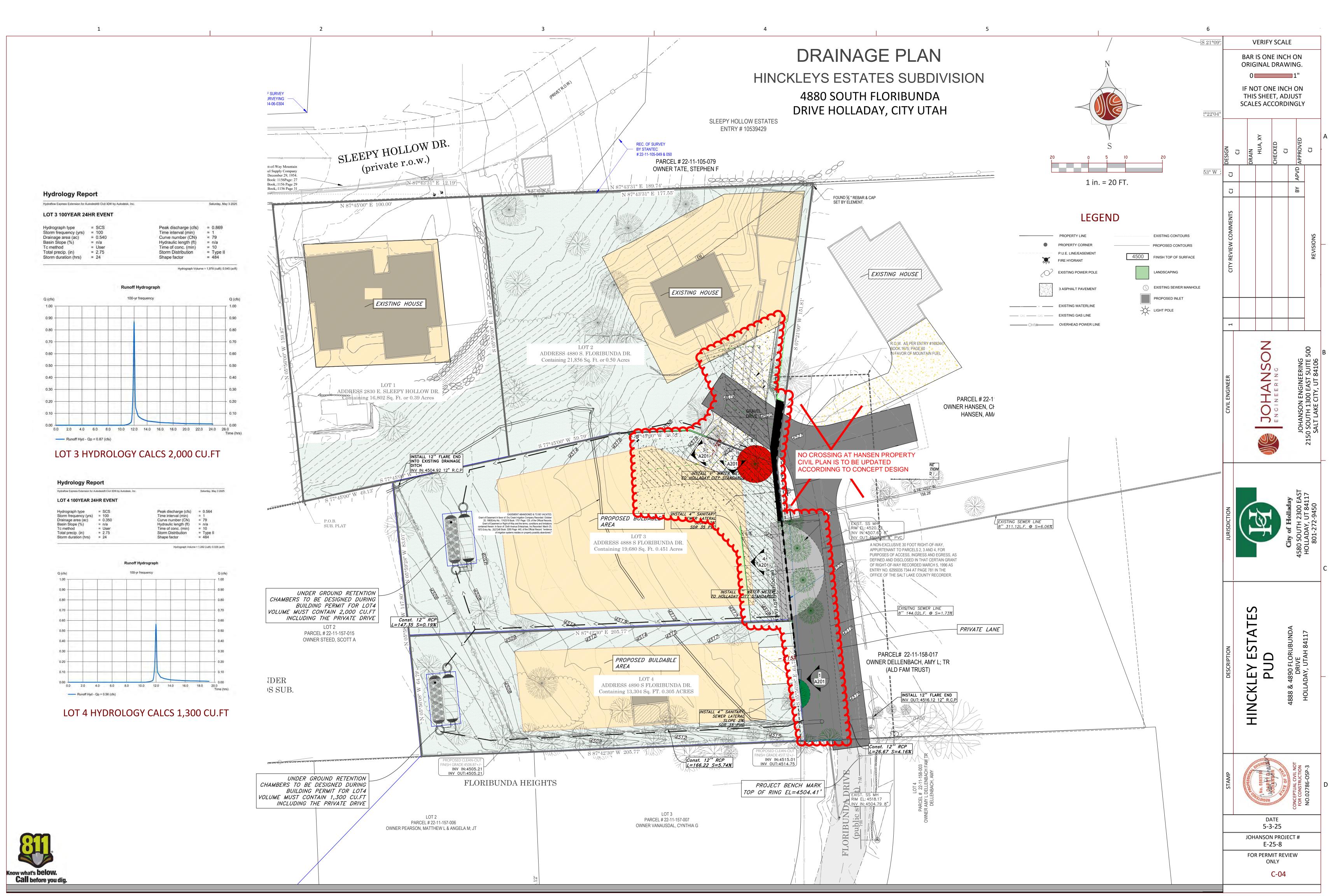
C-01

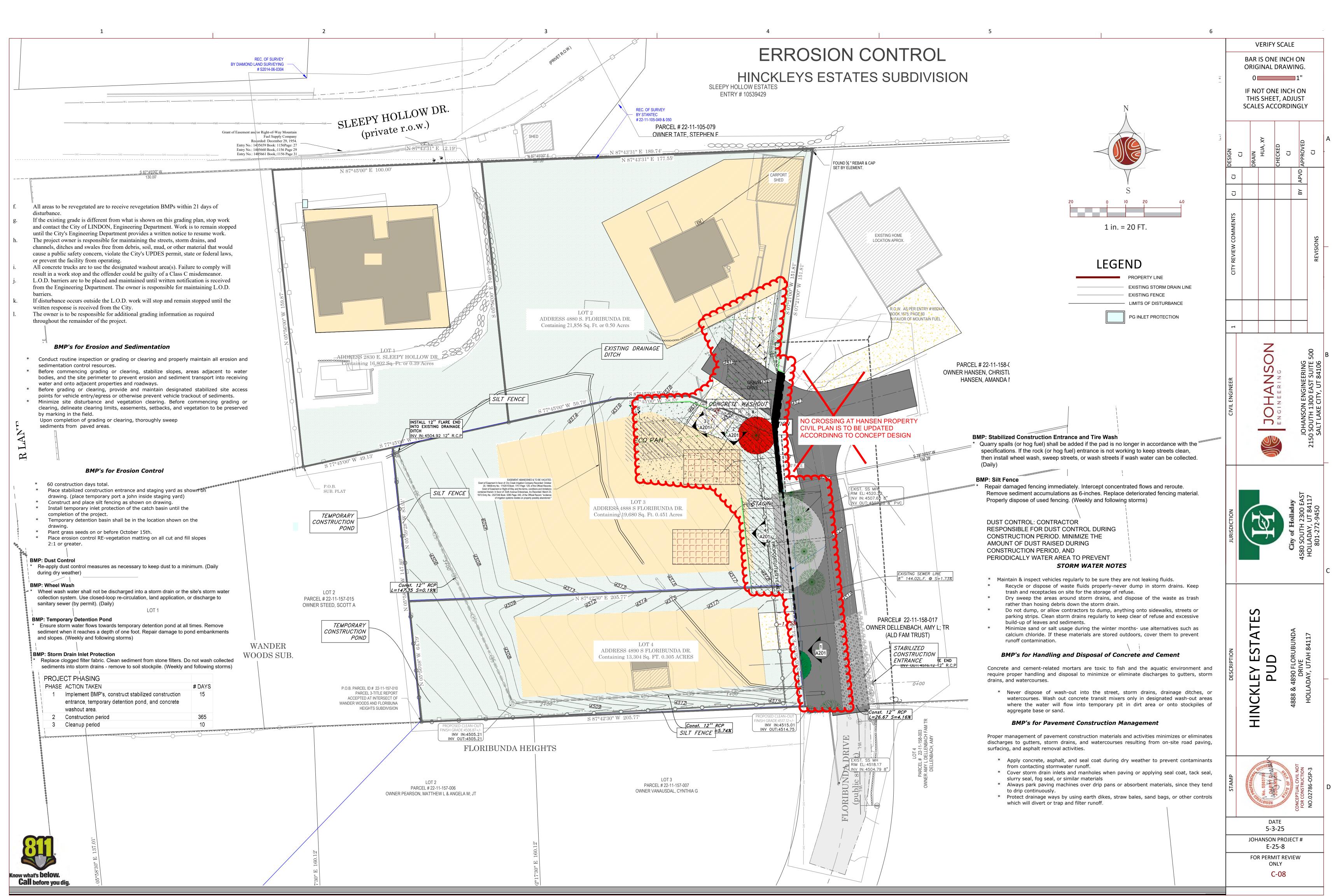
ONLY

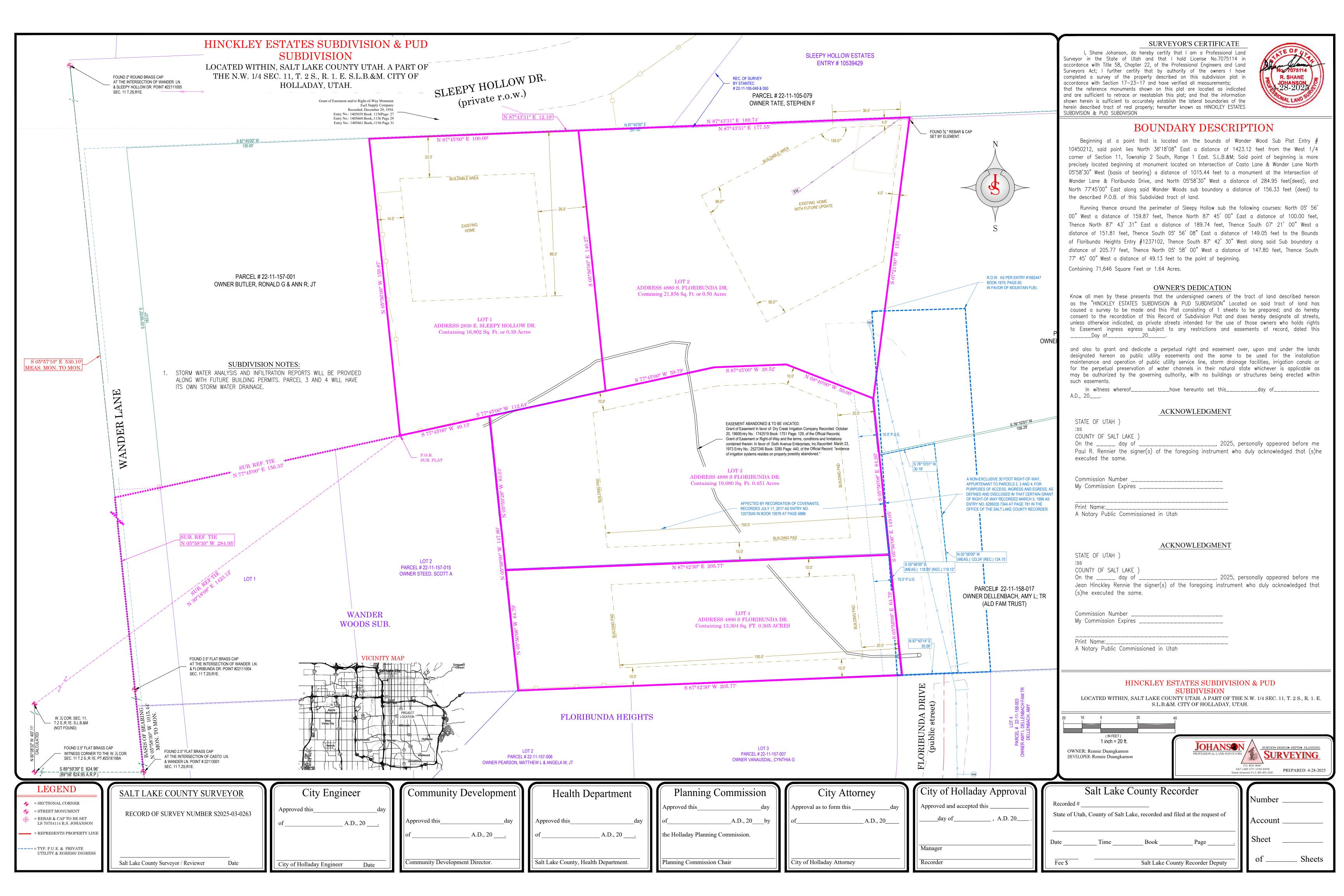
# SALT LAKE CITY, UTAH 84118 Shane Johanson P.L.S. 801-815-2541 SUBMITTED BY 4/28/25 CAREY JOHANSON P.E. DATE CIVIL ENGINEER 5563750 UTAH REGISTRATION NO. DR. HUA XU HYDROLOGY & DRAINAGE REPORT SUPPORTING DOCUMENTS













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

STAFF ACKNOWLEDMENT OF COMPLETE APPLICTION: \_\_\_

GENERAL LAND USE/DEVELOPM	MEN'	T APPLICATION	Ţ		
Name of Proposed Project: Hinckley Estates	Suk	adivision & PUD			
Address of Project: 4888 S Floribunda Dr & 489	}0 S	Floribunda Dr, Ho	lladay UT		
TYPE OF	REOU	JEST: (mark all that apply)	<u>'</u>		
ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)			TIVE PROCEEDURES APPLY (O	RD. 13.07)	
SITE PLAN () PERMITTED of () CONDITIONAL		REZONE of PROPERTY			
/ SUBDIVISION PLAT		GENERAL PLAN AMENDMENT			
CONDOMINIUM PLAT		CODE AMENDMENT			
/ CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURB or DESIGNATION			
SPECIAL EXCEPTION		HISTORIC SITE DESIGNA	NOIT		
NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEM	MENT AMENDMENT		
OTHER:		ANNEXATION			
		T			
Applicant Nature: (Please Print) Duangkamon Ren	nie	Property Owners Name: (Please Prin Jean F. Hinckley	t) **ATTACH SIGNED **O1	VNER AFFIDAVIT <sup>112</sup>	
Applicant's Mailing: 3361 W Cramden Dr.	Cit	<sub>y:</sub> Lehi	Ste	<sub>zip:</sub> 84043	
Applicant Phone: (702) 592-7799	Applicar	duangk duangk	amon.reni	nie@gmail.com	
Main Contact Person (Please Print):	e: 702	-5927799 <sub>email:</sub> 0	duangkamon	.rennie@gmail.com	
Brief summary of proposal / request: We are proposing this subdivision in conjunction greenery and significant trees on site. PUD will both of the new proposed parcels.Changing lir	ll also	provide us with the al	oility to build tw	o residential homes on	
FILING FEES:	(ORD 3	.35)	<del> </del>	OFFICE USE ONLY	
SITE PLAN REVIEW \$600.00		ONE of PROPERTY	\$900.00 + \$85.00/acre		
SITE PLAN AMENDMENT \$250.00	COD	E AMENDMENT	\$600.00	FOLNOMER	
SUBDIVISION: Final = 6% of the cost of improvements)	GEN	ERAL PLAN AMENDMENT	\$300,00 + \$50,00/scre	Parcel Number	
CONDOMINIUM \$1,000:00 + \$100,00/unit	HIST	ORIC SITE DESIGNATION	\$600.00	General Plan:	
CONDITIONAL USE PERMIT - COMMERCIAL \$1,000.00 + \$35.00/acre	PUB	LIC STREET:	\$300.00 vacation \$500,00 dedication \$250.00 namechangs	ZONT- CONTINUE	
CONDITIONAL USE PERMIT - RESIDENTIAL \$500.00 +)	ANN	EXATION	\$200.00 – namechanga	ZONT: ACSFAGE:	
CONDITIONAL USE PERMIT HOME BUSINESS \$100.00	DEV	ELOPMENT AGREEMENT AMENDMENT		PC ACHON: DATE:	
CONVERSION TO CONDOMINIUM \$50,000 bnit	отн	ER:		CCACHOS: D.CTF: .	
SPECIAL EXCEPTION \$600.00	отн	ER:			
SUBDIVISION AMENDMENT \$500,00		FINAL TOTAL DUE:		FILE DATE:	
NEXT STEPS FOR APPLICANTS:  1. To be considered COMPLETE, this form must be accommended 2. Complete applications must be submitted 3 weeks prior to 3. Applications are reviewed every Tuesday by the Holladay 4. Planning Commission convenes each month on the 1st at 5. Your Attendance at the Planning Commission and (or City).	o the des y TRC, Y nd 3rd Tv	ired Planning Commission dat You will be notified of any defic uesday. City Council convenes	e ciencies, decisions and the 1st and 3rd Thur	d/or meetings dates at that time sday of each month	



### **CITY OF HOLLADAY**

Community & Economic Development Department 4580 South 2300 East, Holladay, UT 84117 Phone: 801-527-3890

## AFFIDAVIT OF PROPERTY OWNERSHIP for property located at

Address: 488, 48010	0,4860 5.	Floripunda	DY.
Subdivision:	Pla	at:	Lot:
	PROPERTY OV	VNER	
I/we, Jean F. H owner(s) of the property identified in t information provided are in all respec	the attached application and	that the statement herein	y that I/we am/are the contained and any of the
Property Owner  Property Owner  Property Owner	eley		
Property Owner	in Hinckley		CRYSTAL NICHOLS Notary Public State of Utah My Commission Expires on: August 10, 2025 Comm. Number: 710821
State of Utah  County of	ACKNOWLEDGM ) ) ss.	MENT	Comm. Number: 719821
The foregoing affidavit was ackreduly acknowledged to me that he My commission expires:	nowledged before me this e did execute the same.	day of April	, 20 <u>25</u> , who
	AGENT AUTHOR	IZATION	
I/We, Jean F. Hinck agent(s) Duangkanon Rennie on my/our behalf before any administ act in all respects as our agent in materials.	the owner(s) of the owner(s)	he real property describe e/us regarding the attache he City of Holladay consi ed application.	d above, do authorize as my ed application and to appear dering this application and to
State of Utah	ACKNOWLEDGM ) ) ss.	MENT	Notary Public State of Utah My Commission Expires on:
County of	)		August 10, 2025 Comm. Number: 719821
The foregoing affidavit was ackr duly acknowledged to me that h	nowledged before me this $\mathcal{L}$ e did execute the same.	day of April	, 20 <u>25</u> , who
My commission expires:	vet 10, 2005	Notary Public	of Humb

### **Hinckley Estates Subdivision & PUD Narrative**

**Address:** LOT 1 - 4880 S FLORIBUNDA DR., LOT 2 - 2830 E SLEEPY HOLLOW DR., LOT 3 - 4888 S FLORIBUNDA DR., LOT 4 - 4890 S FLORIBUNDA DR.

Holladay City Planning Commission Members,

We respectfully submit this narrative in support of a proposed residential subdivision and PUD within the City of Holladay. The request involves four parcels. Two parcels with two existing homes and two new proposed parcels to create two new single family homes. The intent is to preserve and protect some mature trees and greenery and to maintain the character of the surrounding neighborhood while making efficient and responsible use of the property.

**Project Overview:** The subdivision is located in R-1-10. With typical subdivision, our greenery and some main mature trees will need to be removed. Due to the one of the lot being on the inside. Private roads will need to be added. For a home to be built on the inside lot, it will also require removing most trees and vegetation. We are proposing this subdivision in conjunction with PUD so we could provide an essential protection for existing greenery and significant trees on site. PUD also provided us with more flexibility to build two residential homes on both new proposed parcels. The homes will be owner-occupied and built with consideration of the scale and aesthetics of the surrounding neighborhood.

**Traffic Impacts:** The addition of two single-family homes is not expected to result in any significant increase in traffic volume or congestion. Vehicular access will be provided via Floribunda Drive. For fire access purposes we are proposing 60-FOOT "Y"

**Improved Quality of Life:** PUD will help us be able to protect necessary greenery, decrease impervious space and create more flexible buildable areas with greenspace effort. With the current landscape, new landscape and preserved greenery within the subdivision will contribute to improve air quality, reduce noise pollution and preserve some natural habitats

Compliance with Conditional Use Standards: With our best understanding, we believe this project meets the standards outlined in Holladay City Ordinance 13.08.040F. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The project involves low-density residential use that aligns with the surrounding properties and will not introduce any unusual or incompatible impacts to the neighborhood. No nuisances, hazards, or disruptions are anticipated. The subdivision supports the goals of responsible residential development and neighborhood preservation

We appreciate your consideration of this request and welcome the opportunity to discuss the proposal further. We are committed to a collaborative process and look forward to working with staff and the Commission to ensure the best outcome for the neighborhood and the City of Holladay.

Sincerely,

Duangkamon Rennie

3361 W Cramden Dr., Lehi UT 84043

04/11/2025

04/11/2025

Duangkamon & Christian Rennie 3361 W Cramden Dr Lehi, UT 84043 702-592-7799

Dear Neighbor:

A neighborhood meeting will be held on Monday, April 28th, 2025, from 5:00–6:00 PM at Paul and Jeanie's home (2830 E Sleepy Hollow Drive, Holladay, UT 84117) to discuss a proposed new subdivision and PUD called *Hinckley Estates*. This subdivision includes four parcels: 2830 E Sleepy Hollow Dr, 4880 S Floribunda Dr., 4888 S Floribunda Dr., and 4890 S Floribunda Dr.

We are proposing two new residential homes to be built at a future date—one on 4888 S Floribunda Dr and one on 4890 S Floribunda Dr.

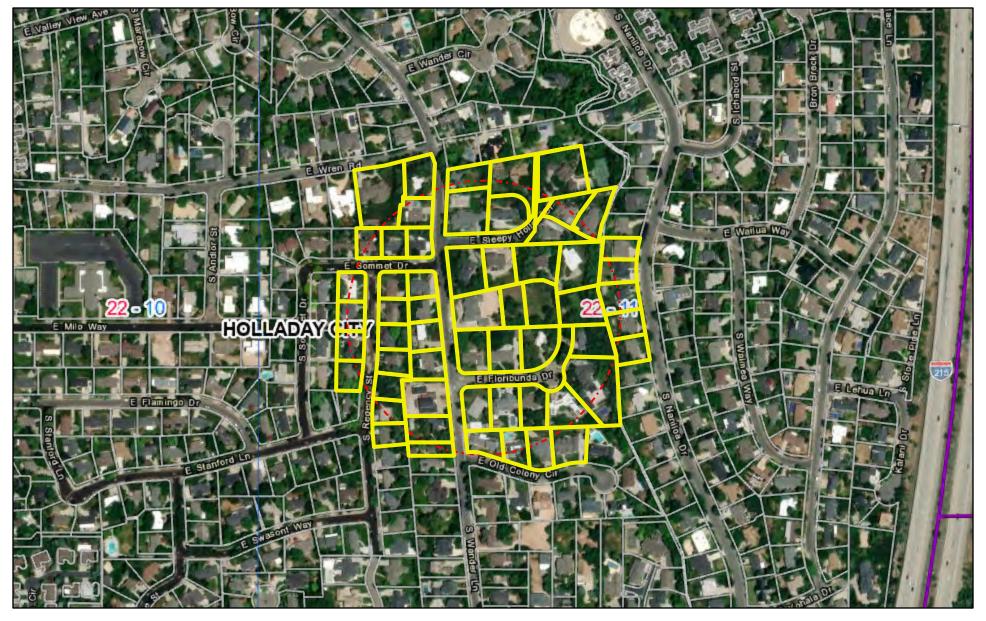
Please join us to learn more about the subdivision, ask questions, and share your thoughts.

Please note that this is **NOT** a City of Holladay Planning Commission or City Council meeting. It is an informal neighborhood meeting prior to submitting a pending application to the City of Holladay.

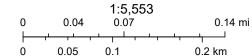
Thank you,

Duangkamon & Christian Rennie

# Му Мар



April 12, 2025



Esri, HERE, iPC, County of Salt Lake, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Maxar

This map was created by the office of the Salt Lake County Assessor, in

	PARCEL_ID	_	OWNER_NAME	PROPERTY_LOCATION
	22-11-105-036-0000	957	CHRISTENSON, BRUCE & JUNE; TRS (C FM TRS	2847 E SLEEPY HOLLOW DR
Ш	22-11-105-036-0000	957	CHRISTENSON, BRUCE & JUNE; TRS (C FM TRS	2847 E SLEEPY HOLLOW DR
	22-11-105-053-0000	111	OLDROYD, RICHARD J & CHERILL (JT)	2829 E SLEEPY HOLLOW DR
	22-11-105-054-0000	111	ZALK FAM REV TR ET AL	2819 E SLEEPY HOLLOW DR
	22-11-105-058-0000	111	FEDERSPIEL, RYAN & MASTALOUDIS, ANGELA;	4865 S WANDER LN
	22-11-105-069-0000	957	CHRISTENSON, BRUCE & JUNE; TRS (B&JC TRU	2857 E SLEEPY HOLLOW DR
	22-11-105-071-0000	111	CHAD & KRISTIN CHRISTENSEN FAM ET AL	2857 E SLEEPY HOLLOW DR
	22-11-105-076-0000	957	FAIRBANKS, BRANDON & HEATHER; JT	2860 E SLEEPY HOLLOW DR
	22-11-105-077-0000	111	FAIRBANKS, BRANDON & HEATHER; JT	2860 E SLEEPY HOLLOW DR
	22-11-105-078-0000	111	FELTS, M CORLAND	2858 E SLEEPY HOLLOW DR
$\overline{\Box}$	22-11-105-079-0000		TATE, STEPHEN F	2854 E SLEEPY HOLLOW DR
$\overline{\Box}$	22-11-105-081-0000		SLEEPY HOLLOW HOLDINGS, LLC	2815 E SLEEPY HOLLOW DR
Ħ	22-11-151-009-0000		WATKINS, DAVID R & HOLLY; JT	2769 E SOMMET DR
ŏ	22-11-151-010-0000		JOAN BYERLINE FAM TR ET AL	2783 E SOMMET DR
ŏ	22-11-151-011-0000		SACHARNY, DAVID J	2797 E SOMMET DR
H	22-11-151-019-0000		DANA R JOHNSON FAM LIV TR JOHNSON, DANA	2766 E WREN RD
H	22-11-151-019-0000			
_=_			LEE, GEOFFREY; JT ET AL	4864 S WANDER LN
-	22-11-151-022-0000		PARRY, KRISTA; JT ET AL	4874 S WANDER LN
-	22-11-153-005-0000		GARCIA, CALLIE A; JT GARCIA, JOHN D A; J	4894 S REGENCY ST
	22-11-153-006-0000		RICHARD ROSCOE & KAREN HAMMOND NELSON FA	4906 S REGENCY ST
	22-11-153-007-0000		RANDALL & KATHRYN RYSER TR ET AL	4920 S REGENCY ST
	22-11-153-008-0000	111	STONESTREET, DORIS M; TR (S FAM TR)	4930 S REGENCY ST
	22-11-156-001-0000	111	JACK, JOSEPH E & ELAINE L; TRS	4893 S REGENCY ST
	22-11-156-002-0000	111	JENSEN, P DAVID & JULIE B; TRS	4903 S REGENCY ST
	22-11-156-003-0000	111	LARSEN, DAVID C & CAMILLE J; TRS (D&CL T	4915 S REGENCY ST
	22-11-156-004-0000	111	HERRSCHER LIV TR ET AL	4925 S REGENCY ST
	22-11-156-005-0000	111	CHRISTINE MADSEN TR MADSEN, CHRISTINE; T	4935 S REGENCY ST
	22-11-156-006-0000	111	BRUCE KEVIN ROWLEY & TIEA LYNN ROWLEY LI	4945 S REGENCY ST
	22-11-156-007-0000	111	JERRY & JAYNE NELSON FAMILY TRUST; ET AL	4955 S REGENCY ST
$\overline{\Box}$	22-11-156-013-0000	111	HUGHART, BRENT E	2798 E SOMMET DR
$\overline{\Box}$	22-11-156-014-0000		PULVER, MARK & ASHLEY; JT	4904 S WANDER LN
$\overline{\Box}$	22-11-156-015-0000		MARTIN & ANNE BANKS REV TR ET AL	4916 S WANDER LN
ŏ	22-11-156-016-0000		GUSS-JOHNSON, NADINE L & JOHNSON, CLAYTO	4928 S WANDER LN
ī	22-11-156-017-0000		VAN BOERUM, DREW H	4940 S WANDER LN
H	22-11-156-018-0000		GREENHAM, MARK; JT GREENHAM, JOANNA; JT	4958 S WANDER LN
H	22-11-156-019-0000		ERMINI, BRANDON; JT ERMINI, GELSEY; JT	4968 S WANDER LN
H				4968 S WANDER LN
_=	22-11-156-019-0000		ERMINI, BRANDON; JT ERMINI, GELSEY; JT	
$\vdash$	22-11-157-001-0000		BUTLER, RONALD G & ANN R; JT	2822 E SLEEPY HOLLOW DR
-	22-11-157-004-0000		HINCKLEY, JEAN F; TR ( JFH TRST )	4890 S FLORIBUNDA DR
	22-11-157-005-0000		SIMONSON, DOLORES A	2825 E FLORIBUNDA DR
	22-11-157-006-0000		PEARSON, MATTHEW L & ANGELA M; JT	2841 E FLORIBUNDA DR
	22-11-157-007-0000	111	VANAUSDAL, CYNTHIA G	2865 E FLORIBUNDA DR
	22-11-157-010-0000	957	HINCKLEY, JEAN F; TR ( JFH TR )	4888 S FLORIBUNDA DR
	22-11-157-015-0000		SCOTT A STEED FAM LIV TR ET AL	4905 S WANDER LN
	22-11-157-016-0000	111	PAUL & JEAN HINCKLEY RENNIE FAMILY TRUST	2830 E SLEEPY HOLLOW DR
	22-11-157-017-0000	111	JEAN F HINCKLEY TR HINCKLEY, JEAN F; TR	4880 S FLORIBUNDA DR
	22-11-158-003-0000	111	AMY L DELLENBACH FAM TR DELLENBACH, AMY	4915 S FLORIBUNDA DR
	22-11-158-005-0000	111	COONS, WAYNE L & SHARON L; TRS ( C FM TR	4941 S WANDER LN
	22-11-158-006-0000	111	FALKNER, DANE R & AHLIN, MARY JO; JT	2840 E FLORIBUNDA DR
	22-11-158-007-0000	111	LORI ANN CLARK REV TR ET AL	2856 E FLORIBUNDA DR
	22-11-158-008-0000		CLOWARD, TOM V & STEINVOORT, CARIN S; JT	2866 E FLORIBUNDA DR
	22-11-158-009-0000		HOLMBERG, DOUGLAS L & FERN L (SANDY); TR	2829 E OLD COLONY CIR
ŏ	22-11-158-010-0000		GOCHNOUR, WILLIAM W; JT GOCHNOUR, OLIVIA	2845 E OLD COLONY CIR
	22-11-158-011-0000		PRICE, BRENT G	2861 E OLD COLONY CIR
	22-11-158-016-0000		HANSEN, CHRISTIAN C; JT HANSEN, AMANDA M	4867 S FLORIBUNDA DR
	22-11-158-017-0000		DELLENBACH, AMY L; TR (ALD FAM TRUST)	4891 S FLORIBUNDA DR
H				
	22-11-158-017-0000		DELLENBACH, AMY L; TR (ALD FAM TRUST)	4891 S FLORIBUNDA DR
	22-11-158-020-0000		MEIER, EMILIE	2875 E OLD COLONY CIR
	22-11-158-021-0000		NYDEGGER, DAVID R; JT NYDEGGER, RACHELLE	2870 E FLORIBUNDA DR
	22-11-176-006-0000		CHRISTOPHER KELLEY & ANNE MAGLIONE 2017	4878 S NANILOA DR
	22-11-176-009-0000	111	DAVID & EILEEN RUSSELL FAMILY TRUST 5/1	4906 S NANILOA DR
	22-11-176-010-0000	111	CHATWIN, PATRICIA E; TR	4918 S NANILOA DR
	22-11-176-022-0000	111	MCALLISTER, JOSEPH D; JT MCALLISTER, MAR	4888 S NANILOA DR
	22-11-176-023-0000	111	CLAYTON, DANIEL B & JACELYN K; TC	4896 S NANILOA DR

# **Hinckley Estates Subdivision & PUD Neighborhood Information Meeting**

April 28th at 5:00 PM at Paul & Jeanie's Home (2830 E Sleepy Hollow Drive, Holladay, UT 84117)

Name	Address	Signature

Meeting Minutes:

#### Hinckley Estates Subdivision & PUD Neighborhood Meeting - 04/28/2025

Topic to discuss for Neighborhood meeting

- Introduce who we are, this has been a family lots for over 100 years
- Reason for meeting, letting neighbors know we are proposing two new single homes on lot 4888 and 4890.
- Reason for proposing this subdivision with PUD: Preserve mature trees and make sure both lots are buildable. What is PUD? Planned Unit Development help with more flexibility to adapt to lot shape and size.
- Total site is 71,642 sf or 1.65 acre. Density lots allowed 7 totals so with 2 existing we can fit 5 more homes on those lots if we would like to turn it into a townhome. But we want to keep this as a guiet residential area.
- Questions

#### Meeting minutes:

- Opened the meeting introducing the buyers and the seller at 5:10pm
- Discussed the history of the land and how it has been in the family for 90 years. We are continuing to keep it in the family with this purchase and proposed PUD. Keeping the property in the family was the goal of the seller, Jean Hinckley.
- Discussed the current property lines (north/south) and the complications with those lots to build on.
  - Land locked lot is currently not a buildable lot
  - Additional road needed and can add complication to utility
- Shifted to the new proposed lines running east/west for easier road access and ability to build houses on those lots
- Focused on only one residential home being built on each lot
- There were a number of questions regarding why a PUD and concerns with a PUD
  - Confusion over the difference between PUD and HOA's
  - Questions about why we are doing a PUD
  - Discussion on the size of homes that can be built and the setback to other properties
  - The impact of PUD and the size of it, 4 properties are included.
- There was concern from the owner of the house on the south side of the 2 lots (Ms. Cindy Gubler) specifically around the setback of the house and concerns that the PUD will allow a home to be built too close to her property line. She mentioned she was going to pushback on the city for this, even though we explained there are still guidelines we need to follow when building
- Conversation changed to the right of way and easement of Floribunda Drive since it is a
  private road and there isn't a consensus between the neighbors on who has right of way.
  We will need to walk through this as neighbors. There was little concern over the PUD
  with these neighbors but more focused on the road.
  - At this point people started to leave the meeting, around 6pm.
- Overall the neighbors were supportive of the PUD with the exception of Ms. Gubler and her concern of the setback of the home.
- There were 20-25 people in attendance.

#### Hinckley Estates Subdivision & PUD Neighborhood Information Meeting

April 28th at 5:00 PM at Paul & Jeanie's Home (2830 E Sleepy Hollow Drive, Holladay, UT 84117)

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DCINDYGUBLER @ YAHOO.COM



340 North Center Street, Suite 100, Lehi, UT 84043 Phone: 801 407 8355 | Fax: 801 407 8395

#### REAL PROPERTY TITLE REPORT

#### NOTICE

At your request, Cottonwood Title Insurance Agency, Inc. ("Cottonwood") has conducted a search of public records and provides the following Report based on that search. Please note that this Report is NOT: (i) title insurance; (ii) a commitment for title insurance; (iii) an abstract of title; or (iv) a guarantee of the status of title or of any information reflected in this Report. No representation is made or liability assumed as to the effect, completeness, validity, priority or the accuracy of any disclosure herein or the various documents reported herein. The Report is provided as an accommodation to you for informational purposes only, and any liability of Cottonwood in connection with this Report is strictly limited to the compensation Cottonwood receives from you for issuing the Report.

If you desire title insurance or a guarantee respecting any information reflected in this Report, please notify Cottonwood so that Cottonwood may assist you in obtaining such coverage through one of our title insurance underwriters.

#### REPORT

File Number: 187165-RCF

1. Effective Date: February 11, 2025 at 7:30AM

2. The estate or interest in the land described or referred to in this Report is Fee Simple as to Parcels 1, 2, 3 and 4: Easement as to Parcel 5 and title thereto is at the effective date hereof vested in:

Paul Rennie and Jean Hinckley Rennie, or their successors, as Trustees of The Paul and Jean Hinckley Rennie Family Trust dated the 17th day of November, 2022, as amended, as to Parcel 1 and Jean F. Hinckley, as Trustee of The Jean F. Hinckley Trust, dated May 18, 2015, as to Parcels 2, 3 and 4

3. The land referred to in this Report is situated in the County of Salt Lake, State of Utah, and is described as follows:

#### See Exhibit A attached hereto

NOTE: Parcel Identification Numbers: 22-11-157-016, 22-11-157-017, 22-11-157-010 and 22-11-157-004 (for reference purposes only)

Real Property Title Report Page 1 of 4

File Number: 187165-RCF

#### **RECORD MATTERS**

The search of public records conducted by Cottonwood for this Report did not include a search of the State Construction Registry or any other non-public record sources. Cottonwood makes no representations, and disclaims any liability, concerning the existence or absence of any filings or other information on the State Construction Registry.

The following items of record may affect title to the land:

1. Taxes for the year 2025 are accruing as a lien not yet due and payable under Parcel No. 22-11-157-016. Taxes for the year 2024 have been paid in the amount of \$9,150.64 under Parcel No. 22-11-157-016. (affects Parcel 1)

NOTE: Records for the year 2025 show a prepayment in the amount of \$1,000.00.

Taxes for the year 2025 are accruing as a lien not yet due and payable under Parcel No. 22-11-157-017. Taxes for the year 2024 have been paid in the amount of \$4,533.06 under Parcel No. 22-11-157-017. (affects Parcel 2)

Taxes for the year 2025 are accruing as a lien not yet due and payable under Parcel No. 22-11-157-010. Taxes for the year 2024 have been paid in the amount of \$1,100.93 under Parcel No. 22-11-157-010. (affects Parcel 3)

Taxes for the year 2025 are accruing as a lien not yet due and payable under Parcel No. 22-11-157-004. Taxes for the year 2024 have been paid in the amount of \$3,119.83 under Parcel No. 22-11-157-004. (affects Parcel 4)

- 2. The herein described Land is located within the boundaries of Granite School District, Wasatch Front Waste and Recycle District, Central Utah Water Conservancy District, Mt. Olympus Improvement District, South Salt Lake Valley Mosquito Abatement District, Holladay City, and is subject to any and all charges and assessments levied thereunder.
- 3. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 22, 1959, as Entry No. 1692447, in Book 1675, at Page 60. (affects Parcel 2)
- 4. Notice of Easement, recorded October 20, 1960 as Entry No. <u>1742519</u> in Book 1751 at Page 129. (exact location not disclosed)
- 5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Covenants recorded April 26, 1996 as Entry No. <u>6341272</u> in Book 7384 at Page 2995, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Recordation of Covenants, recorded July 11, 2017 as Entry No. <u>12573540</u> in Book 10576 at Page 6886.

- 6. Terms and conditions of that certain Grant of Right-of-Way recorded March 5, 1996 as Entry No. 6295035 in Book 7344 at Page 781.
- 7. The effects, if any, of that certain Notice of Permission recorded January 5, 2016 as Entry No. <a href="https://doi.org/12200238">12200238</a> in Book 10393 at Page 2823.

Real Property Title Report Page 2 of 4

File Number: 187165-RCF

# RECORD MATTERS (CONTINUED)

- 8. Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Jean F. Hinckley, and her successors as Trustee of The Jean F. Hinckley Trust dated May 18, 2015; Trustee: ZB, N.A. dba Zions First National Bank; Beneficiary: ZB, N.A. dba Zions First National Bank; Amount: \$100,000.00; Dated: June 13, 2018; Recorded: July 3, 2018 as Entry No. 12803746 in Book 10690 at Page 3785. (affects Parcel 2)
- 9. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Paul R. Rennie and Jean Hinckley Rennie, as joint tenants with right of survivorship; Trustee: Zions Bancorporation, N.A. dba Zions Bank; Beneficiary: Mortgage Electronic Registration Systems, Inc. "MERS", solely as nominee for Zions Bancorporation, N.A. dba Zions Bank; Amount: \$1,683,000.00; Dated: November 10, 2022; Recorded: November 14, 2022 as Entry No. 14041921 in Book 11385 at Page 2875. (affects Parcel 1)
  - Construction Conversion Modification Agreement (Adjustable Interest Rate), recorded September 4, 2024 as Entry No. 14283999 in Book 11515 at Page 8175.
- 10. The effects, if any, of that certain Boundary Line Agreement, recorded November 27, 2024 as Entry No. <u>14319165</u> in Book 11535 at Page 7121.
  - NOTE: The legal descriptions contained therein appear to be erroneous.
- 11. Right of Way Agreement for Salt Lake City Suburban Sanitary District (No. 1) Pipe Line in favor of Salt Lake City Suburban Sanitary District to lay, maintain, operate, repair, remove, or replace the pipe line for transportation through and across said Land and incidental purposes, by instrument dated July 25, 1958 and recorded February 21, 1966, as Entry No. 2143399, in Book 2432, at Page 66. (affects Parcel 5)

**NOTE:** The following names have been checked for judgments:

The Paul and Jean Hinckley Rennie Family Trust dated the 17th day of November, 2022 and The Jean F. Hinckley Trust, dated May 18, 2015

No unsatisfied judgments appear of record in the last eight years except as shown herein.

Real Property Title Report Page 3 of 4

File Number: 187165-RCF

# EXHIBIT A LEGAL DESCRIPTION

#### PARCEL 1:

Beginning at a point that lies North 44°52'11" East a distance of 1349.03 feet from the (calculated) West One Quarter corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 05°58'30" West along the monument line a distance of 297.62 feet, and North 77°45'00" East a distance of 268.97 feet from a Street monument located at the intersection of Floribunda Drive & Wander Lane, Thence South 77°45'00" West a distance of 112.65 feet, Thence North 05°56'00" West a distance of 159.87 feet, Thence North 87°43'31" East a distance of 12.19 feet, Thence South 05°56'00" East a distance of 140.27 feet to the point of beginning.

#### PARCEL 2:

Beginning at a point that lies North 44°52'11" East a distance of 1349.03 feet from the (calculated) West One Quarter corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 05°58'30" West along the monument line a distance of 297.62 feet, and North 77°45'00" East a distance of 268.97 feet from a Street monument located at the intersection of Floribunda Drive & Wander Lane, Thence North 05°56'00" West a distance of 140.27 feet, Thence North 87°43'31" East a distance of 177.55 feet, Thence South 07°21'00" West a distance of 151.81 feet, Thence North 68°40'00" West a distance of 50.00 feet, Thence South 87°45'00" West a distance of 38.52 feet, Thence South 77°45'00" West a distance of 59.79 feet to the point of beginning.

#### PARCEL 3:

Commencing North 41°40' East 1054.4 feet from the Southwest corner of the Northwest 1/4 of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian; Thence North 87°45' East 202.44 feet to the true point of beginning; Thence North 5°56' West 148.02 feet; Thence North 77°45' East 86.22 feet; Thence South 5°56' East 163.52 feet; Thence South 87°45' West 85.0 feet to the point of beginning.

#### PARCEL 4:

Commencing North 41°40' East 1054.4 feet from the Southwest corner of the Northwest 1/4 of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Thence North 16.04 feet, Thence East 407.48 feet to the true point of beginning, Thence North 5°56' West 150 feet, Thence North 68°40' West 50.0 feet, Thence South 87°45' West 38.52 feet, Thence South 77°45' West 37.54 feet, Thence South 5°56' East 163.52 feet, Thence North 87°45' East 120.0 feet to the point of beginning.

#### PARCEL 5:

A non-exclusive right-of-way, appurtenant to Parcels 2, 3 and 4, for purposes of access, ingress and egress, as defined and disclosed in that certain Grant of Right-of-Way recorded March 5, 1996 as Entry No. 6295035 in Book 7344 at Page 781 in the office of the Salt Lake County Recorder.

Real Property Title Report Page 4 of 4

Community Development Department City of Holladay 801.527.3890



# FILE# 19-9-19-9

# RHH - BLOCK C Lot 2a, Site and Sub. Amend

#### **ADDRESS:**

1888 E Rodeo WalkeDrive

#### **LEGAL DESCRIPTION:**

#### **DECISION TYPE:**

#### Administrative/Procedural:

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

#### **APPLICANT/REPRESENTATIVE:**

Steve Peterson

#### **PROPERTY OWNER:**

KMW Development, LLC

#### **ZONING:**

R-M/U

#### **GENERAL PLAN DISTRICT:**

2007 SDMP

#### CITY COUNCIL DISTRICT:

District #1

#### **PUBLIC NOTICE DETAILS:**

Published \*07/02/2025

#### **REQUEST:**

Site Plan Review- CONCEPT/PRELIMINARY

#### **APPLICABLE REGULATIONS:**

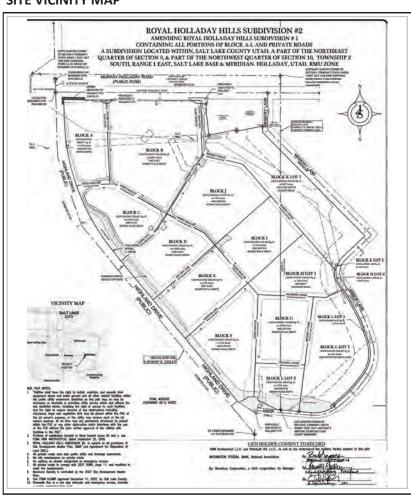
13.68

2007 SDMP - Open Zone

#### **EXHIBITS:**

Zone map Staff Report Applicant Narrative Proposed Development Drawings

#### SITE VICINITY MAP



#### Notes:

#### **STAFF:**

Jonathan Teerlink



#### City of Holladay

Community and Economic Development Planning and Zoning

#### PLANNING COMMISSION STAFF REPORT

July 15th 2025

#### **ITEM # 5**

Request: Preliminary Commercial Site Plan and Subdivision Amendment within Royal Holladay Hills

Project: "Royal Holladay Hills Block C lot 2a"

Address: 1888 East Rodeo Walk Drive – Block C

Applicant: Denise Knoblich, Applicant and Steve Petersen, Owner

File No.: 19-9-19-9

Notice: Mailed Notice on July 3<sup>rd</sup> 2025 Staff: Jonathan Teerlink, CED Director

#### **GOVERNING ORDINANCES:**

13.65.070(C) REGIONAL MIXED-USE ZONE (RM-U)
13.03 SUBMISSION REQUIREMENTS

13.06 ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES

13.08.050 SITE PLAN

SDMP,2007 SITE DEVELOPMENT MASTER PLAN (SDMP)

#### **REQUIRED PLANNING COMMISSION ACTION: Administrative**

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

Creation of a development site plan requires review and approval by the Land Use Authority (Planning Commission) in a two-step process; **Preliminary and Final plans**. Decisions must be made during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500' of the subject parcel.

#### **SUMMARY**

According to the approved subdivision plan for all Royal Holladay Hills, applicant, Steve Peterson proposes commercial development for .33 acres (14,300 sqft) or ~20% of total area of Block "C". Mr. Peterson and design representatives for "Roth Living" will present a site layout and development plans for consideration and review against the 2007 Site Development Master Plan (SDMP). Review is subject to the provisions of the, "Open" Land Use District (O Zone). The O Zone is to be considered the most intense land use zone within this master planned development, offering a widest range of allowed uses and the tallest building heights (90 feet). In this case, the entire 3.5 acres is to be secured by a single-use commercial building, intended to be occupied by Roth Living.



#### City of Holladay

Community and Economic Development Planning and Zoning

#### TECHNICAL REVIEW COMMITTE ANALYSIS

#### PRELIMINARY PLAT DEVELOPMENT

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

- Commercial Retail is an allowed Permitted land use within O Zone, see page 3 of the SDMP.
- Access to site is to be provided internally via a new section of Royce Drive a private street.
- Commercial intensity (maximum square footage) is considered to be dispersed across entire site (57 acres), see page 1 of the SDMP.
- Parking is required at 1 stall per 200 square feet. This site provides 62 stalls (55 required), see page 8 of the SDMP
- Landscaping plans are provided and propose 23+ new trees and various landscaping features around the site.
- Building height is proposed at 25 feet (90 feet allowed), page 6 of the SDMP
- Architectural design is an element regulated by SDMP. Chosen commercial designs should be found to comply with the design palette on page 16 of the SDMP.

As ownership will be created, an amendment to approved subdivision plat for Block C is proposed. The amendment is limited in scope to the creation of Lot 2a, enabling development of this site plan. The TRC has found no other substantive changes that would prevent a Planning Commission review.

#### RECOMMENDATION

The required submittals for preliminary site development plan and subdivision plat for Block C are found by the TRC to be complete as per the City's submission standards, R-M/U zone regulations and SDMP site development standards. The TRC recommends the Planning Commission to hold the required public hearing and moderate a discussion with the applicants on the details of the development plan. The TRC feels the application may be approved and strongly requests that potential PC decisions be accompanied with findings. Additionally, the TRC can recommend that the PC delegate **FINAL** approvals to staff as per §13.10a of the Holladay code.

#### SUGGESTION MOTIONS

"I motion to (approve\_deny\_continue) the **PRELIMINARY COMMERCIAL SITE DEVELOPMENT PLAN and AMENDMENT TO THE SUBDIVISON PLAT FOR BLOCK C** enabling the development of "**Royal Holladay Hills, Block C lot 2a**" in the R-M/U zone located at 4833 South Sunset Blvd Lane with FINAL SITE PLAN & PLAT approvals to be delegated to staff. Motion is based on the following findings;

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

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

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



#### NOTICE OF A PUBLIC HEARING

PRELIMINARY SITE PLAN / SUBDIVSION AMENDMENT - HOLLADAY HILLS "BLOCK C"

Tuesday, July 15th 2025 Date: As close to 6:00 pm as possible Time: Location: City Hall - City Council Chambers

**Hearing Body: Planning Commission** 

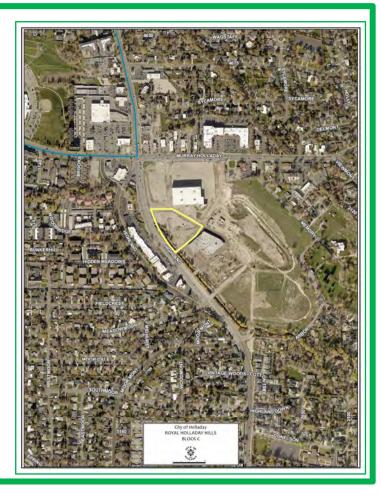
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a primary site plan and subsequent subdivision plat amendment for "BLOCK C" (8.06 acres) within "Royal Holladay Hills" mixed-use development in the R/M-U zone located at 4835 South Highland Drive (Cottonwood Mall). All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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

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

Please submit comments via email by 5:00 pm July 14<sup>th</sup> to Jonathan Teerlink, iteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

ATTENTION: This notice was mailed on July  $2^{nd}$  2025by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residenc please notify the owner regarding this matter. Thank you.





CITY of HOLLADAY

#### **NOTICE OF A PUBLIC HEARING**

PRELIMINARY SITE PLAN / SUBDIVSION AMENDMENT - HOLLADAY HILLS "BLOCK C"

Tuesday, July 15th 2025 Date: Time: As close to 6:00 pm as possible Location: City Hall - City Council Chambers

**Planning Commission Hearing Body:** 

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a primary site plan and subsequent subdivision plat amendment for "BLOCK C" (8.06 acres) within "Royal Holladay Hills" mixed-use development in the R/M-U zone located at 4835 South Highland Drive (Cottonwood Mall). All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Holladay Planning Commission will conduct a public hearing during their review of a primary site plan and subsequent subdivision plat amendment for "BLOCK C" (8.06 acres) within "Royal Holladay Hills" mixed-use development in the R/M-U zone located at 4835 South Highland Drive (Cottonwood Mall). All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C). Chapter 13.14.040.

The proposed amendment is available for public inspection on the City's website <a href="www.holladayut.gov">www.holladayut.gov</a> and at the Community Development Dept. during normal business hours.

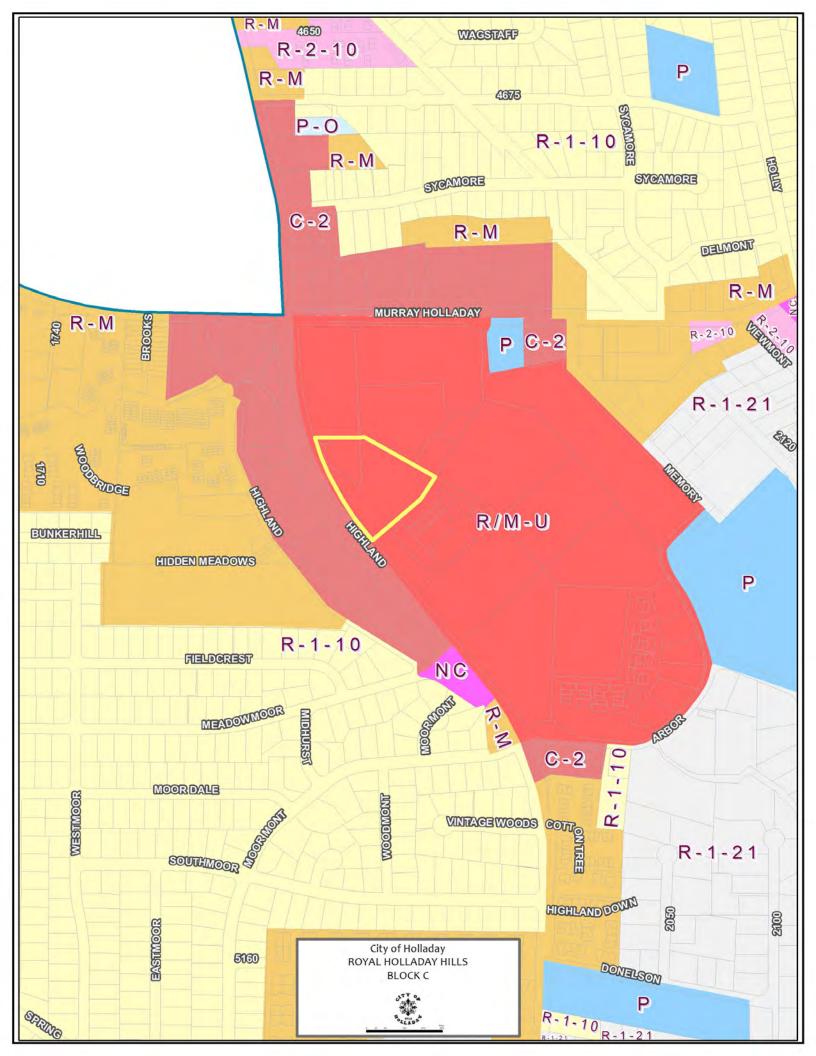
The public can remotely watch the <u>Live Stream</u> of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

- 1. In-person attendance at Holladay City Hall or
- 2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

#### CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website <a href="www.holladayut.gov">www.holladayut.gov</a> the Utah Public Notice website <a href="www.utah.gov/pmn">www.utah.gov/pmn</a>, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [date]
Stephanie N. Carlson MMC,
City Recorder City of Holladay
NOTICE OF PUBLIC HEARING





# **HOLLADAY HILLS ROTH AND ARHAUS**

4 | 5 | 6 | 7 | 8

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH



SHEET INDEX		
С	IVIL ENGINEERING SHEETS	
C001	COVER SHEET	
C100	DEMOLITION PLAN	
C200	SITE PLAN	
C201	ADA PLAN	
C300	UTILITY PLAN	
C400	GRADING PLAN	
C401	DRAINAGE PLAN	
C500	EROSION CONTROL PLAN	
C501	EROSION CONTROL DETAILS	
C600	DETAILS	





#### DEVELOPER/OWNER WOODBURY CORPORATION

WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: JASON WEDLICK
OFFICE: (801) 485-7770

#### CIVIL ENGINEER

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LEEANN MILLER, P.E.
OFFICE: (801) 485-777 CELL: (801) 450-5734

LANDSCAPE ARCHITECT WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRAZELL
OFFICE: (801) 485-7770

# COVER SHEET HOLLADAY HILLS BLOCK C ROTH AND ARHAUS 1888 EAST RODEO WALK DRIVE MURRAY, UTAH

COVER SHEET

PROJECT #: 1726-2200 DATE: 06/23/2025 DRAWN BY: HC SCALE: NONE

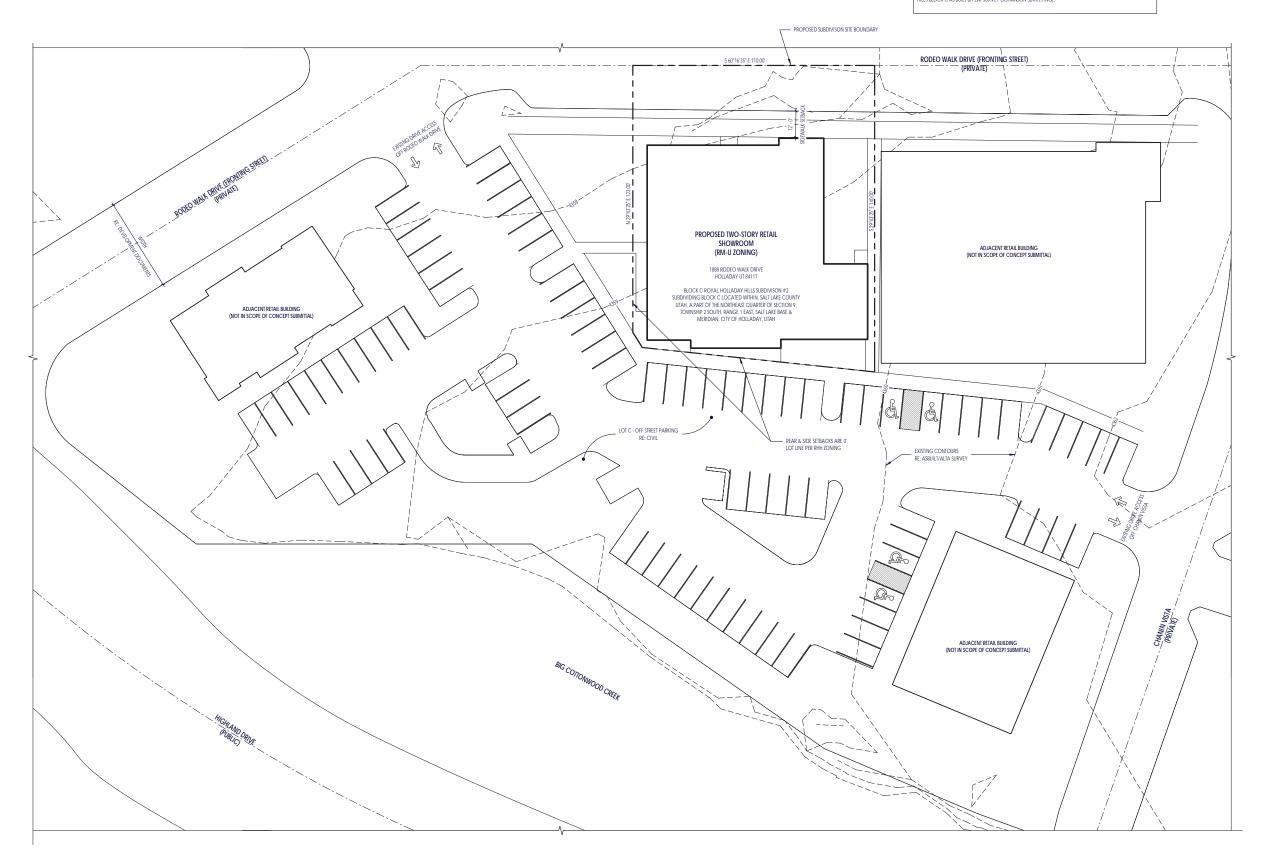
C001

1-FOR ALL LANDSCAPE INFORMATION RELATED TO PROJECT SUBMISSION, REFER TO LANDSCAPE DRAWINGS (WOODBURKY CORPORATION).

2 - FOR ALL CIVIL SITE INFORMATION RELATED TO PROJECT SUBMISSION, REFER TO CLIVIL DRAWINGS (WOODBURKY CORPORATION).

3 - FOR PROCROSED SUBDIVISON SITE BOUNDARY INFORMATION BELATED TO PROJECT SUBMISSION, REFER TO ROYAL HOLLADAY HILLS BLOCK 2 LOT 2 AMENDED'S SURVEY (JOHANSON SURVEYING).

4 - FOR ALL ENSINING CONTOUR INFORMATION RELATE TO PROJECT SUBMISSION, REFER TO TROYAL HOLLADAY HILLS BLOCK C AS SUILT & PLAT SURVEY (JOHANSON SURVEYING).







#### **ROTH LIVING - SLC**

1888 RODEO WALK DR HOLLADAY UT 84117

ISSUE DATE:	06/30/25
PHASE:	SD
DRAWN BY:	CJ
CHECKED BY:	CC

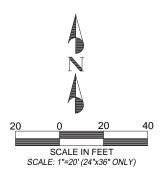
#### CONCEPTUAL SITE PLAN SUBMISSION

REVISIONS ISSUED		
#	DESCRIPTION	DATE
-		

COPYRIGHT 2025 - THESE DRAWINGS AND THE DESIGN THEY REPRESENT REMAIN THE PROPERTY OF CLAD AD INC. AND ARE INTENDED TO BE USED FOR CONSTRUCTION AT THE STATED LOCATION. ANY UNAUTHORIZED PREPODUCTION OR OTHER USE OF THESE DRAWINGS OR DESIGN IS STRICTLY PROHIBITED.

SITE PLAN

A0.01



LEGEND EX. LOT LINES EX. EDGE OF OIL EX. FENCE LINE

========== EX. CURB & GUTTER

10

# For Review 06/27/2025 2:39:53 PM

NEW CURB & GUTTER ======= NEW ADA ROUTE — — — NEW PROPERTY LINE — — — LIMITS OF CONSTRUCTION NEW STANDARD ASPHALT PAVEMENT

NEW HEAVY ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT L.S. LANDSCAPE AREA

#### NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.

2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. DUMPSTER ENCLOSURES SHALL BE 3-SIDED MASONRY WALLS WITH STEEL GATE, DUMPSTER ENCLOSURE TO MATCH MATERIAL USED ON BUILDING.

4. EXPANSION JOINTS USING VOID CAPS AND CAULK ARE REQUIRED ON ALL CONCRETE JOINTS AROUND BUILDING PERIMETERAND EXPANSION JOINTS (ROURE IN) - EXPANSION JOINTS REQ'D AROUND ENTIRE BUILDING PERIMETER WHERE CONCRETE MEETS BUILDING AND BETWEEN CURE / SIDEWALK INFILL SECTIONS WITH NO PLANTER AND AT OTHER LOCATIONS PER DETAILS AND SPECS.

#### LAND USE SUMMARY

	SQ.FT	ACREAGE	PERCENT
BUILDING FOOTPRINT	23,836	0.547	19.3%
LANDSCAPE AREA	42,713	0.981	34.6%
IMPERVIOUS AREA	56,751	1.303	46.0%
TOTAL LOT AREA	123,300	2.831	100.0%

#### PARKING SUMMARY

TOTAL PARKING RATIO	2.7/1000 S.F
*PARKING PROVIDED:	74 STALLS
PARKING REQUIRED (3/1000 SF):	81 STALLS
BUILDING SIZE:	27,036 SF

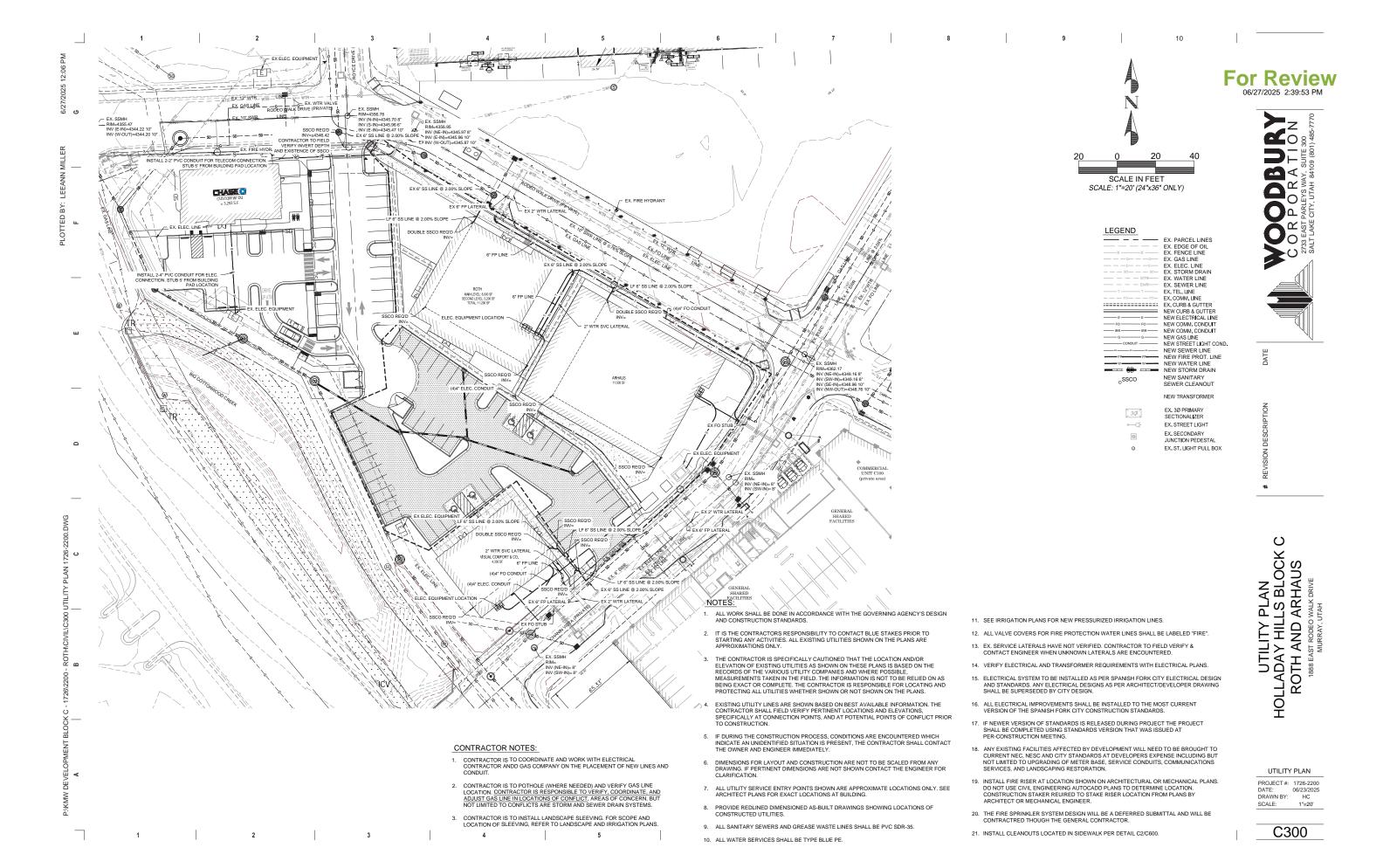
\* OTHER SHARED PARKING AVAILABLE THROUGHOUT THE DEVELOPMENT

SITE PLAN
HOLLADAY HILLS BLOCK C
ROTH AND ARHAUS
1888 EAST RODEO WALK DRIVE
MURRAY, UTAH

SITE PLAN

PROJECT #: 1726-2200 DATE: 06/23/2025 DRAWN BY: HC SCALE: 1"=20'

C200





VISUAL COMFORT & CO.

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#### For Review 06/27/2025 2:39:53 PM

**LEGEND** ■ PROPOSED CURB 7 GUTTER

SCALE IN FEET SCALE: 1"=20' (24"x36" ONLY)

PROPOSED SPILL CURB EEE EXISTING CURB & GUTTER PROPOSED EDGE OF ASPHALT PROPOSED CONTOUR EXISTING CONTOUR

PROPOSED STORM DRAIN EXISTING STORM DRAIN FINISH GRADE ELEVATION

FLOWLINE OF CURB ELEVATION TOP BACK OF CURB ELEVATION TOP OF ASPHALT ELEVATION TOP OF CONCRETE ELEVATION CATCH BASIN GRATE ELEVATION

FLOWLINE OF PIPE ELEVATION PROPOSED CATCH BASIN MATCH EXISTING ELEVATION GRADE BREAK TOP OF WALL ELEVATION

#### NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR

5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.

GUTTERS IN ADA ROUTES: 5% MAX.

13. INSTALL CLEANOUTS LOCATED IN SIDEWALK PER DETAIL C2/C600

# GRADING PLAN

HOLL

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GRADING PLAN
DLLADAY HILLS BLOCK C
ROTH AND ARHAUS
1888 EAST RODEO WALK DRIVE
MURRAY, UTAH

PROJECT #: 1726-2200 DATE: 06/23/2025 DRAWN BY: HC SCALE: 1"=20'



LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.

7. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.

8. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF

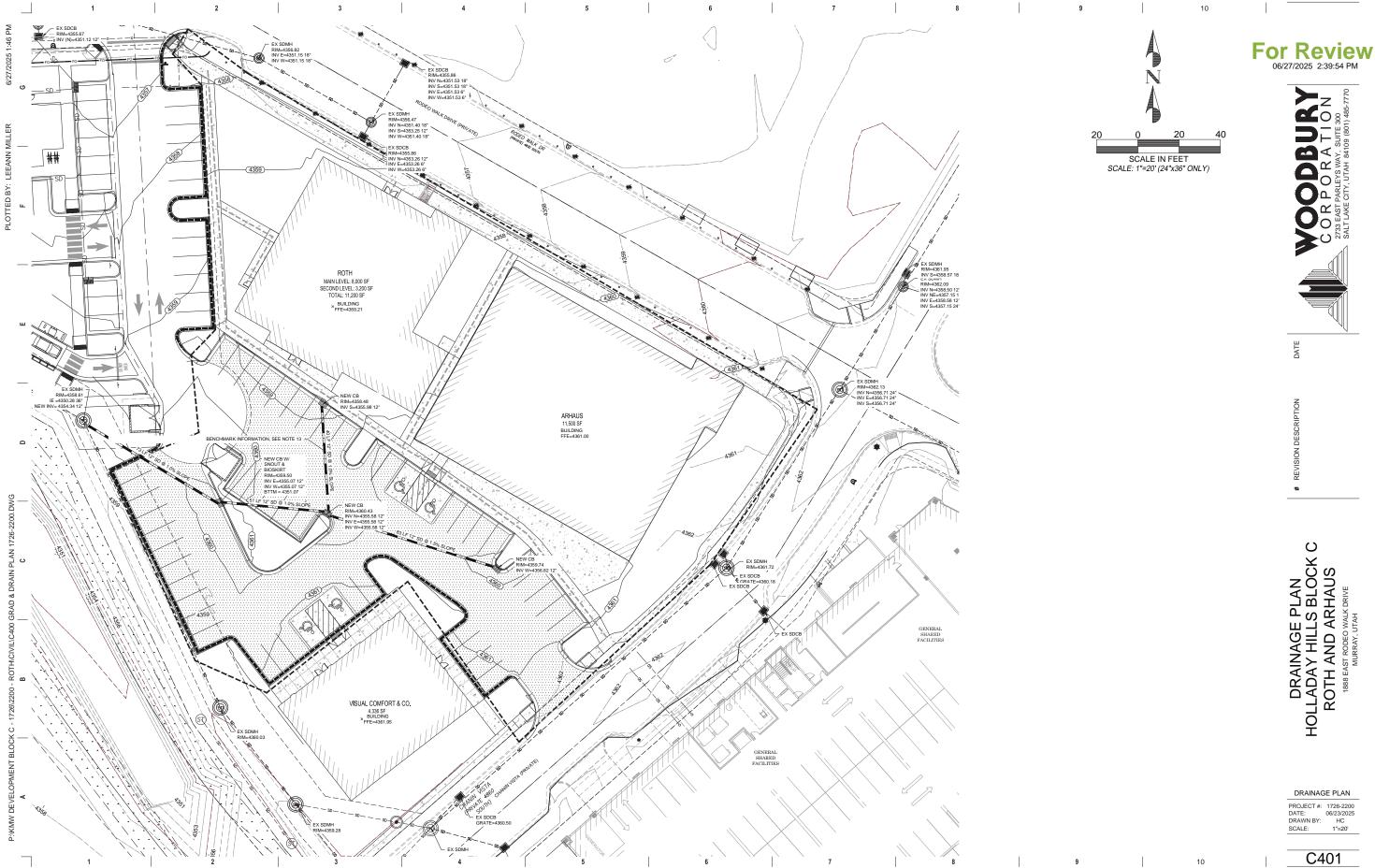
9. FIELD SURVEY EXISTING ELEVATIONS OF TOP OF CURBS AND EDGE OF PAVEMENT PRIOR TO STARTING CONSTRUCTION. ADJUST PROPOSED ELEVATIONS AS NEEDED TO PROVIDE DRAINAGE AND SLOPES THAT COMPLY WITH ADA AND CODE REQUIREMENTS. CONSULT WITH PROJECT ENGINEER AS NEEDED.

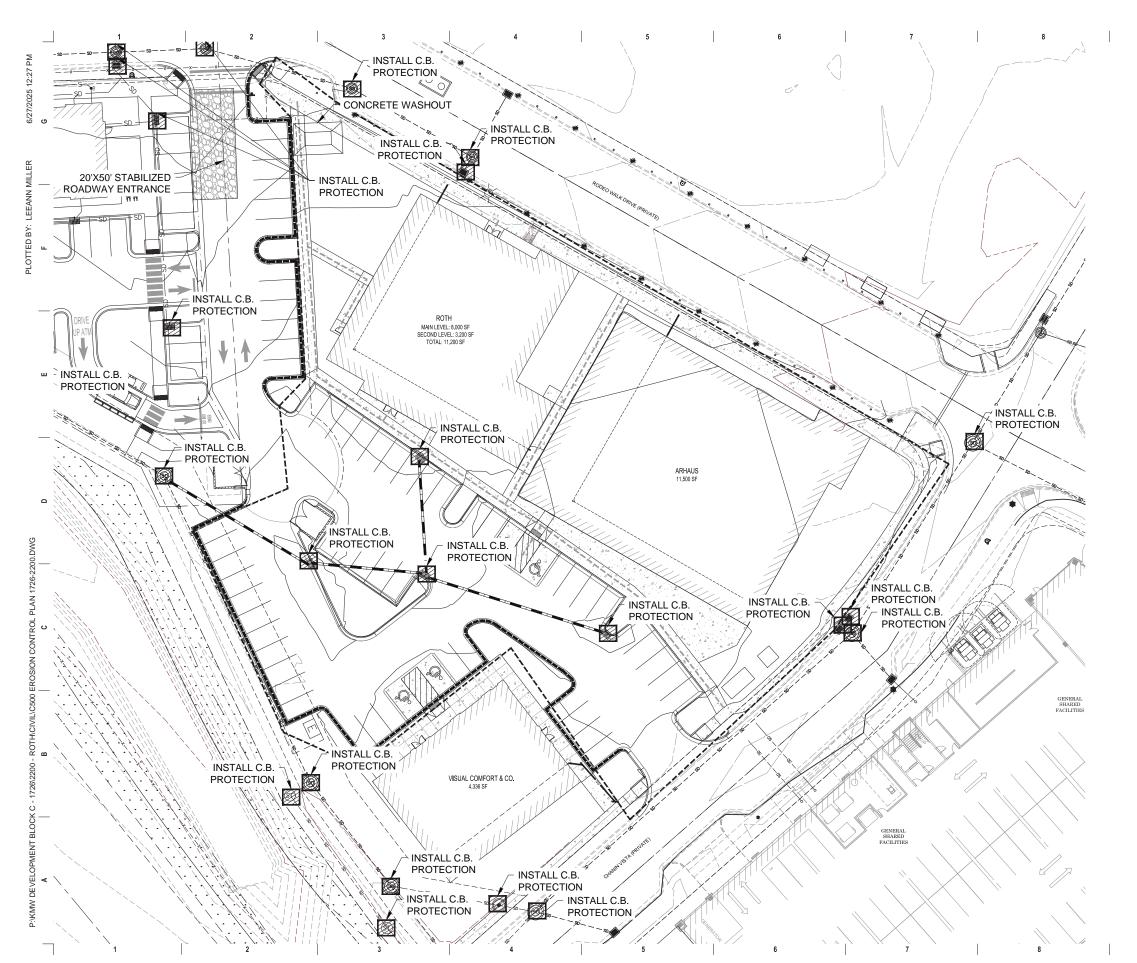
10. MEASURE SLOPES OF COMPACTED ROADBASE AND CONCRETE FORMS TO ENSURE THAT NO PAVEMENT LOW SPOTS ARE CREATED. MAKE ADJUSTMENTS AS NEEDED.

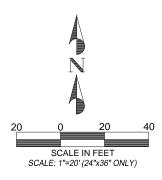
11. PROVIDE 4" WYE OR TEE AT INVERT OF ROOF DRAIN. COORDINATE SITE ROOF DRAIN INVERTS WITH BUILDING PLUMBING PRIOR TO BUILDING OR SITE CONSTRUCTION.

12. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES: ADA PARKING: 2% SLOPES

CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 2% MAX. RUNNING SLOPE OF ADA RAMPS: 8.33% MAX.







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#### LEGEND



# For Review 06/27/2025 2:39:54 PM



DATE

VISION DESCRIPTION

#### EROSION CONTROL NOTES

- THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTIONS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P. DES. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), FILL OUT AND SUBMIT THE NOTICE OF INTENT (NOI), PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED.
- TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMIC STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREA ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS. APPLY, PAY FOR AND OBTAIN FUGITIVE DUST PERMIT.
- CONTRACTOR TO PROTECT ALL EXISTING AND NEW SUMPS AND CURB INLETS FRC SEDIMENT DURING CONSTRUCTION BY USING WATTLES, SILT SACK, OR ANY OTHEI APPROVED EROSION CONTROL DEVICES.
- CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM STET TRAFFIC, N ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
- 8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS BY PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, & LANDSCAPE DRAINING ON TO PAVENENT IS COMPLETE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPPP SYSTEMS AT TIMES DESIGNATED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
- 12. ALL SOLID WASTE (CONCRETE WASHOUT, TRASH, ETC.) IS TO BE CONTAINED ON SITE AND HAULED OFF BY CONTRACTOR.

# EROSION CONTROL PLAI HOLLADAY HILLS BLOCK ROTH AND ARHAUS

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EROSION CONTROL PLAN

PROJECT #: 1726-2200
DATE: 06/23/2025
DRAWN BY: HC
SCALE: 1"-20"

C500

. APPLICATION TO INTERCEPT SEDIMENT FROM DISTURBED AREAS OF LIMITED EXTENT.
A. PERMATER CONTROL PLACE BARRIER AT DOWN GRADIENT LIMITS OF DISTURBANCE.
SEDIMENT BARRIER PLACE BARRIER AT TOO OF SOC OR SOIL STOCKPILE.
C. PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANN.
D. INLET PROTECTION.

D. NLET PROTECTION.

3. INSTALLATIONARPLICATION CRITERIA: REFER TO APWA SECTION 01 57 00.

A. SYNTHETIC FLITER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLERII. NYLON POLYESTER.

A. SYNTHETIC FLITER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLERII. NYLON POLYESTER.

B. SHALL SHALL BE SHALL BE SHALL BE SHALL BY SHALL BY SHALL BE SHALL BY SHALL BE SHALL BY SHALL BE SHALL BY SHALL BE SHALL BE SHALL BY SHALL BE SHALL BE SHALL BY SHALL BE SHALL BY SHALL BE SHALL BY SHALL BE S

WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

MAINTENANCE:

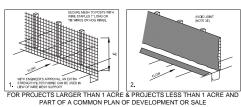
I. INSPECTED IMMEDIATELY AFFER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

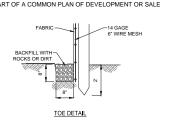
S SHOULD THE FABRIC ON A SILT FENCE OR FIBER BARRIER DECOMPOSE OR RECOME INEFFECTIVE
BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY. THE FABRIC
SHALL BE REPLACED PROMBITY.

SECURIENT SEPARATION OF THE SECURIENT SEPARATION OF THE SERVICE OF THE BARRIER STILL SEPARATION OF THE SERVICE AFFER BARRIER STILL SEPARATION OF THE BARRIER.

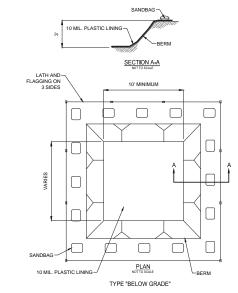
REACHED THE SECURIENT SERVICE SERVICE AFFER BARRIER SERVICE SERVI

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES WAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THE TYPE OF RESTALLATION IS MORPHATIVE MORPHOUSE TO WHITE OWN THE OWN THE CONTRACTOR AND ENGINEER, DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODRIFED AN BREED.









NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



A. APPLICATION: AT ANY SITE WHERE VEHICLES AND EQUIPMENT ENTER THE PUBLIC RIGHT-OF-WAY.

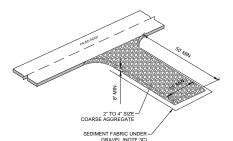
INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 00.
 CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 1 PERCENT AWAY FROM PAVED PAPAMAY.

ROADWAY.

B. COMPACT SUBGRADE

C. PLACE FILTER FABRIC UNDER STONE IF DESIRED (RECOMMENDED FOR ENTRANCE AREA THAT REMAINS MORE THAN 3 MONTHS).

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS 
NOT INCLUSIVE OF ALL PRACTICES MALABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. 
MAINTENANCE OF THIS TYPE OF INSTALLATION IS IN MORYTRAT MAD SHOULD BE CONTINUOUSLY WINDIONED BY THE 
CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND 
SHAVILLO BE MAINTENANCE AND EXECUTE.



STABILIZED ROADWAY ENTRANCE

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INICLUDES FEDERAL STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALLBE RESPONSIBLE FOR ALL PERMIT FEES. INSPECTION FEES, AND EXPENSES ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE POLLOWING ARE SUGGESTED ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE POLLOWING ARE SUGGESTED WITH THE PROGRAM COMPLIANCE. THE POLLOWING ARE SUGGESTED WITH THE PROGRAM COMPLIANCE PROGRAM COMPLIANC

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

USE THE SWPPP CGF TEMPLATE OR EQUAL FOUND AT

HTTP://WWW.DEQ.UTAH.GOV/PERMITSWATERUPDES/STORMWATERCON.HTM OR

EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION

GENERAL PERMIT (CGF) UTROCO0000

#### NOTICE OF INTENT (NOI)

PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN PERMIT UTRHO0000. NOIS MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT ISSUANCE SYSTEM AT HTTPS://SEQUIRE.UTAH.GOV/ACCOUNT/L.OG-IN.HTML

#### DRAINAGE STUDY/REPORT

WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW-IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

#### $\underline{\text{POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN:}}$

MAINTENANCE PLAN PROVIDES GUIDANCE TO THE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THE PURPOSE OF THE MAINTENANCE PLAN IS TO MAINTAIN THE STORM WATER SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

#### NOTICE OF TERMINATION (NOT):

WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:

THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.

THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL SABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTROCOMO. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.

IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE STATE'S UPDES STORM WATER INSPECTION EVALUATION FORM FOR SWPPP COMPLIANCE (STATES INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.

4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE CITY STORM WATER INSPECTOR USES THE STATE'S INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS, CONTRACTOR TO YEARTY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.

5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.

6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

**For Review** 06/27/2025 2:39:54 PM

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EROSION CONTROL DETAILS
HOLLADAY HILLS BLOCK C
ROTH AND ARHAUS

1888 EAST RODEO WALK DRIVE
MURRAY, UTAH

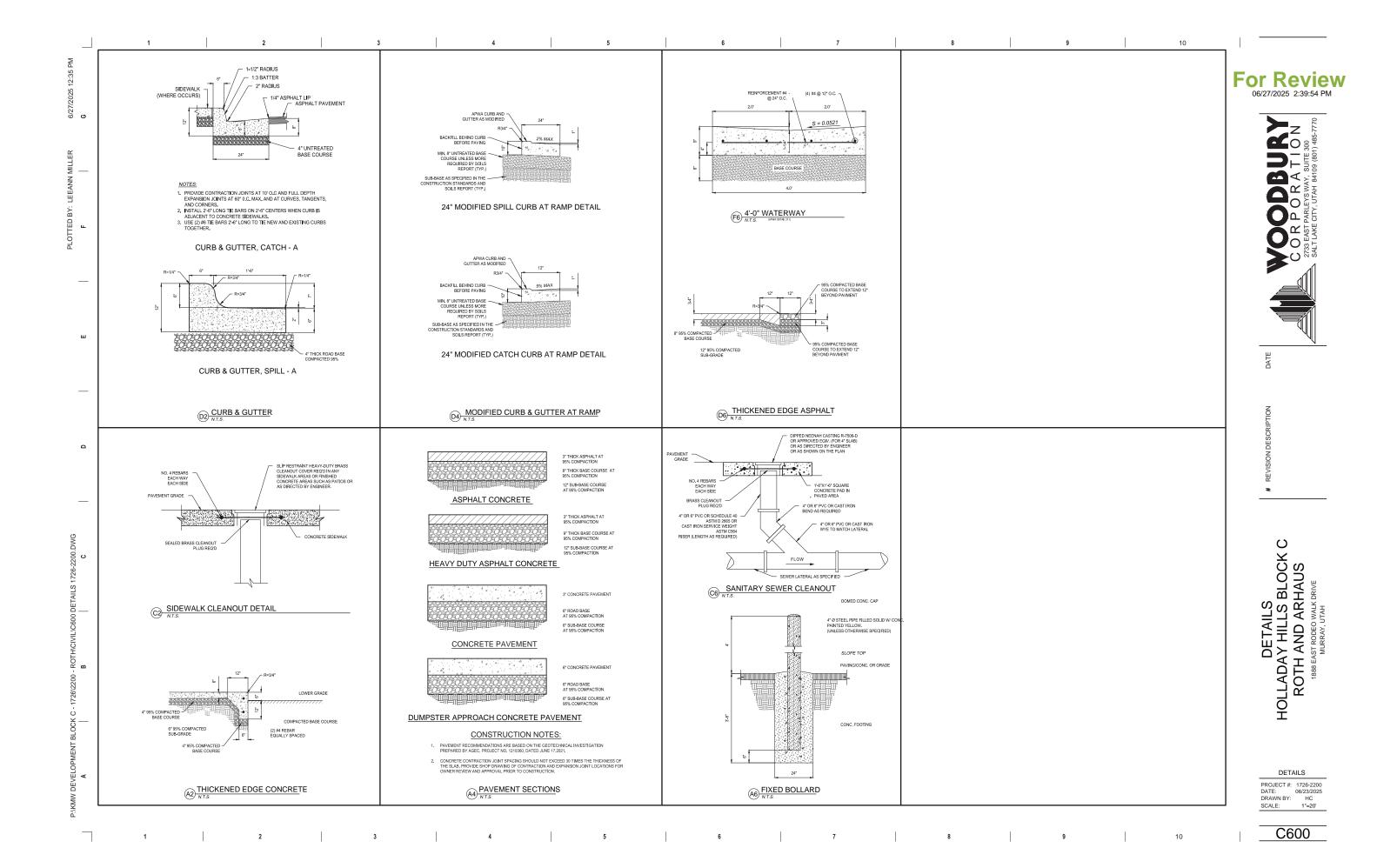
EROSION CONTROL DETAILS

PROJECT #: 1726-2200 DATE: 06/23/2025 DRAWN BY: HC SCALE:

C501

A5 SWPPP PROCESS / CHECK LIST

3 4 5 6 7 8



#### **ABBREVIATIONS** EAST EXISTING EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) ENCLOSURE ENGINEER(ED) EDGE OF SLAB ELECTRICAL PANEL EQUIPMENT EXHAUST EXPANSION EXTERIOR AID RADDIED ABV A/C ACT AD ADD ADDL ADH ADJ AFF AGG ALT ALUM ANOD APPROX ARCH AUTO AVB AVG AXON MEMBER MEDICINE CABINET MECHANICAL MEDIUM AIR VAPOR BARRIER FOUNDATION MANUFACTURER AXONOMETRIC FINISH FLOOR FINISH(ED) MISC MOD MISCELLANEOUS BUILDING MODULAR BLOCKING MOUNT(ED) FACE OF MOUNTED FACE OF BUILDIN METAL BOTTOM OF FACE OF CONCRETE MASONRY UNITS MUL BOTTOM OF STEEL MILLWORK BACKER ROD BRACKET FACE OF FINISH FIREPLACE NORTH FIREPROOFING BTWN BVL BYD BETWEEN FIBER REINFORCED PLASTIC NOT IN CONTRACT FINISHED SURFACE NOM BEYOND FOOT, FEET NTS NUM NOT TO SCALE NUMBER COPYRIGHT CABINET FURR(FD), FURRING ON- CENTER OUTSIDE DIAMETER GALVANI7FD OPPOSITE HAND OPER OPP OVHD GENERAL OPERABLE COUNTERFLASHING GENERAL CONTRACTOR UC UR UTIL GRADE, GRADING OVERHEAD CAST-IN-PLACE GRADE BEAM PBD PC PERF PERIM PERP PIP PARTICLE BOARD CJ CL CLG CLR CLOS CMU CNTR COL CONC COND CONST CONT CORR CT CONTROL JOIN GLUE LAMINATED PRECAST GLAZING, GLAZED GALVANIZED SHET METAL VAR VCT VERT VIF PERFORATED PERIMETER CLEAR / CLEARANCE CLOSET CONCRETE MASONRY UNIT COUNTER POURED IN PLACE POCKET GYPSUM WALL BOARD PLATE or PROPERTY LINE HOSE BIB HOLLOW CORE HOLLOW CORE HEADER HARDWARE HIGH HOOK HOLLOW METAL HOOR FRAM HANDRAIL HOH POINT HIGH-PRESSUR PLASTIC LAMINATE HOLLOW STRUCTURAL STEEL HEGHT HEADER HOLLOW STRUCTURAL STEEL HEGHT HEADERS/VENTILATION/AIR CONDITIONING HOT WATER HEADER QTR QUARTER RISER RETURN AIR ROOF DRAIN REFLECTED CEILING PLAN REFER(ED) REINFORCED/REINFORCEMENT DIMENSION DOWN DOOR REQUIRED REVISION/REVISED INSIDE DIAMETER INSULATED GLASS UNIT ROOFING REFLECT(ED) INCHES INCLUDE(D), (ING) RAILING ROOM

#### **GENERAL NOTES**

SOUTH
SEIF-ADHERD FLASHING
SOLID CORE
SOLID CORE
SOLID CORE WOOD
SCHEDULE
SECTION
SOLUARE FEET
SHEET
SHEATHING
SIMILAR
SKYLIGHT
SOLID
SLIDING
SEALANT
SLAB ON GRADE
SPECIFICATION(S)

SPECIFICATION(S)

SQUARE STAINLESS STEEL

STRUCTURAL

SYMMETRICAL

TREAD TO BE DETERMINED

TONGUE & GROOVE

TOP OF CONCRETE
TOP OF WALL

TEMPORARY

THICK(NESS)

THRESHOLD

TELEVISION TYPICAL

URINAL

VENEER

WEST WITH WITHOUT

UNDER COUNTER

VARIES
VINYL COMPOSITION TILE
VERTICAL
VERIFY IN FIELD

VINYL COMPOSITE TILE YARD

SURFACE

STONE

- 1 ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AND LATEST RECUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, ALL LOCAL STATE, AND FEDERAL ACCESSIBILITY AND USE REGULATIONS, LOCAL FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, LANDLORDS RULES AND REGULATIONS, AND GENERAL CONDITIONS OF THE OWNER/CONTRACTOR AGREEMENT.
- 3 THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH INFORMATION SHOWN ON THE DRAWINGS ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMINICEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSCOURTLY BE MADE ON THE CONTRACTOR'S BEHALF FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO INSUFFICIENT INSPECTION OF EXISTING CONDITIONS.
- 4 PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- 5 DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCES, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARRICATION AND/OR ADDITIONAL INFORMATION.
- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES, WORK WHICH IS REQUIRED TO COMPLY WITH THE INTENT OF THE DESIGN SHALL BE PERFORMED TO PROVIDE A COMPLETE AND FINISHED PRODUCT. THIS INCLUDES WORK WHICH MAY NOT BE SPECIFICALLY DELINEATED ON THE CONTRACT DOCUMENTS. ALL SUCH REQUIRED WORK SHALL BE INCLUDED IN ALL BIDS.
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIAL AT THE CONTRACTOR'S OWN COST AND EXPENSE.
- 8 THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THI drawing, and all other work that may be required to complete the Job. Patching shall match adjacent systems, materials, and finishes unless otherwise
- 9 CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS, ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS, AND UNDERSTAND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED TRADESMEN, AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.) WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGNS OFF
- 10 THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY, CONTRACTOR, SUBCONTRACTORS, VENDORS, AND MATERIAL SUPPLIERS SHALL REFER TO ALL SECTIONS OF THE DOCUMENTS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THI INFORMATION OCCURS ON THE CONSTRUCTION DOCUMENTS
- 11 CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR EACH TRADE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS. HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
- 12 CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES, FINISHES, EQUIPMENT, BATH AND OTHER ACCESSORIES,
- 13 CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTION AND/OR RECOMMENDATIONS.
- 14 CONTRACTOR SHALL AT ALL TIMES DURING THE DURATION OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREET AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S AND SUBCONTRACTOR'S EMPLOYEE
- 15 CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS AND DISPOSE OF ANY RESUlTING TRASH. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL PIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT HEE, AND MAICH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH THAT VILLOWED BECOMES, SHIMMING, ETC. IT IS THE GENERAL CONTRACTORS RESPONSIBLE FOR INSTALLATION, WHICH THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATION HERBIN, ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED. AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED AND MATERIALS SPECIFIED.
- 16 CONTRACTOR SHALL VERIFY WITH OWNER AND IMPLEMENT ALL LANDLORD CONSTRUCTION AND DESIGN CRITERIA SHOWN ON THIS SET OF DRAWINGS OR OTHERWISE
- 17 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES, AND SAMPLES OF ALL MATERIALS, FINISHES, TEXTURES, AND COLORS FOR ARCHITECT'S APPROVAL A MINIMUM OF (10) WORKING DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION OR SUBSTITUTION FROM CONTRACT DOCUMENTS.
- 18 CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST: WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RALLINGS, CABINETRY, LIGHTING FIXTURES/LAMPS, DUCT WORK, SPRINKLER PIPES, STOREFRONT SYSTEMS, INTERIORY EXTERIOR GLAZING, ETC. ALL FLOORS MUST BE MOPPED
- 19 CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND
- 20 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CERTIFICATE OF OCCUPANCY PRIOR TO FINAL RETAINAGE INVOICE. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL TRADE TESTING AND SGNOFFS, AND SHALL VERIFY THAT THEY HAVE BEEN SECURED AS ISSUED BY REQUIRED LOCAL AUTHORITIES PRIOR TO OWNER OCCUPANCY.

VICINITY MAP

21 - CONTRACTOR TO PROVIDE ARCHITECT WITH SAMPLES OF ALL FINISHES, TEXTURES, AND COLORS (10) BUSINESS DAYS PRIOR TO INSTALLATION.

#### INDEX OF DRAWINGS

	SHEET LIST - S	OTILINIATIO DI	201014	
SHEET#	TITLE	ISSUE DATES	REVISION DATE	CURRENT REVISION DESCRIPTION
GENERAL				
G0.00	COVER SHEET	06/16/25		
PARKING	HH MASTER PARKING PLAN	05/01/25		
SURVEY				
SURVEY	PROPOSED SUBDIVISON PLAT RHH BLOCK C LOT 2	06/30/25		
SURVEY AB	ROYAL HOLIDAY HILLS BLOCK C AS BUILT & ALTA	03/10/25		
CIVIL C001	COVER SHEET	06/30/25		
C200	SITE PLAN	06/30/25		
C300				
	UTILITY PLAN	06/30/25		
C400	GRADING PLAN	06/30/25		
C500	EROSION CONTROL PLAN	06/30/25		
C501	EROSION CONTROL DETAILS	06/30/25		
C600	DETAILS	06/30/25		
LANDSCAPE				
1-LN100	LANDSCAPE NTS & SCHEDULES	06/30/25		
2- LG101	GROUND COVER PLAN	06/30/25		
3- LP101	GROUND COVER PLAN	06/3025		
4- LP501	LANDSCAPE DETAILS	06/30/25		
		_		
ARCHITECTU				
A0.01	SITE PLAN	06/30/25		
A001	SITE PLAN 11X17	06/30/25		<u> </u>
A1.01	MAIN LEVEL PLAN	06/30/25		
A1.02	SECOND LEVEL PLAN	06/30/25		
A2.00	EXTERIOR 3D RENDERINGS	06/30/25		
A2.01	EXTERIOR ELEVATIONS	06/30/25		
A2 02	EXTERIOR FLEVATIONS	06/30/25		

# PROJECT INFORMATION

ROTH LIVING SHOWROOM PROJECT NAME & ADDRESS: 1888 RODEO WALK DR HOLLADAY UT 84117

KMW DEVELOPMENT OWNER 2733 EAST PARLEYS WAY, STE 300 SALT LAKE CITY UT 84109 801.485.7770

APPLICANT 472 S BROADWAY DENVER CO 80209 DENISE KNOBLICH, PRESIDENT [P] 303 261 2552

ARCHITECT CLAD A+D 836 BRIARWOOD CT LONGMONT CO 80501 [P] 303 648 1777 CLAIRE JORDAN, ARCHITECT

LEGAL DESCRIPTION: BLOCK C ROYAL HOLLADAY HILLS SUBDIVISON #2 SUBDIVIDING

BLOCK C LOCATED WITHIN, SALT LAKE COUNTY UTAH, A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. CITY OF HOLLADAY UTAH, RMU ZONE

7ONING

836 BRIARWOOD

#### **ROTH LIVING - SLC**

1888 RODEO WALK DR HOLLADAY UT 84117	
ISSUE DATE:	06/30/25
PHASE:	SD
DRAWN BY:	CC/CJ
CHECKED BY:	CJ

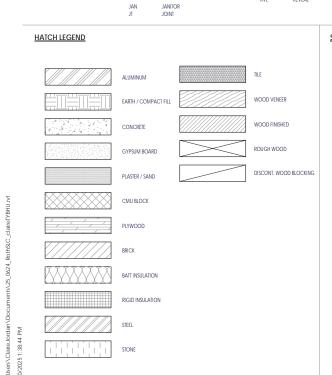
#### CONCEPTUAL SITE PLAN SUBMISSION

REVISIONS ISSUE	D
DESCRIPTION	DATE
	REVISIONS ISSUE DESCRIPTION

REPRESENT REMAIN THE PROPERTY OF CLAD AD INC. AND ARE INTENDED TO BE USED FOR CONSTRUCTION AT THE STATED LOCATION. ANY UNAUTHORIZED REPRODUCTION OR OTHER USE OF THESE DRAWINGS OR DESIGN IS STRICTLY PROHIBITED.

#### **GENERAL INFORMATION**

G0.01



INSULATION, INSULATED INTERIOR

#### SYMBOL LEGEND

ROUGH OPENING REVEAL

CENTER LINE ROOM NAME 101 150 SF ROOM NUMBER AREA 101 DOOR NUMBER WINDOW NUMBER 5280' - 0" SPOT ELEVATION POINT



WALL SECTION REFERENCE DRAWING NUMBER

1 / A101 VIEW REFERENCE TAG: REFERENCE / DRAWING NUMBER



1 A101





**─**(1)

M1

P1

WD-1



REVISION MARKER: TRIANGLE CONTAINS REVISION DOCUMENT NUMBER. REVISION DOCUMENT IS NUMBERED IN TITLE BLOCK AT RIGHT. CLOUD INDICATES AREA OF REVISION

BOTTOM = WALL BASE TYPE

WALL TYPE TAG

GRID LINE: CL OF FRAMING, EXT FO FRAMING, FOC, ETC.

EQUIPMENT TAG: LETTER = GROUP FUNCTION

NUMBER = ITEM NUMBER

PLUMBING TAG: LETTER = PLUMBING TAG

NUMBER = ITEM NUMBER

MATERIAL TAG: LETTER = MATERIAL ABBREVIATION NUMBER= ITEM NUMBER

SITE LOCATION

LOCATION MAP SITE LOCATION











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### ROTH LIVING - SLC

1888 RODEO WALK DR HOLLADAY UT 84117	
ISSUE DATE:	

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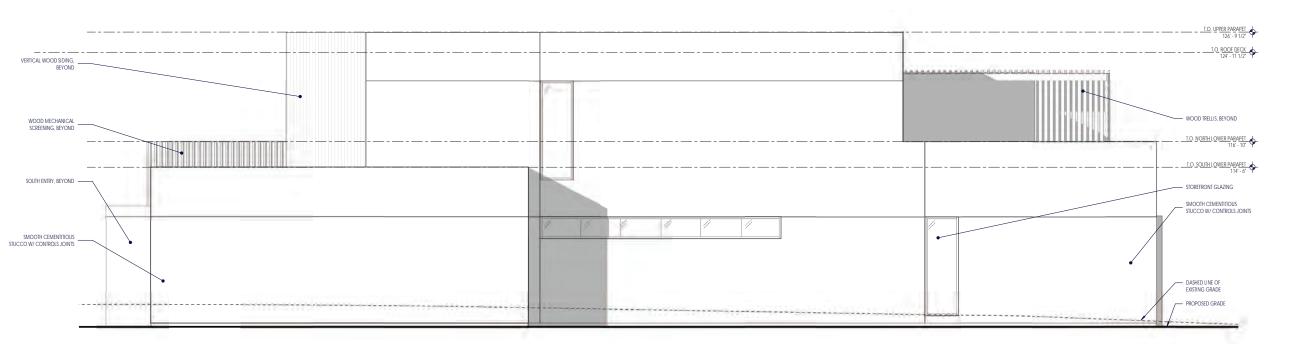
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EXTERIOR 3D RENDERINGS

A2.00









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ISSUE DATE:	06/30/25
PHASE:	SE
DRAWN BY:	CJ/CC

# CHECKED BY: CJ CONCEPTUAL SITE PLAN SUBMISSION

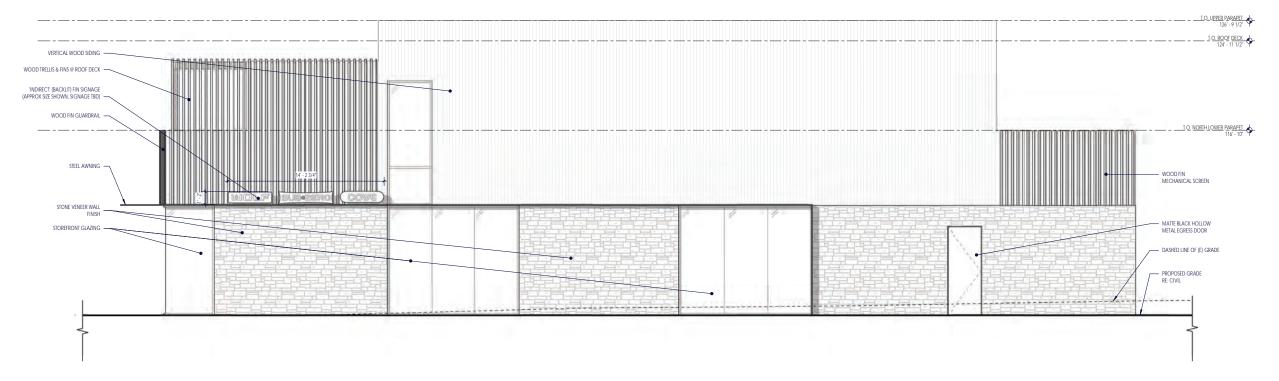
REVISIONS ISSUED		
#	DESCRIPTION	DATE

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**EXTERIOR ELEVATIONS** 

A2.01









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#### **ROTH LIVING - SLC**

 1888 RODEO WALK DR

 HOLLADAY UT 84117

 ISSUE DATE:
 06/30/25

 PHASE:
 SD

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 CJ/CC

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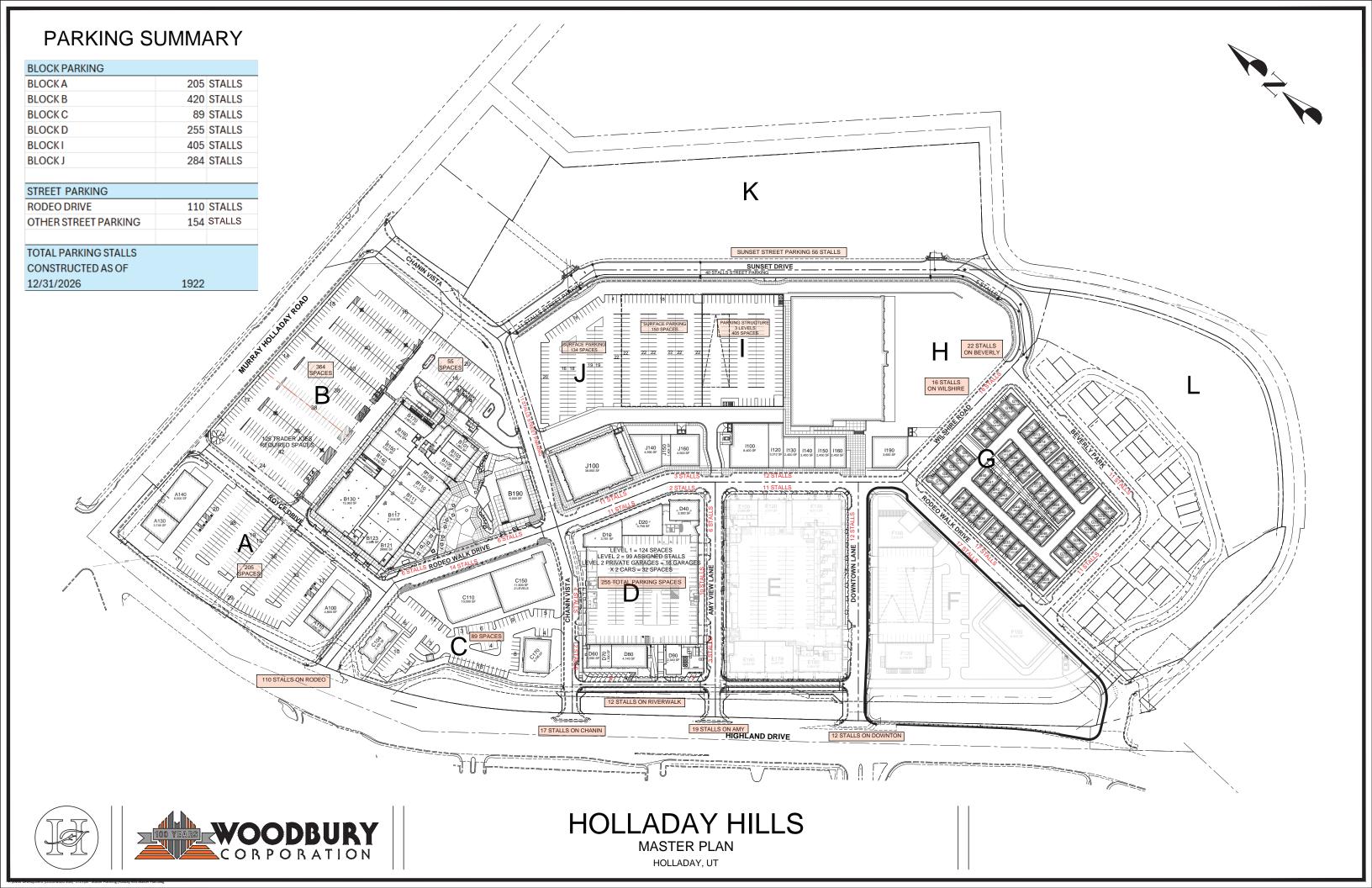
#### CONCEPTUAL SITE PLAN SUBMISSION

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**EXTERIOR ELEVATIONS** 

A2.02



- 2. CRACKING SHIFTING OR DAMAGED CONCRETE SHALL BE REPLACED AT CONTRACTORS EXPENSE PRIOR TO ACCEPTANCE OF WORK.
- 3. CONTRACTOR SHALL PROVIDE ALL GUARANTEES IN WRITING AND WORDED AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF SITE INSPECTIONS TO BE MADE ON WORKMANSHIP, PERFORMANCE AND QUALITY OF WORK, PRODUCTS AND MATERIALS PRIOR, DURING AND AFTER TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS. IF ANY INSPECTION IDENTIFIES FAILURES OR DEFICIENCIES TO MEET SPECIFICATIONS. RE-INSPECTIONS OR SUPPLEMENTAL TESTS OR REJECTIONS SHALL BE REQUIRED. SUCH INSPECTIONS, INCLUDING RE-TESTING OF REJECTED MATERIALS OR REPLACEMENT OF PRODUCTS MATERIALS OR WORKMANSHIP FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE.

#### **GENERAL NOTES:**

- 1 CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT & MATERIAL QUANTITIES. THE SCHEDULES SHOWN ON THIS SHEET ARE INTENDED AS REFERENCES ONLY. SEE GROUNDCOVER PLAN FOR GRAVEL MULCH LAYOUT AND BOULDER PLACEMENT. SEE PLANTING
- 2. OWNER AND/OR LANDSCAPE ARCHITECT IS TO APPROVE ALL LANDSCAPE MATERIALS PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS. OWNER AND OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIALS INCLUDING PLANTS THROUGHOUT THE CONSTRUCTION PERIOD
- 3. APPLY TOPSOIL IN ALL PLANTING AREAS. CONTRACTOR TO AMEND TOP SOIL AT RATE OF THREE PARTS GOOD TOPSOIL AND ONE PART WELL ROTTED COMPOSTED MANURE, OR APPROVED COMMERCIAL MIX. SEE DETAILS FOR DEPTH OF TOP SOIL. OWNER HAS THE RIGHT TO TEST SOIL TO VERIFY QUALITY.
- 4. THE LANDSCAPE & IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THEY OBTAIN ANY & ALL DRAWINGS, SPECIFICATIONS, CHANGE ORDERS & AS-BUILDS APPLICABLETO CONTRACTORS SCOPE OF WORK PRIOR TO & DURING CONSTRUCTION ON SITE. CONFLICTING OR VAGUE INFORMATION SHALL BE NOTED AND SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT FOR CLARIFICATION.
- 5. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED NEW & EXISTING LANDSCAPE. INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
- 6. CONTRACTOR SHALL TIE ALL PROPOSED LANDSCAPE MATERIALS WITH EXISTING INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
- 7. CONTRACTOR TO REVIEW COMPLETE CONSTRUCTION DOCUMENTS FOR THE ENTIRE PROJECT INCLUDING, BUT NOT LIMITED TO, PROGRAM SPECIFICATIONS, GEOTECHNICAL REPORTS, CIVIL PLAN SET ARCHITECTURAL PLAN SET (INCLUDING STRUCTURAL MECHANICAL PLUMBING AND ELECTRICAL PLANS), AND ANY OTHER SHOP DRAWINGS OR SUBMITTALS PERTINENT TO, OR THAT IMPACTS, THE CONTRACTORS SCOPE OF WORK, DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE GENERAL CONTRACTOR TO GENERATE A REQUEST FOR CLARIFICATION/INFORMATION TO BE DISTRIBUTED TO THE ENGINEER/ARCHITECT OF RECORD.
- 8. CONTRACTOR SHALL CAREFULLY STUDY AND INSPECT CIVIL AND ARCHITECTURAL PLANS AS-BUILT DRAWING AND VISUALLY INSPECT. MAKE ON-SITE ADJUSTMENTS TO LANDSCAPE BASED OF FINAL DIMENSIONS AND LAYOUTS OF SITE AND BUILDINGS. PROVIDE A UNIT PRICE CREDIT FOR ANY PLANTS, AREA, OR PORTIONS OF THE LANDSCAPE OMITTED.
- 9. ANY PORTIONS OF THE LANDSCAPE NOT SHOWN OR CLEARLY IDENTIFIED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IDENTIFIED, AND A REQUEST FOR INFORMATION AND OR CHANGE ORDER SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE TO ADDRESS.

#### PLAN SET NOTES:

- 1. ALL PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION
- 2. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR FURTHER SITE DESIGN, LAYOUT, GRADING AND UTILITY LOCATIONS
- 3. SEE ARCHITECTURAL PLAN SET AND CONSTRUCTION DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUTS, ELEVATIONS AND ARCHITECTURAL DETAILS AND STRUCTURAL ELEMENTS AND EXACT BUILDING
- 4. SEE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE CHANGE ORDERS ADDENDUMS DIRECTIVES REVISIONS ETC ARE OBTAINED AND ADHERED TO.
- NO IMPROVEMENTS OVER 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB ARE ALLOWED WITHIN SIGHT TRIANGLE AS DESCRIBED IN CITY CODE
- 6. 3:1 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ADHERED TO.

**GENERAL CONSTRUCTION NOTES:** 

- 1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION
- 2. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATION OF UNDERGROUND SERVICES AND IMPROVEMENTS
- 4. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL
- 5. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK
- 6. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT. SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S
- 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
  CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT ACTUAL AMOUNTS REQUIRED FOR FINISHED INSTALLATION
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED
- 9. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- 10. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY
- 11. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDI LING COORDINATION AND MANAGEMENT OF SUBCONTRACTORS
- 12 THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- 13. OWNER / LANDSCAPE ARCHITECT INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OF CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTOR
- 14. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES.
- 15. OWNER / LANDSCAPE ARCHITECT SHALL REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.

  OWNER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
- 16. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OR THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE
- 17. WALKS AND PLANTERS SHOWN ON LANDSCAPE PLANS ARE FOR LAYOUT REFERENCE ONLY. REFER TO CIVIL PLANS FOR HORIZONTAL AND VERTICAL CONTROL
- 18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB-CONTRACTORS AS APPLICABLE.

#### **ADDITIONAL NOTES:**

- 12" OF SPECIFIED IMPORTED TOPSOIL TO BE USED IN ALL PLANTING AREAS (TYP.)
  WEED BARRIER FABRIC TO BE DEWITT PRO-5 WEED BARRIER FABRIC. STAPLED.
  CONTRACTOR TO PROVIDE PLANT LIST GUARANTEE STATURG THAT THE SPECIFIED PLANTS
  HAVE BEEN SECURED FOR THE PROJECT AND WILL BE WARRANTED AS OUTLINED IN THE
- 3. CONTRACTOR TO LEAVE A 3" RING AROUND ALL PLANT MATERIAL FREE FROM BARK OR
- MINERAL MULCH.

  INSTALL ROOT BARRIER WHERE TREES ARE PLANTED WITHIN 48" OF PAVING OR OTHER HARDSCAPE ELEMENTS, SUCH AS WALLS, CURBS, AND WALKWAYS AND ALONG EACH SIDE OF TREE GRATE LOCATIONS AS SHOWN IN THE PLANS.
  CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SUBMITTAL ITEMS AS STATED ON THE
- PLANS AND IN THE SPECIFICATIONS.

  NO PLANT REPLACEMENT IS ALLOWED WITHOUT LANDSCAPE ARCHITECTS WRITTEN

#### SHEET INDEX:

LN100	LANDSCAPE NOTES AND SCHEDULES
LG101	GROUNDCOVER PLAN
LP101	PLANTING PLAN
LP501	LANDSCAPE DETAILS
I P502	LANDSCAPE DETAILS

#### PLANT SCHEDULE BLOCK C

SYM	MBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TRE	:ES	AMELANCHIER X 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B&B		8' MULTI-STEM	3
	$\overline{\cdot}$	EXISTING RODEO WALK DRIVE TREE	EXISTING			11
{		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2"CAL		8
DEC	DUOUS	TREES				
\delta \( \frac{\delta}{2} \)		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL.		7
FLO	WERING	TREES				
		MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	2"CAL		5
	MBOL	BOTANICAL / COMMON NAME	CONT	=	SIZE	QTY
SHE	RUBS ·	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	5 GAL			44
Ċ	$\bigcirc$	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	5 GAL			25
(	$\odot$	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL			7
+	$\langle \cdot \rangle$	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL			13
(	$\bigcirc$	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL			21
ę	12.55 20.55	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			22
٩		ROSA X 'KNOCKOUT' / KNOCKOUT ROSE (WHITE)	5 GAL			10
ANN	NUALS/PE	<u>ERENNIALS</u>				
<		HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL			19
GRA	ASSES					
(		CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL			264
· in	Manual Property of the Parket	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	1 GAL			9

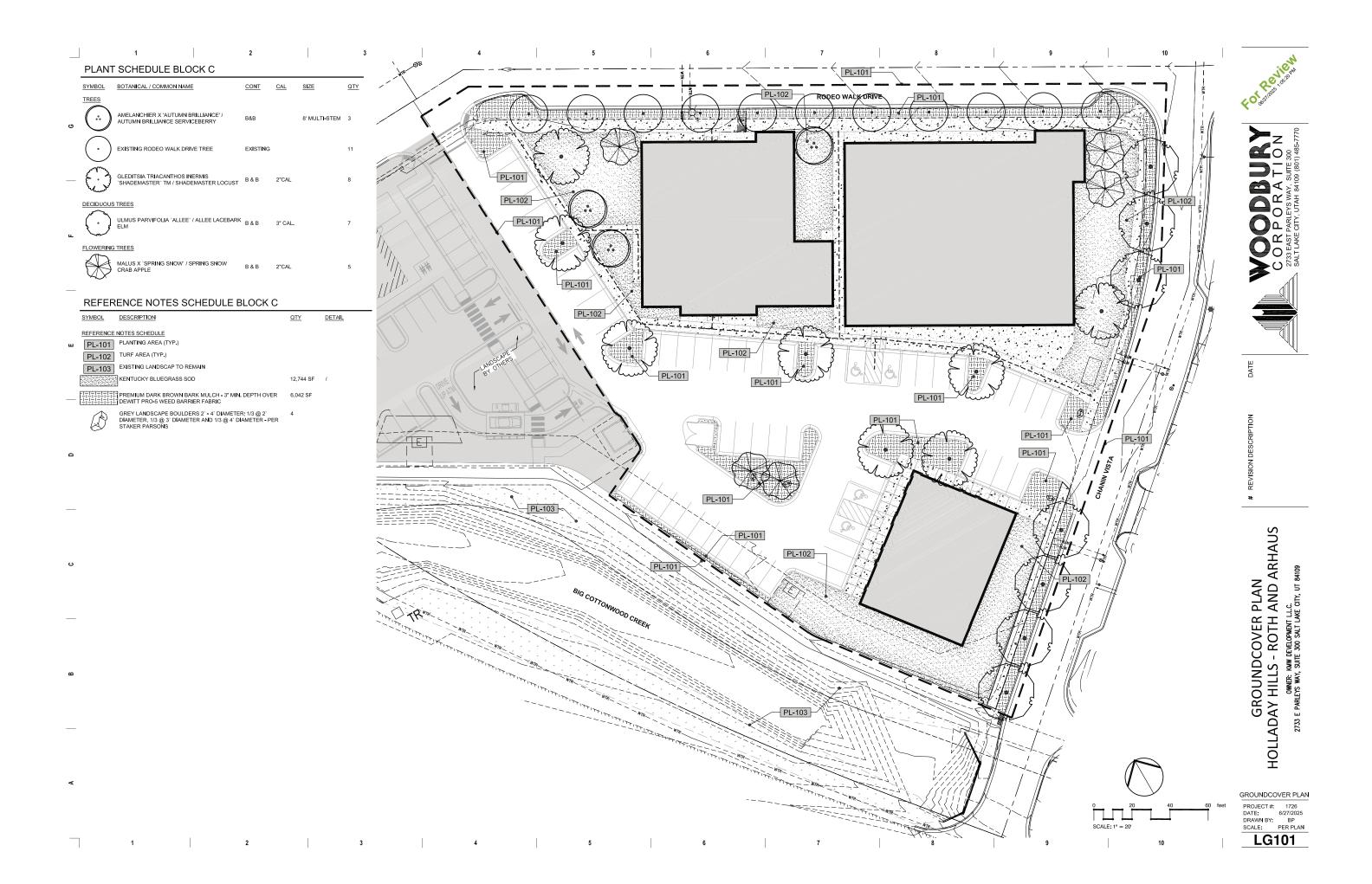
#### REFERENCE NOTES SCHEDULE BLOCK C

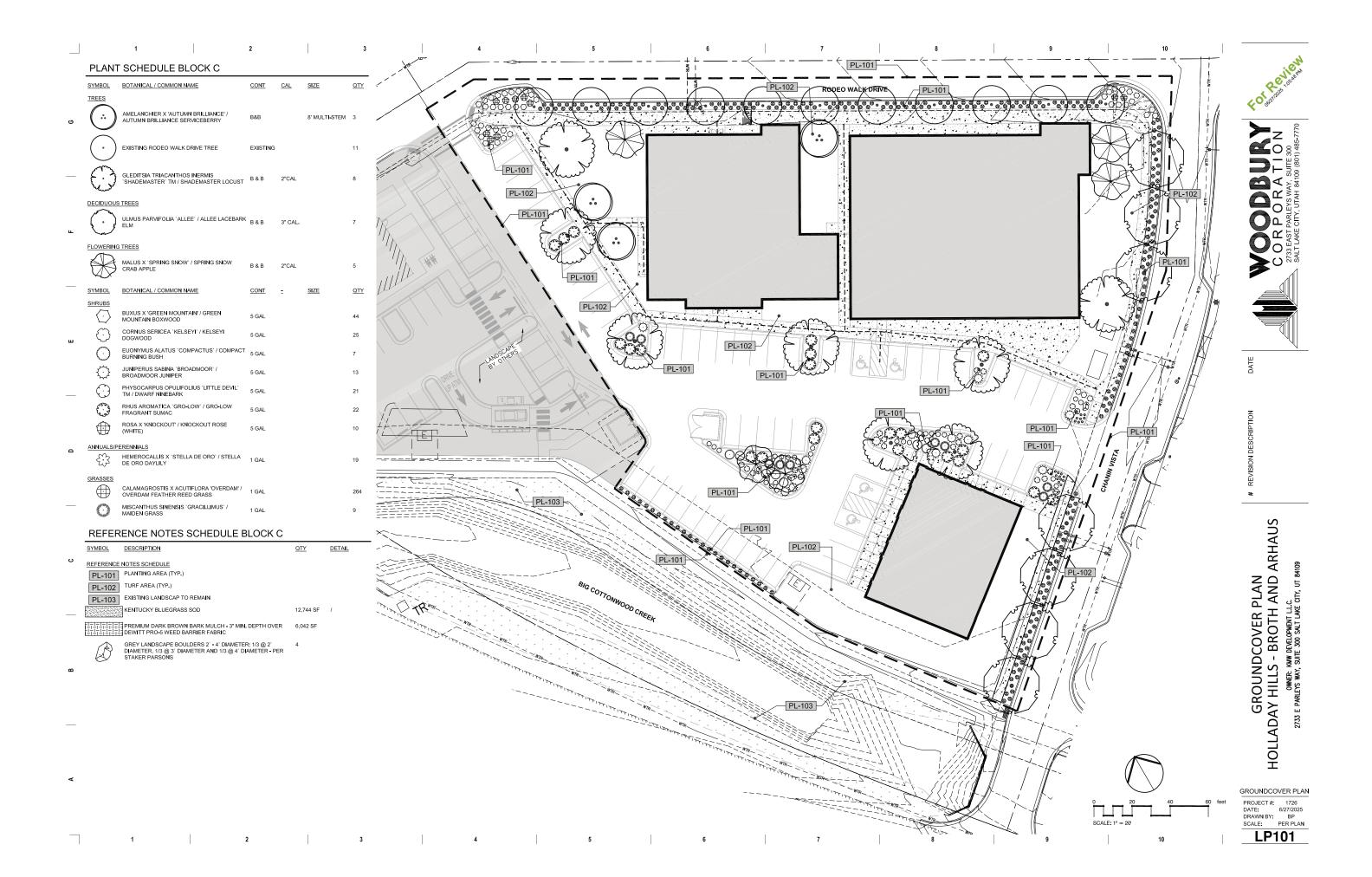
SYMBOL	DESCRIPTION	QTY	<u>DETAIL</u>
REFERENCE	NOTES SCHEDULE		
PL-101	PLANTING AREA (TYP.)		
PL-102	TURF AREA (TYP.)		
PL-103	EXISTING LANDSCAP TO REMAIN		
	KENTUCKY BLUEGRASS SOD	12,744 SF	1
	PREMIUM DARK BROWN BARK MULCH - 3" MIN. DEPTH OVER DEWITT PRO-5 WEED BARRIER FABRIC	6,042 SF	
	GREY LANDSCAPE BOULDERS 2' - 4' DIAMETER; 1/3 @ 2' DIAMETER, 1/3 @ 3' DIAMETER AND 1/3 @ 4' DIAMETER - PER STAKER PARSONS	4	

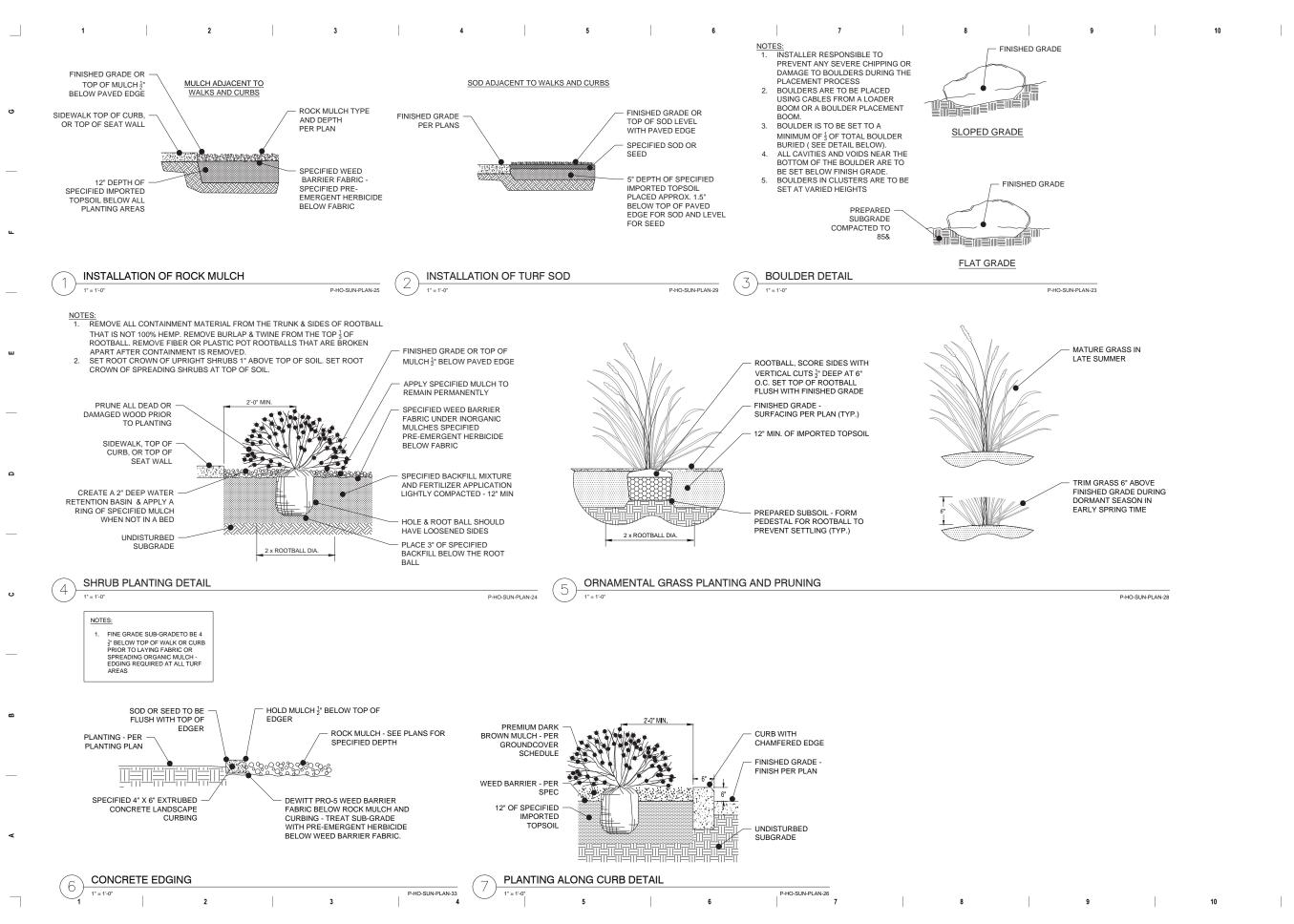
LANDSCAPE NOTES AND SCHEDULES HOLLADAY HILLS - ROTH AND ARHAUS

PROJECT #: 1726 DATE: 6/27/2025 DATE: 6/27/2025
DRAWN BY: BP
SCALE: PER PLAN LN100

LANDSCAPE NOTES AND SCHEDULES







LANDSCAPE

PROJECT #: 1726 DATE: 6/27/2025 DRAWN BY: BP SCALE: PER PLAN

LP501

LANDSCAPE

PROJECT #: 1726 DATE: 6/27/2025 DRAWN BY: BP SCALE: PER PLAN LP502

DTES:
INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND
REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER
OF SOIL MIX.
SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM
PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT

PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES

DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".

G

DIAME IER OF I REE RING IN LAWN AREAS IS BE 4-0. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.

PLAN VIEW —METAL TEE STAKES (2) —DOUBLE STRAND 12 GAUGE WIRE -1/2" PVC PIPE OVER WIRE FILL ALL AIR POCKETS BETWEEN ROOT BALL AND EXISTING UNDISTURBED SOIL— WITH SANDY LOAM BEING SURE TO LEAVE NO AIR POCKETS TREE TRUNK TOP OF ROOT BALL — VARIES DEPENDING ON SIZE OF TREE SPADE PLANT PIT WITH ROUGHENED, ANGLED SIDES SPECIFIED BACKFILL MIXTURE -

TREE WRAP AND SECURE SPECIFIED TREE STRAP AT END OF GUY WIRE AROUND UNIONE PVC PIPE SECTION ON EACH WIRE 12 GAUGE GALVANIZED WIRE, DOUBLE STRAND TWISTED 6.5' STEEL T-POST (3 MIN.) TO EXTEND MIN. 30" INTO UNDISTURBED SOIL NOTES AND SPECIFICATIONS IN OTHER AREAS AND FERTILIZER APPLICATION REMOVE BURLAP FROM 2 x ROOTBALL DIA UNDISTURBED SUBGRADE TOP  $\frac{2}{3}$  OF ROOTBALL

**DECIDUOUS TREE PLANTING DETAIL** 

P-HO-SUN-PLAN-31

— 2X ROOTBALL Ø —

TREE PLANTING ON SLOPE

NOTES: SEE TREE PLANTING DETAIL FOR ADDITIONAL REQUIREMENTS. CUT BACK SLOPE TO PROVIDE FLAT SURFACE FOR PLANTING.

INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.

SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT

HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.

DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".

STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.

WRAP ENTIRE SURFACE OF

SPECIFIED TREE STRAP AT END OF GUY WIRE AROUND TREE

1/2" DIA. x 24" LONG PVC PIPE

- 12 GAUGE GALVANIZED WIRE,

DOUBLE STRAND TWISTED. 6.5' STEEL T-POST (3 MIN.) TO

APPLY SPECIFIED MULCH.

MULCH TO REMAIN
PERMANENTLY, REFER TO

NOTES AND SPECIFICATIONS.

4" DEEP WATER RETENTION

REMOVE BURLAP FROM TOP 2/3

REMOVE WIRE COMPLETELY FROM ROOTBALL. - UNDISTURBED SUB GRADE.

- SPECIFIED BACK FILL MATERIAL, REFER TO NOTES

P-HO-SUN-PLAN-46

AND SPECIFICATIONS.

BASIN - NOT REQUIRED IN

IRRIGATED TURF AREAS.

FINISHED GRADE

OF ROOTBALL.

SECTION ON EACH WIRE

EXTEND MIN. 30" INTO

UNDISTURBED SOIL.

TRUNK BELOW SECOND BRANCH WITH SPECIFIED TREE

WRAP AND SECURE.

TRUNK.

SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.

TRUNK BELOW SECOND BRANCH WITH SPECIFIED 4" DEEP WATER RETENTION BASIN - NOT REQUIRED IN IRRIGATED TURF AREAS. APPLY SPECIFIED MULCH. MULCH TO REMAIN PERMANENTLY, REFER TO

DO NOT CUT OR DAMAGE

WOOD PRIOR TO PLANTING

WOOD PRIOR TO PLANTING

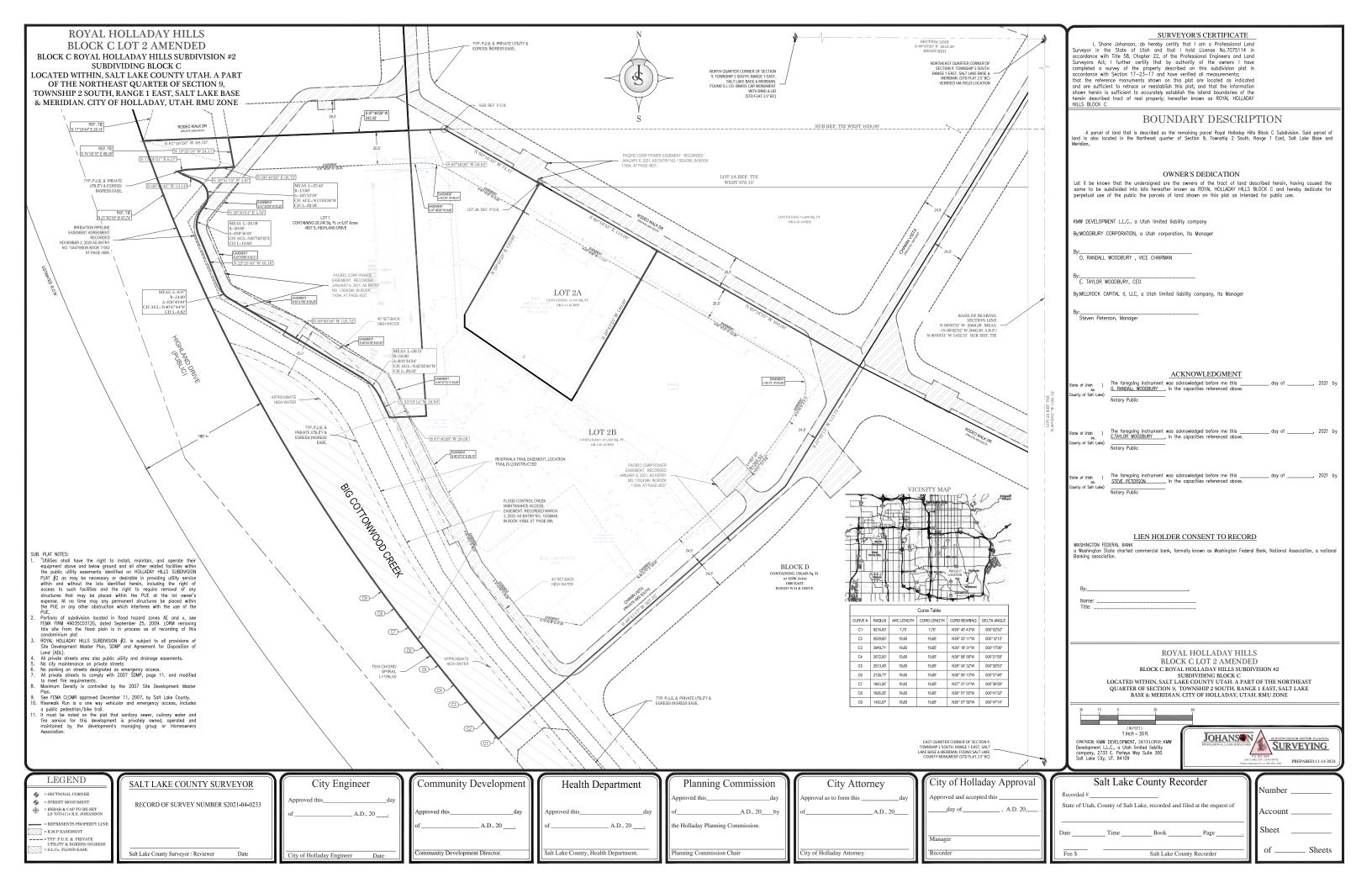
WRAP ENTIRE SURFACE OF

PRUNE ALL DEAD OR DAMAGED

SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE & 2" ABOVE FINISHED GRADE IN SOD AREAS. FLUSH

REMOVE WIRE COMPLETELY FROM ROOTBALL

4 5



#### **Planning Commission**

**Community Development Department City of Holladay** 801.527.3890



#### FILE# 07-7-01-2

# **Text Amendment - SDMP Parking, Signage**

**ADDRESS:** 

N/A

**LEGAL DESCRIPTION:** 

**DECISION TYPE:** 

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

#### **APPLICANT/REPRESENTATIVE:**

Steve Petersen KMW

#### **PROPERTY OWNER:**

KMW Development

#### **ZONING:**

R/MU SDMP 2007

#### **GENERAL PLAN DISTRICT:**

#### **CITY COUNCIL DISTRICT:**

District #1

#### **PUBLIC NOTICE DETAILS:**

Published 7/02 Mailed 07/02

#### **REQUEST:**

Ordinance Amendment

#### **APPLICABLE REGULATIONS:**

13.07.030 13.65.080

#### **EXHIBITS:**

Staff Report SDMP 2007 pages 3 5 8 17 **Proposed Amendments** 

Notes:

#### **STAFF:**

Jonathan Teerlink,

#### SITE VICINITY MAP





#### City of Holladay

Community and Economic Development Planning and Zoning

#### PLANNING COMMISSION STAFF REPORT

July 15th, 2025

#### **ITEM #6**

**Request:** Ordinance Amendment

**Project:** Amendment to Parking and Signage location requirements of the Site Development Master Plan

(SDMP 2007) Royal Holladay Hills Address: 5870 S. Highland Drive

Applicant: Steve Petersen, KMW Development

File No.: 07-7-01-2

Notice: Posted Class A Notice on July 2<sup>nd</sup> 2025

**Staff:** Jonathan Teerlink

#### **GOVERNING ORDINANCES:**

13.07.030 ORDINANCE AMENDMENT – PROCEDURE & REQUIREMENTS
13.65.080 AMENDMENTS TO SITE DEVELOPMENT MASTER PLAN

#### REQUIRED PLANNING COMMISSION ACTION: Legislative

**Public hearing to be held**. Ordinance amendments, are proposed changes to the City of Holladay Code. Amendments can be in the form of a new standard, or an alteration to an existing rule or regulations/standards. Decisions on proposals to amend a city ordinance is a legislative action, requiring the Planning Commission to hold a public hearing, review the proposal and forward a recommendation, with findings, to the City Council for final decision/action.

#### **SUMMARY**

Property owner and applicant, Steve Petersen (Applicant), proposes to clarify and update surface and terraced parking areas designated within the site and project signage locations at the perimeter of the site.

#### **REQUEST**

The Royal Holladay Hills redevelopment site, currently in the R/MU zone, is subject development details provided in the 2007 Site Development Master Plan (SDMP). Sections of the SDMP are designated to provide guidance on the location and number of on-site parking stalls provided for the project and the project signage locations. Since the adoption of the 2007 SDMP, the Applicant has refined how to build these elements and proposes to clarify the SDMP accordingly.

The Applicant is proposing to clarify the following pages as they relate to conceptual uses of the project ares for parking. Primarily, to address refined plans for parking terrace on blocks "J" and "l" and refining (i.e. reducing) the large area designated as exclusive surface parking on block "A".

- 3; Permitted Land Uses By District and Building Function
- 5; Land Use Regulation Plan Uses by Story



#### City of Holladay

Community and Economic Development Planning and Zoning

8; Site Parking Plan

The Applicant is also refining the following pages to refine the location of an additional project Arrival/Monument sign.

17; Conceptual Site Lighting & Signage Plan

#### **REASONING & PURPOSE**

The overall intent of this amendment is to clarify ambiguity and interpretation some of the land use pages as they relate to parking. Addressing parking, the amendment refines the operational location of each area by refining the number of stalls and mass of the compact terraced parking structure and "vastness" of the surface parking lot at the prominent corner of the project site. Additionally, the option to locate an Arrival/Monument sign at the Murray Holladay Road entrance has been missing from the master plan since adoption. This amendment proposed to address this missing location.

#### **NON-CONFORMING USES**

This amendment would not create any non-conforming use situations and does not alter the original intent of the SDMP to provide adequate parking or project signage.

#### **CONSIDERATION STANDARDS**

13.07.030G: Approval Standards:

- A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:
  - a. Adopt the amendment as recommended by the planning commission;
  - b. Make any revisions to the proposed amendment that it considers appropriate;
  - c. Remand the proposed amendment back to the planning commission for further consideration; or
  - d. Reject the proposed amendment.
- 2. In reviewing a text or map amendment, the following factors should be considered:
  - a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
  - b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
  - c. The extent to which the proposed amendment may adversely affect abutting properties; and
  - d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

#### RECOMMENDATION

Staff finds the proposal to be acceptable in its scope as a needful clarification and update to these specific areas of the SDMP. Staff can therefore recommend that the Planning Commission forward a positive recommendation to the City Council to amend pages 3, 5, 8 and 17 of the 2007 Site



#### City of Holladay

Community and Economic Development Planning and Zoning

Development Master Plan for redevelopment within the R/MU zone, as shown in Exhibit "A," based on the following findings:

- 1. The proposal maintains regulatory intent and purpose of the Land Development Code, R/MU zone and SDMP.
- 2. The proposal clarifys parking and signage locations within the Royal Holladay Hills redevelopment site and is found to not amend or alter other land use locations, provisions that are required or otherwise regulated in the site development master plan.
- 3. The amendments maintain compliance with the Goals and Policies of the General Plan by establishing appropriate redevelopment standards for requiring on-site parking and providing commercial properties appropriate signage.

#### **SUGGESTED MOTIONS**

For a potential motion to recommend Approval or Denial:

"I Motion to forward a recommendation to the City Council to (APPROVE, DENY) an application by **Steve Petersen** to amend pages 3,5,8 and 17 of the Site Development Master Plan (2007) by **clarifying the land uses designated for surface and terraced parking and Arrival/Monument Sign locations**, based upon the following findings".

>>> Commission may use any or all staff findings or provide above or their own.

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on Tuesday, the 15<sup>th</sup> day of July 2025 as close to 6:00 P.M. as possible, in the Holladay City Council Chambers, 4580 S 2300 E, Holladay, Utah.

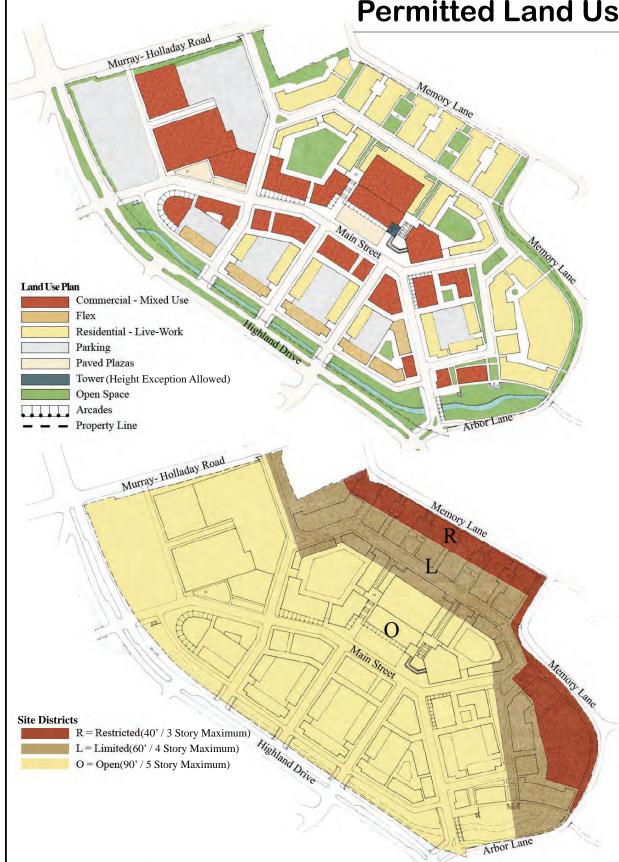
The purpose of the hearing is to consider a proposed text amendment to the Site Development Master Plan for the Royal Holladay Hills Redevelopment area (aka Cottonwood Mall Redevelopment Area, 2007) within the Regional Mixed-Use zone (R/M-U). The proposal, brought by the applicant, Steve Petersen intends to update and clarify surface and terraced parking areas within the site and project signage locations at the perimeter of the site. Proceedings held in accordance with Holladay Ordinance §13.07.030.

Information regarding this matter is available for public inspection on the City's website <a href="https://www.holladayut.gov">www.holladayut.gov</a> and may be examined during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

Dated this \* day of \*, 2025

PUBLISHED BY ORDER OF THE HOLLADAY PLANNING COMMISSION Stephanie Carlson Holladay City Recorder

### Permitted Land Uses by District and Building Functions



This table sets forth Land Use categories to delegate specific Functions and uses within established Districts

4.7.7.7.0	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		4	
Detached housing			→ <b>■</b> (1)
Ancillary Units (only permitted on lots			
greater than 0.20 acres	i i		
LODGING			•
Hotel (no room limit)			
Inn (up to 12 rooms)			
Bed and Breakfast (up to 5 rooms)			
School Dormitory			
COMMERCIAL	•		•
Office			
Live-Work Unit		U U	1.0
Open-Market Building			
Retail Building			
Department Store Building			301
Display Gallery			
Push Cart (mobile)			361
Restaurant			
Kiosk (fixed)			-94
Liquor Selling Establishment			****
CIVIC			
Bus Shelter			
Assembly Spaces			
Fountain or Public Art		10	1.0
Library			
Live Theater			
Movie Theater			
Museum			
Outdoor Auditorium			7.6
Parking Structure			18
Playground			
Surface Parking Lot			51
Religious Assembly			
CIVIL SUPPORT			
Police Station			199
Funeral Home			
Hospital			1 1
Medical Clinic			
Postal Office			
EDUCATION			
College			
Trade School			
Elementary School			
Childcare Center			

BUI	LDIN	IG	FUN	CTI	ON	IS

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a principal building and one within an Accessing Building, with 20 parking places for each. Both dwellings shall be under single ownership: The habitable area of the accessory dwelling shall not exceed 1,000 square feet. Accessory buildings are only permitted on lots greater than 0.20 acres.	Limited Residential: The number of divellings on each Lot is limited by the requirement of 2.0 parking places for each diveiling, a ratio which may be resluced according to the shared parking standards.	Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be
LODGING		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom: up to tvelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the arm. The maximum length of stay shall not exceed ten days.	requirement of 1.0 assigned parking places for each bedroom.
OFFICE		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space:
RETAIL			Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.

Permitted by Right

\*\*\*\*\* Permitted subject to compliance with applicable State of Utah regulation

Note: Live/Work Units are not regulated as home occupational units.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

Draft Date: 12/11/07

General Growth Properties, Inc. 110 North Wacker Drive Chicago, Il 60606 (312) 960-5000

#### Cottonwood

Site Development Master Plan - Regional Mixed-Use Development City of Holladay, County of Salt Lake, State of Utah DUANY PLATER - ZYBERK & CO.
ARCHITECTS AND TOWN PLANNERS

TORTI GALLAS AND PARTNERS









Page 3 of 28

## **Land Use Regulating Plan - Uses by Story** First Story Land Use Second Story Land Use Residential - Attached Residential - Attached Residential - Detatched Residential - Detatched Third Story Land Use Fourth Story Land Use Fifth Story Land Use Residential - Attached Residential - Attached Residential - Attached Residential - Detatched Residential - Detatched Residential - Detatched

Draft Date: 12/11/07

Page 5 of 28

#### **Site Parking Plan**

#### Parking Design Standards

A.Size: Required parking stalls shall be rectangular with a minimum width of nine feet (9') and a minimum length of eighteen feet (18'), in accordance with table 1 of this section. If the stall is perpendicular to a curb, the length shall be measured from the curb face. Each parking stall shall have independent access from a driving aisle. A parking stall may contain less than eighteen feet (18') of pavement in length if all of the following conditions are met:

1. The stall has a standard six inch (6") curb face that will allow vehicles to extend over a landscaped area of no less than six feet (6") in width,

- Each stall contains no less than sixteen feet (16') of pavement in length measured from curb face;
   No pedestrian pathway or landscaping that prevents a standard vehicle from overhanging the curb is within two feet (2') of any curb face;
- 4. All other requirements of this code are met.

B.Location: Required parking stalls shall not be located in delivery areas, service driveways, driving aisles, drive-in stacking lanes, shopping cart storage areas, or areas in front of overhead service doors. Designated loading space shall not encroach into any fire lane or pedestrian pathway.

C, Separation From Rights Of Way: Except as provided above, wheel or bumper guards shall be placed in parking stalls where necessary to prevent any part of a standard sized vehicle from extending beyond a parking stall boundary line, intruding on a pedestrian way, or contacting any wall, fence, or planting. A physical separation or barrier, such as vertical curbs, may be required in order to separate parking stalls from access

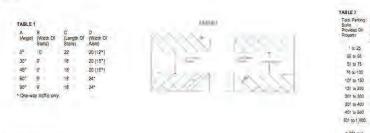
D.Layour. All off street parking stalls shall be designed in accordance with the dimensions and specifications set forth in table 1 and table 2 of

E.Accessibility Requirements. All parking facilities shall comply with accessibility requirements of the city's then current building code. The number of accessible spaces required by the city's building code as of the enactment of this section is shown in table 3 of this section.

F.Markings: All required parking stalls shall be marked and maintained to be permanently visible

G.Surface: Required parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone or masomy to a sufficient thickness to withstand repeated vehicular traffic, and shall be constructed according to the city's street standards and specifications

#### H Tables \*\*



#### I:Parking Structures

- May cover all buildable area of a block.
- Shall generally be concealed by liner buildings. Liner buildings shall be built up to the frontage lines and have a minimum depth of
- The façade of a parking garage that is not concealed behind habitable space shall be screened to conceal all internal elements such as plumbing pipes, ducts and lighting. ramping shall be internalized and spandrels shall not be exposed.
- Parking structure vehicular access at frontage lines shall be a maximum of 42 feet wide and shall be setback 20 feet from the Parking structures shall provide at least one pedestrian entrance directly onto the sidewalk in addition to any internal connections to the
- \*\* Site may consist of both parallel and angled parking.

**Conceptual Parking Deck Cross Section Sample** 

#### Life Safety /Fire Protection Requirements

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. The building is equipped throughout with an approved automatic sprinkler system. Fire apparatus access roads shall have an unobstructed width of not less than 20-26 feet except for approved security gates or bollards. An unobstructed vertical clearance of not less than 13 feet 6 inches is required.

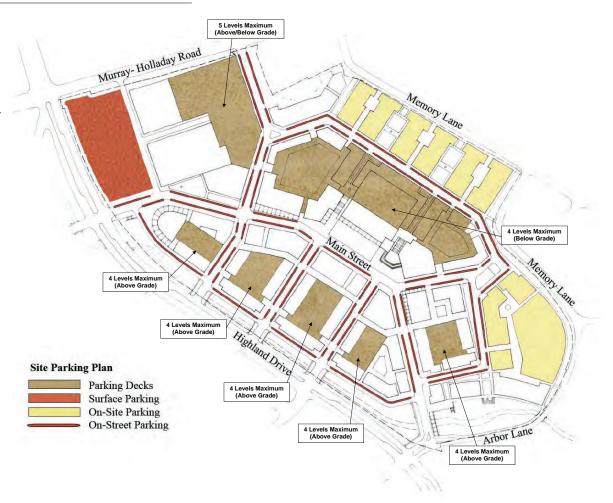
Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. A minimum 75,000 lb. road base/weight capacity is required.

Dead end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Fire hydrants shall comply with Section 508.5.1 through 508.5.6.



#### **Minimum Parking Requirements\*\***

The Required Parking table summarizes the minimum parking requirements for each site or, conversely, the amount of building allowed on each site given the parking available. These numbers are subject to adjustment based on the accepted Shared Parking Analysis.

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	2.0/dwelling	1.5 / dwelling	1.0 / dwelling
LODGING		1.0 / bedroom	1.0 / bedroom
OFFICE		2.0/ 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL			3.0 / 1000 sq. ft.
ASSEMBLY			1 / 5 seats

\*\*All Minimum Parking Requirements shall be required prior to each subdivision approval.

#### **General Parking Guidelines\***

Parking Stalls (Reference from Walker/Desman)

Site Parking Requirements Table

	Quantity	Ratio	Total Spaces	Max/Min
Retail	641,516	4.5/1000	2,887	Maximum
	481,137	4.5/1000	2,165	Minimum
Office	130,709	3/1000	392	Maximum
Office	98,032	3/1000	294	Minimum
Residential	614	1.86/DU	1,142	Maximum
	454	1.00/00	844	Minimum
Total			4,421	Maximum
IOlai			3,303	Minimum
Mixed Use Shared		20%	-	Maximum
Parking Reduction		2070	661	Minimum
GRAND TOTAL		4,421	Maximum	
			2,643	Minimum

\*All Parking Ratios and Final Stall Counts subject to modification determined by Shared Parking Analysis and by overall Master Plan. General Parking Guidelines are calculated by ULI and ICSC Standards and Guidelines.

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Draft Date: 12/11/07



#### Cottonwood

DUANY PLATER - ZYBERK & Co. ARCHITECTS AND TOWN PLANNERS

TORTI GALLAS AND PARTNERS









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#### **Conceptual Site Lighting & Signage Plan**

#### **Conceptual Site Lighting Standards**

#### Lighting

USE	MAXIMUM ILLUMINATION
Civic spaces, playing fields and recreational areas	Foot candles must be within the parameters recommended by IESNA (Illumination Engineering Society of North America).
Store aprons	Limited to minimum of 1.0 foot candles and a maximum of 10 foot candles at grade, with a uniformity ratio no greater than 4:1.
Parking lots, loading and display areas	Limited to 2.5 foot-candles.
Spillover light	Limited to ½ foot-candle at the property line where adjacent to or Residential districts.

#### **Light Levels & Mounting Directions**

Parking Field – General lighting levels shall be a minimum of 2.0 FC. Every effort should be made to keep poles away from tenant storefronts when possible.

Boulevard / Life Style / Commercial areas — General lighting levels shall be a minimum of 2.0 FC maintained in traffic areas and 1.0 FC in pedestrian areas. Poles lighting the street vary from 12' to 18' and should not exceed 150 watt.

metal halide. Poles lighting the pedestrian area are to vary from 10' to 14.' Every effort should be made to keep poles away from tenant storefronts when possible or use directable optics so as to not wash out storefronts.



#### Fixture guidelines

Site poles to be concrete poles by Stress Crete. Heads are to be TFI flat lens or drop bottom lens depending on dark sky requirements. Decorative poles are to be 10' to 24' and meet the same mounting guidelines as the site poles.

#### Emergency egress

All HID fixtures used for emergency egress shall use electronic ballasts and quartz restrike lamps. Generators are preferred over inverters if possible, ATM machines must be treated special as these areas have different light level requirements.

#### Energy management\*

Lighting fixture manufactures that practice the LEED or Green energy properties are to be given first design choice. Energy management system shall be a stand alone controllable relays system and shall be capable of being controlled by the malls current energy management system if desired. Programming of this system will need to be video taped and turned over to mall management for future use.

#### Sample lighting schedule for energy management:

Site lighting - Sunrise to 1 hour before sunset - Off

- 1 hour before sunset to closing - All on

Closing to sunrise – Night lighting setback\*

All lighting after closing - 25% - No perimeter

\* Consult with mall operations for final schedule

\*Detailed Photometric Plan required as adopted by Planning Commission and City Council as an Appendix prior to building permit approvals.

#### Conceptual Site Signage Standards\*

#### SIGNAGE:

The graphic technique of imparting verbal and symbolic information, especially when applied to a building.

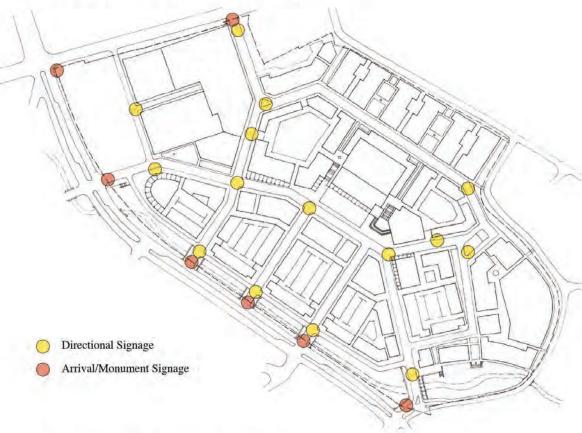
There are four fundamental types of signage:

- 1. Traffic signs and signals that are standardized by speed/perception research.
- Monument signs are those that are applied to a structure independent of a building.
- 3. Signage that is applied directly to a building and referred to as wall signs
- 4. Signage that is perpendicular to a building façade, to be seen by the pedestrian passerby, also referred to as blade or fin signs.

#### Retail Signage

Retail signage shall be an integrated design to include the storefront, the entrance, and the signage.

Uniform signage regulations shall be provided to ensure aesthetic continuity



#### **Temporary Site Signage Criteria**

**Fencing Signage:** Surrounding Area Proximity: Maximum limit of 6 Foot Height wrapping project fencing area **Development Signage:** Limited to a maximum of 7 two-sided development signs on property with maximum square footage of 800 square feet per side.

Construction Banners: A Maximum of 1 (one) banner per building wall side with a maximum of 10% wall coverage. Directional Signage: Limited to site entrances, relocated entrances, private roads, streets, and construction areas.

\*Detailed Project Sign Criteria will be required as adopted by Planning Commission and City Council as an Appendix prior to building permit approvals.

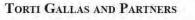
Page 17 of 28



Draft Date: 12/11/07

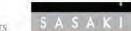
#### Cottonwood













#### **Permitted Land Uses by District and Building Functions**

**Site Districts** R = Restricted(40' / 3 Story Maximum) L = Limited(60' / 4 Story Maximum) O = Open(90' / 5 Story Maximum)

This table sets forth Land Use categories to delegate specific Functions and uses within established

W. W. C. S. C. S. C.	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		-	
Detached housing	- F (B)		7 187
Ancillary Units (only permitted on lots			
greater than 0.20 acres	4		
LODGING		•	
Hotel (no room limit)			3.00
Inn (up to 12 rooms)			180
Bed and Breakfast (up to 5 rooms)			1.6
School Dormitory			
COMMERCIAL	•	•	•
Office			
Live-Work Unit			
Open-Market Building			
Retail Building			
Department Store Building			3.00
Display Gallery			
Push Cart (mobile)			
Restaurant			
Kiosk (fixed)			
Liquor Selling Establishment			****
CIVIC			
Bus Shelter			
Assembly Spaces			
Fountain or Public Art		1	
Library			
Live Theater			
Movie Theater			
Museum			
Outdoor Auditorium			
Parking Structure			
Playground			
Surface Parking Lot			
Religious Assembly			
CIVIL SUPPORT		1	-
Police Station			
Funeral Home			
Hospital			100
Medical Clinic			
Postal Office			
EDUCATION	li .	1 F	
College			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Trade School			
Elementary School			
Childcare Center			

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	Restricted Residential: The number of divellings on each Lot is restricted to one within a principal building and one within an Accessory Building. With 20 paking places for each. Both divellings shall be under single ownership: The habitable area of the accessory divelling shall not exceed 1,000 square frect. Accessory buildings are only permitted on lots greater than 0.20 acres.	Limited Residential: The number of divellings on each Lot is limited by the requirement of 2.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.	Open Residential: The number of divellings on each Lot is limited by the requirement of 1.0 parking places for each divelling, a ratio which may be reduced according to the shared parking standards.
LODGING		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom: up to tvelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the arm. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 10 assigned parking places for each bedroom Food service may be provided at all times.
OFFICE		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the negurement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space:
RETAIL			Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.

\*\*\*\*\* Permitted subject to compliance with applicable State of Utah regulation

Note: Live/Work Units are not regulated as home occupational units.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

Draft Date: April 2025

Page 3 of 28



DUANY PLATER - ZYBERK & Co. ARCHITECTS AND TOWN PLANNERS

TORTI GALLAS AND PARTNERS









Permitted by Right

### Conceptual Land Use Regulatory Plan - Conceptual Uses by Story First Story Land Use Second Story Land Use Commercial Residential - Attached Residential - Attached Residential - Detatched Residential - Detatched Flex (Variable between Commercial/Residential) Flex (Variable between Commercial/Residential) Third Story Land Use Fourth Story Land Use Fifth Story Land Use Residential - Attached Residential - Attached Residential - Attached Residential - Detatched Residential - Detatched Residential - Detatched Flex (Variable between Commercial/Residential) Flex (Variable between Commercial/Residential) Flex (Variable between Commercial/Residential)

Draft Date: April 2025 General Growth Properties, Inc.

110 North Wacker Drive

Chicago, Il 60606

(312) 960-5000

Cottonwood





Page 5 of 25

#### **Site Parking Plan**

#### Parking Design Standards

A Size: Required parking stalls shall be rectangular with a minimum width of nine feet (9') and a minimum length of eighteen feet (18'), in accordance with table 1 of this section. If the stall is perpendicular to a curb, the length shall be measured from the curb face. Each parking stall shall have independent access from a driving aisle, A parking stall may contain less than eighteen feet (18') of pavement in length if all of the following conditions are met:

1. The stall has a standard six inch (6") curb face that will allow vehicles to extend over a landscaped area of no less than six feet (6') in width;

- Each stall contains no less than sixteen feet (16') of pavement in length measured from curb face;
   No pedestrian pathway or landscaping that prevents a standard vehicle from overhanging the curb is within two feet (2') of any curb face;
- 4. All other requirements of this code are met.

B.Location: Required parking stalls shall not be located in delivery areas, service driveways, driving aisles, drive-in stacking lanes, shopping cart storage areas, or areas in front of overhead service doors. Designated loading space shall not encroach into any fire lane or pedestrian pathway.

C.Separation From Rights Of Way: Except as provided above, wheel or bumper guards shall be placed in parking stalls where necessary to prevent any part of a standard sized vehicle from extending beyond a parking stall boundary line, intruding on a pedestrian way, or contacting any wall, fence, or planting. A physical separation or barrier, such as vertical curbs, may be required in order to separate parking stalls from access

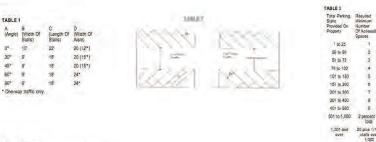
D.Layout: All off street parking stalls shall be designed in accordance with the dimensions and specifications set forth in table 1 and table 2 of

E. Accessibility Requirements: All parking facilities shall comply with accessibility requirements of the city's then current building code. The number of accessible spaces required by the city's building code as of the enactment of this section is shown in table 3 of this section.

F Markings: All required parking stalls shall be marked and maintained to be permanently visible

G.Surface: Required parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone or masonry to a sufficient thickness to withstand repeated vehicular traffic, and shall be constructed according to the city's street standards and

#### H Tables: \*\*



#### I:Parking Structures

- May cover all buildable area of a block.
- Shall senerally be concealed by liner buildings. Liner buildings shall be built up to the frontage lines and have a minimum depth of
- The façade of a parking garage that is not concealed behind habitable space shall be screened to conceal all internal elements such as plumbing pipes, ducts and lighting. ramping shall be internalized and spandrels shall not be exposed. Parking structure vehicular access at frontage lines shall be a maximum of 42 feet wide and shall be setback 20 feet from the
- Parking structures shall provide at least one pedestrian entrance directly onto the sidewalk in addition to any internal connections to the

\*\* Site may consist of both parallel and angled parking.

**Conceptual Parking Deck Cross Section Sample** 

#### Life Safety /Fire Protection Requirements

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. The building is equipped throughout with an approved automatic sprinkler system. Fire apparatus access roads shall have an unobstructed width of not less than 20-26 feet except for approved security gates or bollards. An unobstructed vertical clearance of not less than 13 feet 6 inches is required.

Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. A minimum 75,000 lb. road base/weight capacity is required.

Dead end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Fire hydrants shall comply with Section 508.5.1 through 508.5.6.



#### Minimum Parking Requirements\*\*

The Required Parking table summarizes the minimum parking requirements for each site or, conversely, the amount of building allowed on each site given the parking available. These numbers are subject to adjustment based on the accepted Shared Parking Analysis.

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	2.0/dwelling	1.5 / dwelling	1.0 / dwelling
LODGING		1.0 / bedroom	1.0 / bedroom
OFFICE		2.0/ 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL			3.0 / 1000 sq. ft.
ASSEMBLY			1 / 5 seats

\*\*All Minimum Parking Requirements shall be required prior to each subdivision approval.

#### **General Parking Guidelines\***

Parking Stalls (Reference from Walker/Desman)

#### Site Parking Requirements Table

	Quantity	Ratio	Total Spaces	Max/Min
Retail	641,516	4.5/1000	2,887	Maximum
	481,137	4.5/1000	2,165	Minimum
Office	130,709	3/1000	392	Maximum
Office	98,032	3/1000	294	Minimum
Residential	614	1.86/DU	1,142	Maximum
	454	1.00/D0	844	Minimum
Total		4,421	Maximum	
TOTAL			3,303	Minimum
Mixed Use Shared		20%	-	Maximum
Parking Reduction		20 /6	661	Minimum
GRAND TOTAL			4,421	Maximum
GRAND TOTAL			2,643	Minimum

\*All Parking Ratios and Final Stall Counts subject to modification determined by Shared Parking Analysis and by overall Master Plan. General Parking Guidelines are calculated by ULI and ICSC Standards and Guidelines.

Page 8 of 28

#### Draft Date: April 2025

#### General Growth Properties, Inc 110 North Wacker Drive Chicago, Il 60606 (312) 960-5000

#### Cottonwood









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# **Conceptual Site Signage** Standards\*

## SIGNAGE:

The graphic technique of imparting verbal and symbolic information, especially when applied to a building.
There are four fundamental types of signage:
Traffic signs and signals that are standardized by speed/perception research.
Monument signs are those that are applied to a structure independent of a building.
Signage that is applied directly to a building and referred to as wall signs.
Signage that is perpendicular to a building façade, to be seen by the pedestrian passerby, also referred to as blade or fin signs.

Retail signage shall be to include the and the signage.

ADD AN ADDITIONAL MONUMENT SIGN TO THIS LOCATION Uniform signage regulations shall be provided to ensure aesthetic continuity. Directional Signage Arrival/Monument Signage

# Temporary Site Signage Criteria

Fencing Signage: Surrounding Area Proximity: Maximum limit of 6 Foot Height wrapping project fencing area

Development Signage: Limited to a maximum of 7 two-sided development signs on property with maximum
square footage of 800 square feet per side.

Construction Banners: A Maximum of 1 (one) banner per building wall side with a maximum of 10% wall coverage.

Directional Signage: Limited to site entrances, relocated entrances, private roads, streets, and construction areas.

\*Detailed Project Sign Criteria will be required as adopted by Planning Commission and City Council as an Appendix prior to building permit approvals.

**Community Development** Department City of Holladay 801.527.3890



#### FILE# 19-9-19-6

#### **RHH Block K - Site Plan Amendment**

#### **ADDRESS:**

1915 E Rodeo Walk Drive

#### **LEGAL DESCRIPTION:**

#### **DECISION TYPE:**

#### Administrative/Procedural:

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

#### **APPLICANT/REPRESENTATIVE:**

Steve Peterson

#### **PROPERTY OWNER:**

KMW Development, LLC

#### **ZONING:**

R-M/U

#### **GENERAL PLAN DISTRICT:**

2007 SDMP

#### CITY COUNCIL DISTRICT:

District #1

#### **PUBLIC NOTICE DETAILS:**

Published 07/02 Mailed 07/02

#### **REQUEST:**

Site Plan Review-FINAL

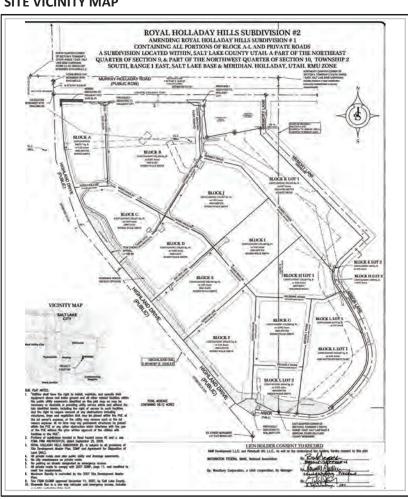
#### **APPLICABLE REGULATIONS:**

13.65.070 2007 SDMP - LImited

#### **EXHIBITS:**

Staff Report Applicant Narrative Proposed Development Drawings

#### SITE VICINITY MAP



#### Notes:

#### **STAFF**:

Jonathan Teerlink,



#### City of Holladay

Community and Economic Development Planning and Zoning

#### PLANNING COMMISSION STAFF REPORT

July 15th 2025

#### **ITEM #7**

Request: Site Plan Amendment

Project: "Royal Holladay Hills Block K"

Address: 4833 South Sunset Drive – Block K Applicant: Steve Peterson, Holladay Hills, LLC

File No.: 19-9-19-6

Notice: N/A

Staff: Jonathan Teerlink, CED Director

#### **GOVERNING ORDINANCES:**

13.65.070(C) REGIONAL MIXED-USE ZONE (RM-U) 13.03 SUBMISSION REQUIREMENTS

13.06 ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES

13.08.050 SITE PLAN

SDMP,2007 SITE DEVELOPMENT MASTER PLAN (SDMP)

#### REQUIRED PLANNING COMMISSION ACTION: Administrative

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

#### **SUMMARY**

Applicant Steve Peterson proposes an amendment to approved site development plans for "Block K" a 6.87-acre area located at the easternmost of the Royal Holladay Hills project area. Planning Commission approved a preliminary development plan and architectural design for 28 detached, single family homes and 4-story, multi-family building making up 72 units. The applicant is requesting commission approval to change the multi-family "flats" to a townhome product and review a revised architectural design for the new townhomes. The change in residential product will reduce the total number of units from 100 to 93.

#### TECHNICAL REVIEW COMMITTE ANALYSIS

The amended development plan generally follows the previously approved layout. Very minor changes to driveway access points are result of the new townhome design, rather than a multi-unit complex.

#### **Detached Single Family home**

The 19 single family lots will be serviced via the existing utility systems located within the Royal Holladay Hills Development. Applications for construction review of each of these homes will take place individually, based upon review of approved design/ architectural standards as set by the SDMP. Specific setback requirements are requested as shown in submitted civil drawings.



#### City of Holladay

Community and Economic Development Planning and Zoning

- ✓ The phase complies with land uses of the "Restricted" land use district Detached Single Family Residential. which complies with the 13.65, RM-U Zone, and pages 1 and 3, "Permitted Land Uses by District and Building Functions", of the SDMP.
- ✓ The site plans comply with the landscaping (pg 14 and 15), street cross sections (pg 11), access and architectural design components (pg 16).
- ✓ Site drainage comply with the master site drainage plan see Royal Holladay Hills Subdivision #2
- ✓ Utility connection letters for the overall site are on file. These service agreements are intended to include this phase
- ✓ Unified Fire Authority has approved all emergency access drives.

#### 76 Townhomes

All the townhomes have addresses on Sunset Drive. These units are proposed to be connected from the Holladay Hills utility system. The design of all buildings are similar in styling with a maximum height of 60' feet (Limited Use District). Each of the building are serviced by a common parking court featuring individual garages and additional guest parking at the peripheries.

- ✓ The land use, parking and building heights for this block comply with use regulations of page 1 and 3, "Limited District" and page 6, "Building Massing and Heights Plan" of the SDMP
- ✓ The site plans comply with the landscaping (pg 14 and 15), street cross sections (pg 11), access and architectural design components (pg 16).
- ✓ Site drainage comply with the master site drainage plan see Royal Holladay Hills Subdivision #2
- ✓ Utility connection letters for the overall site are on file. These service agreements are intended to include this phase
- ✓ Unified Fire Authority has approved all emergency access drives.

#### **RECOMMENDATION**

The amendments to the site plan and architectural design of Block K 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 can recommend the planning commission approved the amendments as proposed

Suggestion motions

"I motion to approve the AMENDED **PRELIMINARY SITE DEVELOPMENT PLAN AND BUILDING DESIGN** for "**Royal Holladay Hills, Block K**" a 93-unit residential subdivision in the R-M/U zone located at 4833 South Sunset Blvd Lane with FINAL SITE PLAN & PLAT approvals to be delegated to staff, finding that the proposal;

- 1) complies with the Preliminary site plan approved by the Commission for Block K,
- 2) construction elements and details are found to be acceptable according to page 16 of the SDMP (2007) by divisions the Technical Review Committee
- development details and all related components comply with the R-M/U zone & SDMP as a master planned project

Conditions for Final Approval – within one year, according to Holladay Ord §13.10a final civil development drawings shall be submitted to and verified/approved by Community and Economic Development Director

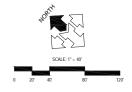
- 1) Work with city engineering department to finalize all civil development details
- Work with staff on all needful clarifications, grammatical and/or formatting changes to the final plat prior to recording approval
- 3) Submittal of a vertical ownership component to the final plat showing separation and delineation of owned spaces within each building; i.e common vs private

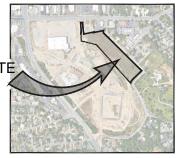
## HOLLADAY HILLS: BLOCK K PRELIMINARY SITE PLANS

4835 SOUTH HIGHLAND DRIVE

HOLLADAY, UTAH 84117

LOCATED IN THE SE 1/4 OF SEC. 9 AND NW 1/4 & SW 1/4 OF SEC. 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLB&M





VICINITY MAP



4835 SOUTH HIGHLAND DRIVE HOLLADAY, UTAH 84117 THE SE 1/4 OF SEC. 9 AND NW 1/4 & SW 1/4 OF SEC. 10, T25,

**HOLLADAY HILLS: BLOCK K** 

DR	$\Delta M$	ING	INIT	(F)

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
PRE	PRELIMINARY PLAT
C1.00	OVERALL CIVIL SITE PLAN
C1.01	CIVIL SITE PLAN - NORTH
C1.02	CIVIL SITE PLAN - SOUTH
C2.00	OVERALL GRADING AND DRAINAGE PLAN
C2.11	GRADING & DRAINAGE PLAN
C2.12	GRADING & DRAINAGE PLAN
C2.13	GRADING & DRAINAGE PLAN
C2.14	GRADING & DRAINAGE PLAN
C2.15	GRADING & DRAINAGE PLAN
C3.00	OVERALL SITE UTILITY PLAN
C3.01	SITE UTILITY PLAN - NORTH
C3.02	SITE UTILITY PLAN - SOUTH
C4.01	LOOP ROAD PLAN & PROFILE
C4.02	LOOP ROAD PLAN & PROFILE

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND

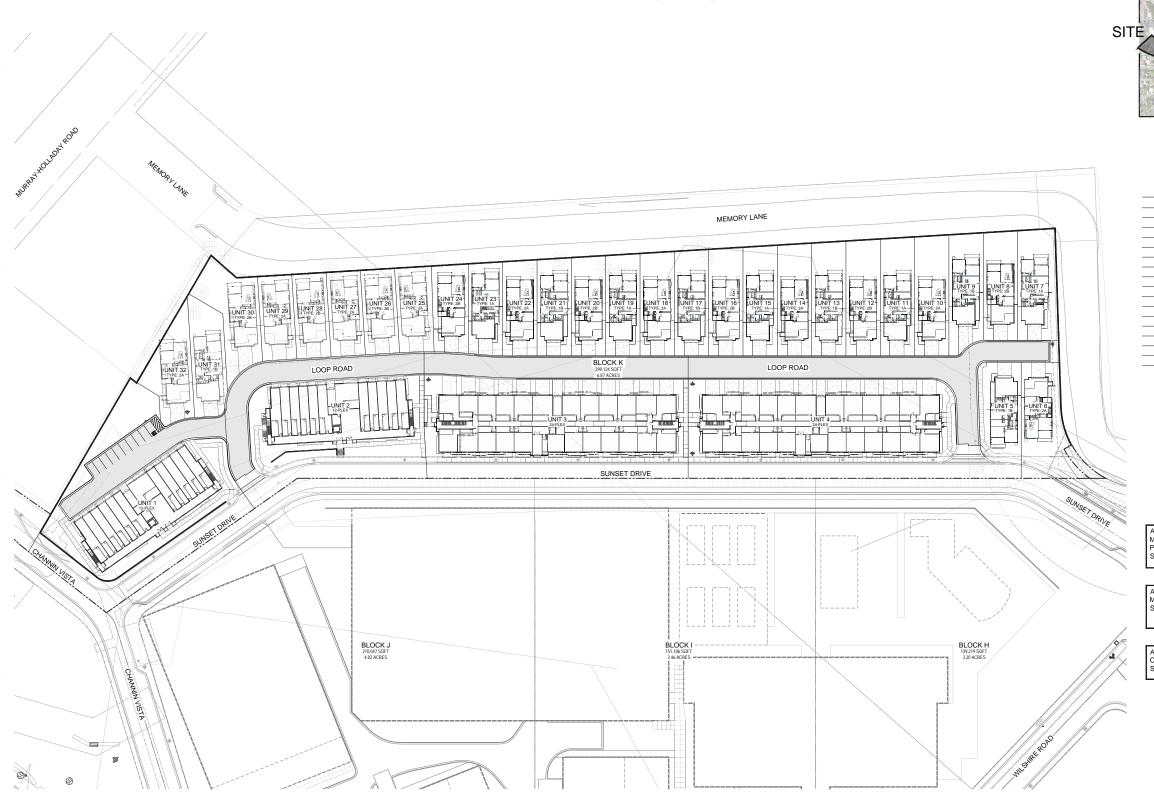
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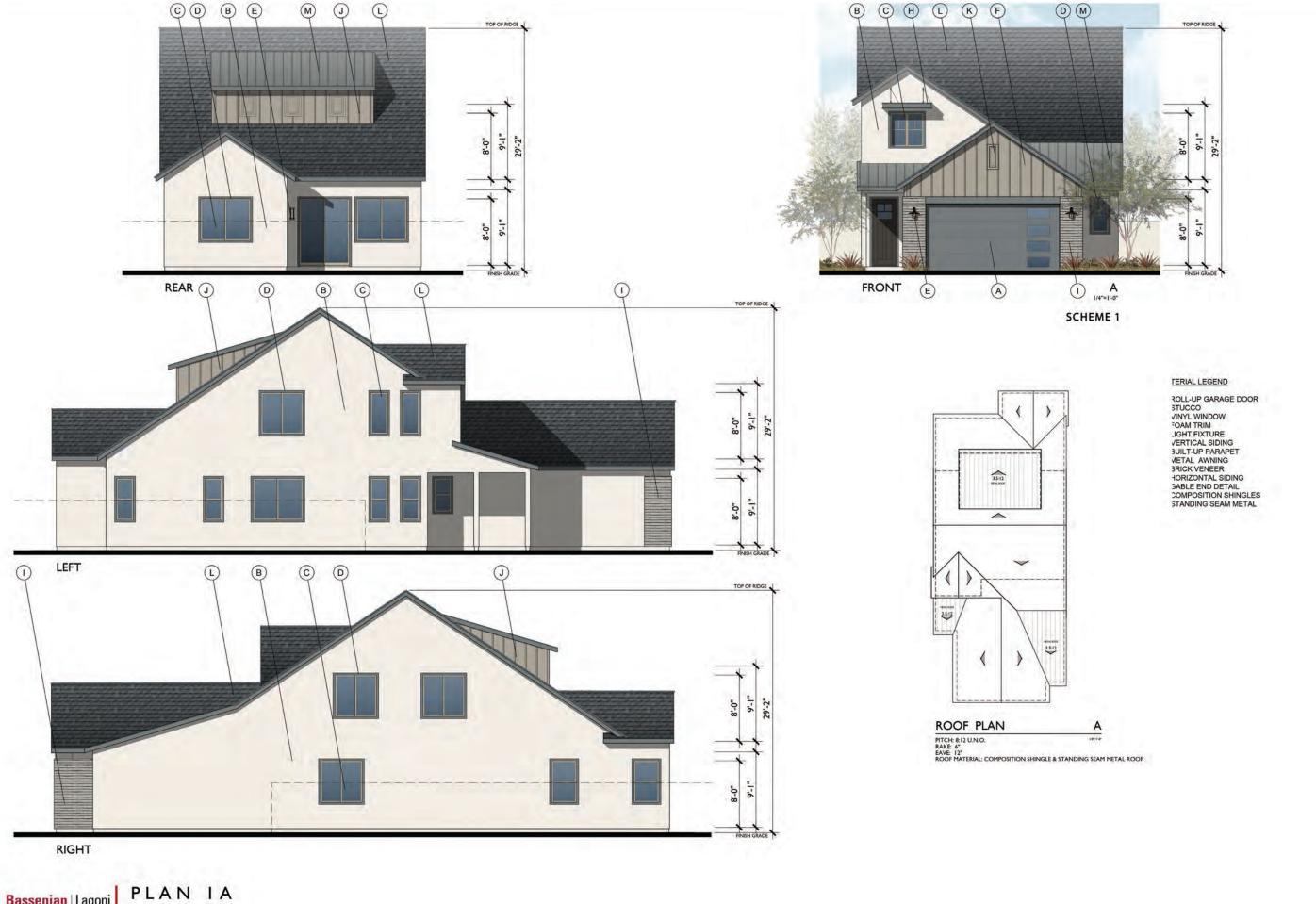
ALL WORK AND MATERIALS MUST CONFORM TO HOLLADAY CITY STANDARDS AND SPECIFICATIONS



**CIVIL COVER** SHEET

C0.00





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HOLLADAY HILLS - SFD

Holladay, Utah

521.23119



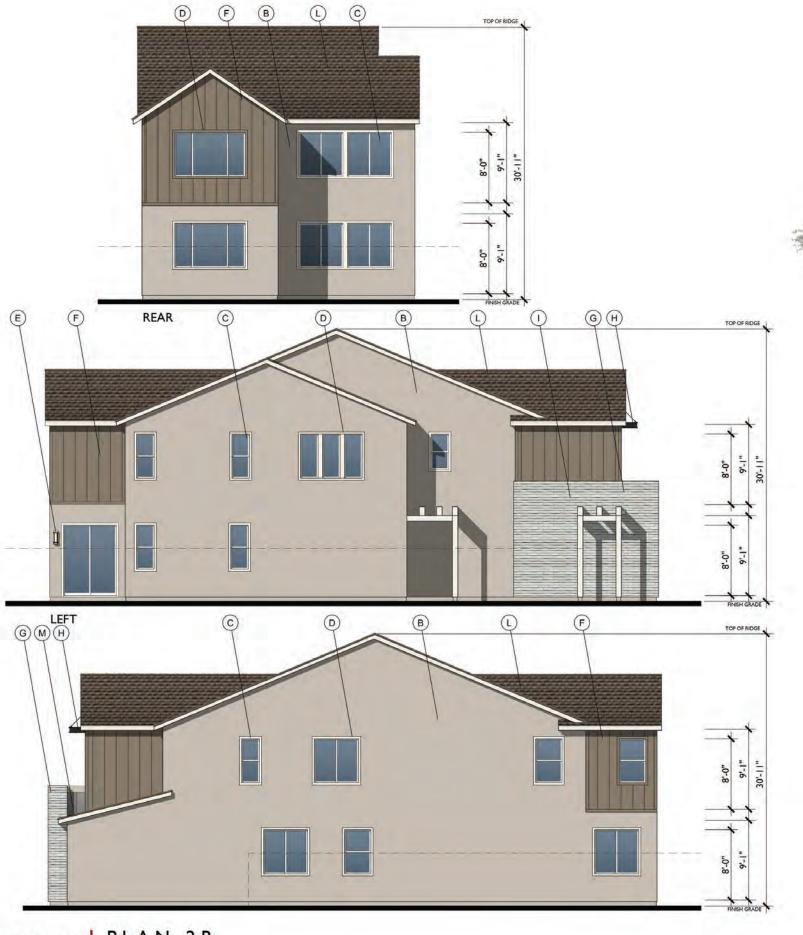


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HOLLADAY HILLS - SFD

Holladay, Utah

521.23119

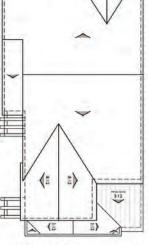




SCHEME 4

#### MATERIAL LEGEND

- A. ROLL-UP GARAGE DOOR
  B. STUCCO
  C. VINYL WINDOW
  D. FOAM TRIM
  E. LIGHT FIXTURE
  F. VERTICAL SIDING
  G. BUILT-UP PARAPET
  H. METAL AWNING
  I. BRICK VENEER
  J. HORIZONTAL SIDING
  K. GABLE END DETAIL
  L. COMPOSITION SHINGLES
  M. STANDING SEAM METAL



ROOF PLAN

PITCH: 5:12 U.N.O
RAKE: 6\*
RAVE: 12\*
ROOF MATERIAL: COMPOSITION SHINGLES & STANDING SEAM METAL ROOF

Bassenian | Lagoni

PLAN 2B

HOLLADAY HILLS - SFD

Holladay, Utah 0 2 1 8 521.23119 DEVELOPER

08.29.23





#### MATERIAL LEGEND

- A. ROLL-UP GARAGE DOOR
  B. STUCCO
  C. VINYL WINDOW
  D. FOAM TRIM
  E. LIGHT FIXTURE
  F. HORIZONTAL SIDING
  G. BUILT-UP PARAPET
  H. METAL ANVINING
  I. BRICK VENEER
  J. METAL RAILING







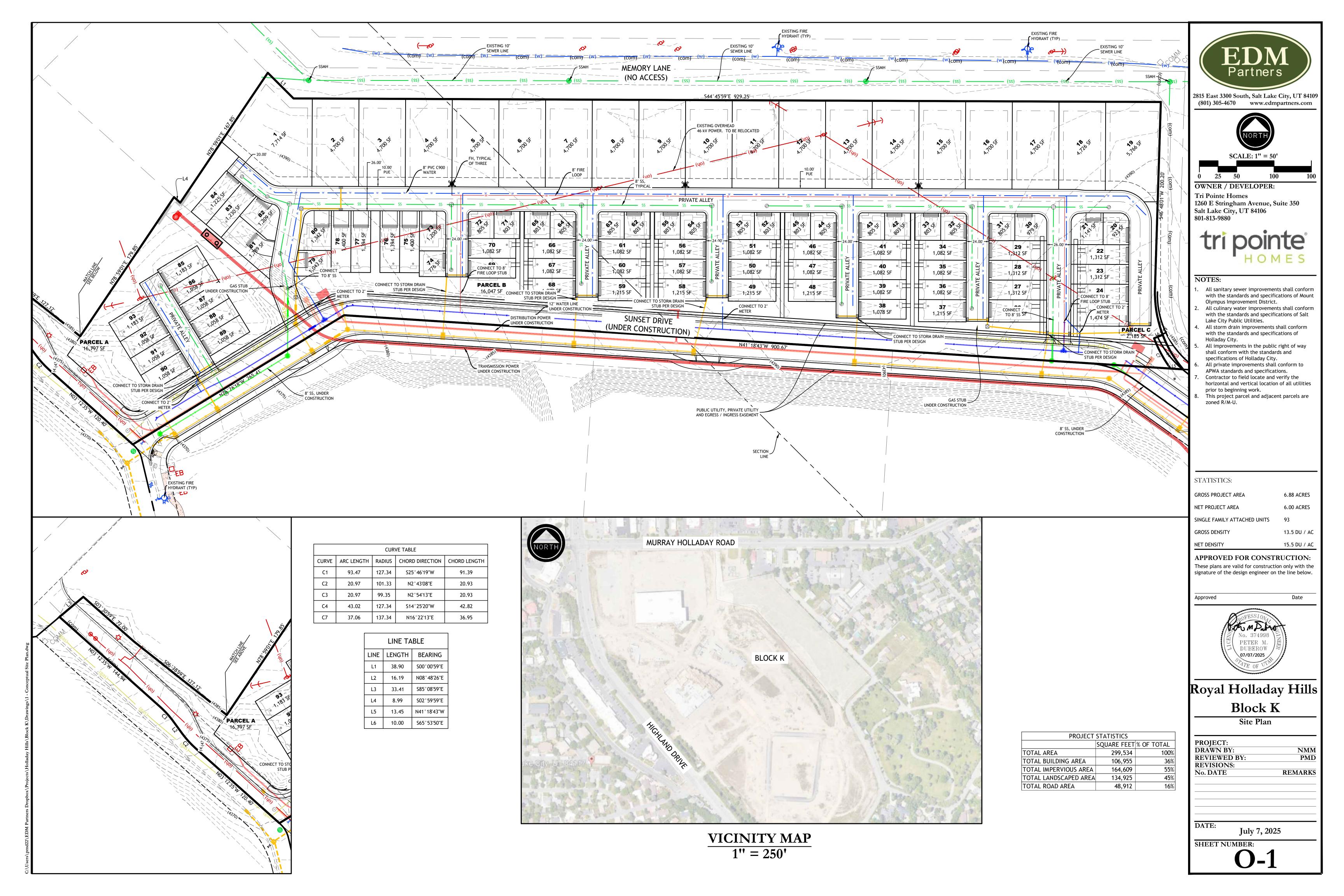


BUILDING B - 24 - PLEX Front and Rear Elevations HOLLADAY HILLS - FLATS

Holladay, Utah









3-UNIT BUILDING

# HOLLADAY HILLS | TRIPOINTE HOMES HOLLADAY, UTAH NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS HOLLADAY OF BUSED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OF FINAL ENGINEERING, CORPORATIVE COURSE ARCHITECTURAL CROOKER INC. THESE OF ANY OUT HE LISED OF DIRPLICATED WITH

woodley architectural group,inc



FRONT ELEVATION SCHEME 2

10.29.24

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

4-UNIT BUILDING

# HOLLADAY HILLS | TRIPOINTE HOMES HOLLADAY, UTAH NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS IDIES ONLY AND ARE NOT TO BE LISED FOR ANY OTHER PURPOSE SINCH AS RIVAL PLOTTING OR FINAL PROSINEERING. CORPORATING WOODLEY ARCHITECTURAL GROUP INC. THESE DRAWINGS AND NOT BE LISED OR DIEDICATED WITH

woodley architectural group,inc



FRONT ELEVATION SCHEME 3

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

5-UNIT BUILDING 10.29.24

# HOLLADAY HILLS | TRIPOINTE HOMES HOLLADAY, UTAH NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS HOLLADAY, UTAH OUT ONLY AND ARE NOT TO BE 115FD FOR ANY OTHER PRINPOSE STICH AS FINAL PLOTTING OR FINAL ENGINEERING, COPYRIGHT WOODLEY ARCHITECTURAL CROWLE INC. THESE DRAWINGS MAY NOT BE 115FD OR DIRPLICATED WITH

woodley architectural group,inc



CONCEPTUAL 50X100' | STREET SCENE

Community Development Department City of Holladay 801.527.3890



#### FILE# n/a

#### **PLANNING COMMISSION MINUTES**

**ADDRESS:** 

N/A

**LEGAL DESCRIPTION:** 

n/a

**DECISION TYPE:** 

Administrative/Procedural:

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

**APPLICANT/REPRESENTATIVE:** 

City of Holladay, Planning Commission

**PROPERTY OWNER:** 

N/A

**ZONING:** 

N/A

**GENERAL PLAN DISTRICT:** 

N/A

CITY COUNCIL DISTRICT:

N/A

**PUBLIC NOTICE DETAILS:** 

N/A

**REQUEST:** 

Written Meeting Minutes Approval

**APPLICABLE REGULATIONS:** 

Utah Code 52-4-203 13.06.030

**EXHIBITS:** 

**Draft Meeting Minutes** 

SITE VICINITY MAP

Effective 5/8/2018

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

(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.

(2)

(a) Written minutes of an open meeting shall include:

(i) the date, time, and place of the meeting;

(ii) the names of members present and absent;

(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;

(iv) a record, by individual member, of each vote taken by the public body;

(v) the name of each person who:

(A) is not a member of the public body; and

 (B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;

(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and

(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.

(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

**STAFF**:

Jonathan Teerlink, Planning Manager

1	<u>DRAFT</u>					
2 3 4	MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING					
5						
6	Tuesday, April 15, 2025					
7 8	6:00 PM City Council Chambers					
9	4580 South 2300 East					
10	Holladay, Utah					
11						
12	ATTENDANCE:					
13						
14						
15	Dennis Roach, Chair Carrie Marsh, City Planner					
16	Karianne Prince Jonathan Teerlink, Community and Econom	iic				
17	Jill Fonte Development Director					
18	Paul Cunningham  Brad Christopherson, City Attorney					
19 20	WORK SESSION					
21	Chair Dennis Roach called the Work Session to order at 5:38 p.m. He made note of those present	nt at				
22	the Planning Commission Meeting and reported that there are three items on the Regular Mee					
23	agenda. The Commission first discussed the three sets of Meeting Minutes that will be voted or	_				
24	was determined that Commissioner Paul Cunningham will make the motion for the Meeting Minu					
25						
26	The Public Hearing item on the Regular Meeting agenda is a Site Plan Amendment for 5025 So	outh				
27	Highland Drive. There is also a Continued Hearing Item for the Text Amendment for Chapter 13	3.84				
28	- Outdoor Lighting Standards. City Planner, Carrie Marsh, discussed the Site Plan Amendment.	She				
29	explained that this is the site at the corner of Arbor Lane and Highland Drive. It is a Mixed-					
30	Commercial/Residential. The previous iteration had a larger building on the corner toward the f					
31	of Arbor Lane, but this iteration is pushing that building closer to Highland Drive and the intersec					
32	of Arbor Lane and Highland Drive. The previous plan had residential units on the upper floor,					
33	the proposal is to remove those residential units from the upper floor and have that be a so	-				
34	commercial building. The proposal is to add another row of townhomes next to the previo	•				
35	approved units. The Planned Unit Development ("PUD") setbacks were discussed at the last Planned Commission Marting. The proposal is to maintain the same 10 feet authority and the side. As feet	_				
36 37	Commission Meeting. The proposal is to maintain the same 10-foot setback on the side. As for building next to the sidewalk, there is a clear view triangle labeled. The building is outside of					
38	area for visibility. The vacation area that is referenced in the Staff Report was highlighted.					
39	motion will include a recommendation to the City Council to vacate that portion of Arbor Lane.	THC				
40	motion will include a recommendation to the City Council to vacate that portion of Arbor Lane.					
41	Ms. Marsh reviewed the square footage for the building area with the commercial space and	the				
12	dwelling units. The total impervious coverage and landscaped area information is included in					

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Staff Report as well. One reason for the proposed changes to the site had to do with the fact that the

original commercial building had too much square footage. This puts two levels of commercial space

above a restaurant use. There is a stacked design and the restaurant would be on the main floor and

there would be two levels of office space. Parking was another reason for some of the proposed

changes. With a larger restaurant, there were challenges associated with a smaller parking lot. The overhead power lines are also an issue to work around. That is the reason the building was moved over instead of remaining in the previous location. She offered to answer Commissioner questions.

Commissioner Cunningham asked if there is a guarantee for the restaurant tenant. Ms. Marsh reported that there is a Development Agreement for a brewery restaurant. If the restaurant is not able to move ahead, then the zoning would revert to Neighborhood Commercial. The applicant has kept the restaurant use there to maintain the Development Agreement for the use on the site.

Chair Roach noted that the Technical Review Committee ("TRC") report recommends Preliminary Subdivision approval. Ms. Marsh explained that it looked at this as a shift in units. There is still a decent amount of commercial space, even though there is not the same square footage as before. Chair Roach asked whether it was possible to approve something right against the sidewalk. Ms. Marsh reported that there is a recommendation from Staff to move that 10 feet from Highland Drive so there is a setback from the sidewalk. The Site Plan shows a 10-foot sidewalk that is required for the Highland Drive right-of-way. While there is a wide sidewalk, having landscaping between the sidewalk and the building is the Staff's recommendation so there is not a wall right next to the sidewalk.

Commissioner Jill Fonte believed the proposal was to decrease the amount of commercial and increase the amount of residential. This was confirmed. Ms. Marsh explained that the proposal is to have fewer units, but a higher total square footage. Discussions were had about heights in the C-2 Zone and possible future redevelopment in the C-2 Zone. Chair Roach asked whether there is graduated height on the building abutting Highland Drive or if it will be a three-story wall with landscaped space between the building and the sidewalk. Ms. Marsh reported that there is not a graduated height requirement next to roadways. That requirement applies when it is next to a residential use.

Commissioner Fonte asked if there was any basis to deny the application. Chair Roach explained that the Planning Commission can discuss those kinds of decisions during the Regular Meeting. At that time, the applicant can also explain the reason for the proposed changes. He is interested to hear what public comments might be shared during the meeting. No written comments have been submitted.

Chair Roach expressed concerns about the landscaping. In the Staff Report, it states that the Tree Canopy Protection Plan is in progress. He believes there will be limited landscape options based on the available land. There are power lines to take into consideration as well as the condensed area. Ms. Marsh noted that the site is challenging because of the power lines, so the best location for parking is in that area. However, that limits where buildings can be located on the applicant site.

Community and Economic Development Director, Jonathan Teerlink, stated that there is interest in separating the uses out. Chair Roach pointed out that if the Planning Commission feels there is more that needs to be presented for this application, there is the option to continue the item and receive additional feedback. Ms. Marsh believes the applicant would be willing to receive feedback. In addition, the public comments shared during the hearing can also provide meaningful guidance.

 1 The Continued Hearing Item is for the Text Amendment for Chapter 13.84 – Outdoor Lighting 2

Standards. Chair Roach stated that this might be an item to continue based on the number of

- Commissioners present at the meeting. The City Council would likely prefer that the full Planning
- Commission vote on the Text Amendments. The Staff Report was reviewed. Mr. Teerlink noted that 4
- some elements of the Purpose Statement did not sit well with the Commission, so those were removed. 5
- Some applicability standards were clarified and a clarifying definition was added for light trespass. 6
- The maximum light output for lumens was removed. Most of the amendments took place in the R-1 7
- and R-2 Zones section. The color spectrum was removed as well as the lumen maximums. There 8
- 9 was also some reordering done to the items in that section.

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Commissioner Cunningham pointed out that there is still a numbering issue. He asked that the numbering be further refined. He also noted that a duplex should be referenced in the language as well as single-family. Commissioner Cunningham expressed appreciation for the work that has been done on the Text Amendments so far. Chair Roach noted that there could be a more detailed discussion about this item during the Regular Session. It seems that there will likely be a continuation.

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

Chair Roach called the Regular Meeting to order at approximately 6:00 p.m. He noted that Commissioner Angela Gong, Commissioner Ginger Vilchinsky, and Commissioner Brian Berndt are all excused, but there is still a quorum present. There are three items on the Regular Meeting agenda. Commissioner Cunningham read the Opening Statement for the benefit of those present.

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#### **PUBLIC HEARING**

Site Plan Amendment - 5025 South Highland Drive - Subdivision and Mixed-Use PUD 1. Amendments - 5025 South Highland Drive (C-2 Zone). Review and Consideration of Amendments to Preliminary Site Approvals as Proposed by Applicant, Bret Laughlin as Owner, for a Mixed-Use Residential/Retail Planned Unit Development in the C-2 Zone. File #23-2-03.

Ms. Marsh presented the Staff Report and explained that the item was a Site Plan Amendment for property located at 5025 South Highland Drive. She noted that this is a project that the Planning Commission has seen a few times in the past. This property is zoned C-2 and there is a Development Agreement for a brewpub restaurant and townhome. The Planning Commission previously approved the Site Plan. In 2024, a revised Site Plan was approved that had the commercial building with some residential units on the top floor and the original townhomes. There are now some modifications proposed to the Site Plan and that is what will be considered by the Planning Commission.

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The commercial building is still on the west and north end of the site, but it has been pushed closer to Highland Drive than the original location. The units that were on the top floor of the commercial building were removed. There were six units there before and those have been moved over as additional townhome units. The property is 1.08 acres. There is a portion of the property on the east and north side that is the former alignment of Arbor Lane. That portion requires a right-of-way vacation, which would then become part of the property. Part of the application is a recommendation to the City Council to vacate a portion of Arbor Lane. The previous Site Plan that was approved had a 10-foot setback for the townhomes. The applicant has proposed to keep the 10-foot setback for those townhomes. As part of that approval, the Commission stated that there needed to be more than the required number of trees on the east side of the property, which is the rear of Units 1, 2, 3, and 4. The trees are not shown in the plan, so that has been referenced in the Conditions of Approval.

In the Staff Report, there are details about the square footage for each of the uses. There is a total tabulation of 9,800 square feet for commercial use. The footprint of each residential unit is 1,300 square feet. That meets all of the requirements of the C-2 Zone. Ms. Marsh explained that one of the main points of discussion the Commission can have with the applicant is whether this meets the requirement for the residential use to be an accessory use to the commercial building. As for the landscaping, that would be a condition that needs to be shown on the final plan. Alternatively, the Commission can choose to have this come back with more detailed information. Ms. Marsh added that the parking design would need to meet the requirements mentioned in the Staff Report. Building height was discussed. There is 40 feet of height in the C-2 Zone and there are graduated height requirements next to residential property lines. Staff recommends moving the commercial building 10 feet from the property line so it is further away from the sidewalk. That is an area where landscaping could be added to break up the appearance of the wall in that location. Chair Roach believed that the graduated height would impact Units 1, 2, 3, 4, and 5, which was confirmed.

The applicant, Bret Laughlin, explained that he is not a professional developer. He is a neighbor who saw the dilapidated property and wanted to turn it into something special. It did not make sense to have residential above the restaurant, because it was too difficult to engineer and design. There were also some difficulties with parking. He is now asking to take those six residential units and build four additional townhomes. It is a better use of the lane that is created and separates the residential from the commercial. This will alleviate a lot of the parking issues. He believes a lot of the problems associated with the residential units had to do with residential facing a restaurant parking lot. For this property to make sense financially, there has to be a residential component. The restaurant is also a challenge based on the square footage and the parking that is required for that square footage.

Mr. Laughlin noted that the power lines make this property very difficult to develop in a practical manner. Moving the building as close to Highland Drive as possible is what he would like to see. There will not be an eyesore created and there will not be a three-story wall. It will be an architecturally designed building that has some visual interest. He thanked Ms. Marsh and Mr. Teerlink for their efforts related to this site. This is a plan that meets the requirements and makes financial sense. Mr. Laughlin stated that he needs approval at the current meeting to move forward.

Chair Roach noted that City Staff has mentioned a Condition of Approval to move the building 10 feet back so it is not right against the sidewalk. He asked if that was something that would be possible. Mr. Laughlin explained that it would be challenging. If that is not a requirement for the zone, he would rather it be as close as possible. It might be possible to add in some trees or landscaping, but he is not sure how far out the building can be. There were no additional Commissioner questions.

Chair Roach opened the public hearing.

*Sarah Pearce* gave her address as 2004 Arbor Lane and explained that she is an immediate neighbor of the proposed development. She is supportive of the project with the conditions outlined. Having the extra trees on the site will be beneficial as will the graduated height near the residential areas.

*Steve Glaser* lives at 2052 East Arbor Lane and is supportive of the proposal. He asked about the For Sale sign that is currently on the property. He wanted to know if there had been a change in the plans.

Mike Shuping lives at 1945 East Vintage Woods Court and expressed support for the project.

Chris Layton gave his address as 3200 East 3900 South and explained that he is the architect on this project. As a previous Commissioner, he understands how difficult these types of decisions can be. There are certain challenges when it comes to the uses that are in demand and the uses that are needed. It is important to work with property owners who want to develop projects that add value to the community. He feels this proposal will add value to the City. Both a restaurant space and office space are vital and will work well in this location. Additional residences are also needed in the community. He hopes that all of this will be taken into consideration during the deliberations.

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

The applicant was invited to address comments from the public hearing. Mr. Laughlin explained that there was a point where the project was not feasible, so he had no choice but to try to sell. However, if this application moves forward, he has everything lined up to move forward with what is proposed. City Attorney, Brad Christopherson, reminded the Commission that for a motion to be successful, the vote would need to be unanimous. Four votes are needed to pass a motion.

Commissioner Karianne Prince likes what has been proposed and is inclined to support the project, as modified. She understands some of the suggestions but pointed out that the applicant needs to navigate the power lines. While she likes the idea of a bigger sidewalk and buffer, she is not sure that she is willing to support a Condition of Approval related to the size. Chair Roach believed one of the original plans for the site showed the building further back. He asked how the conflict with the power lines was handled at that time. Mr. Teerlink explained that it was on the other side of the easement. It was located where the four townhome units have since been added. Ms. Marsh reported that in the C-2 Zone, even within residential uses, there could be some commercial uses in those townhomes. For instance, those could be designed in a way where there is office space on the main floor. That kind of use could increase some of the commercial on the overall site. Some examples of commercial uses that could work there include beauty services, personal services, and offices.

Commissioner Fonte expressed appreciation for the image that was shared for reference. She encouraged the applicant to focus on landscaping as much as possible. While she understands there is a need for housing and commercial space, she feels a row of trees or bushes along Highland Drive would be beneficial. She does not want to see Holladay looking like other nearby communities. Holladay has more vegetation and that is something that differentiates it from many other cities. Commissioner Fonte is inclined to approve the application but stressed the need for landscaping.

Commissioner Cunningham noted that the Staff Report states: "Multi-family development is a permitted use when it is accessory to a permitted or conditional use." There are less than 10,000 square feet of commercial listed. He asked if that meets the code requirement that the use be accessory. Mr. Teerlink explained that there have been past discussions about the appropriate ratio. Applicants are typically told that commercial is first and the accessory uses come after, but the Planning Commission can decide whether the mix is acceptable for the zone. There is no clear

City of Holladay Planning Commission Meeting – 04/15/2025

guidance in the ordinance itself about what the ratio is. Ms. Marsh clarified that the 10,000 square feet listed is the minimum land area required per use. The residential use is 10,000 square feet plus 2,000 for each unit. That tabulation ends up being 34,000 square feet of land required for what the applicant is proposing and there is 49,000 square feet of land. The Staff Report looks at whether the minimums are met. Mr. Teerlink shared information about the 10-foot-wide sidewalk and the setback off of that sidewalk.

Commissioner Cunningham referenced the Staff recommendations that have been made. He asked how strongly Staff wants the Planning Commission to consider those. Mr. Teerlink reported that the recommendation creates buffering and an area for landscaping. It is a good starting point. Commissioner Cunningham is a little bit troubled by the applicant's request to make a decision at the current Planning Commission Meeting. There are four Commissioners present and he would prefer the full Commission to consider the application. He is also struggling with the 10-foot setback, as Staff has made solid arguments for that. Mr. Teerlink believes the Commission might feel more comfortable if the Final Site Plan and Final Subdivision came back with all of those details.

Chair Roach likes what has been proposed because the neighbors feel good about it and it makes sense for the applicant. However, he has concerns about the landscaping. He reminded those present that Holladay is part of Tree City USA. With the building all the way against the sidewalk, he sees some potential conflicts but also wants to be sensitive to the needs of the applicant. He asked if it would be possible to incorporate some tree cutouts. Mr. Laughlin confirmed that this is possible and reminded Commissioners that he is a resident of Holladay rather than a developer. Chair Roach wondered what kind of condition could be included in the motion language to mitigate the 10-foot clearance zone but still accommodate the need for landscaping and trees. Ms. Marsh noted that there could be an average setback of five feet across with a certain amount of trees placed in the area. There are average setbacks for residential and other uses so there can be variation in the architecture.

Commissioner Cunningham would prefer to require the 10 feet and then consider adjustment later. He feels a lot has been given away on this project already. Commissioner Prince is not certain that anything has been lost. She understands his comments but wants to see something positive happen on this property. Rather than delegating the Final Plat back to Staff, it could come to the Planning Commission for review. Commissioner Cunningham expressed support for it coming back to the Planning Commission. He suggested starting with a 10-foot setback. The Commission discussed the setbacks. Ms. Marsh reiterated the option for an average setback rather than a 10-foot setback.

Additional discussions were had about setbacks. Ms. Marsh acknowledged that there are challenges on the site due to the power lines. Moving the building 10 feet into the parking lot area could impact the number of available parking stalls. That could create parking issues. If 10 feet are taken off of the size of the building itself, then the amount of commercial space would be reduced. Chair Roach mentioned the dining patio on the south side of the building. He asked if that is considered commercial space. Ms. Marsh stated that it is not part of the building, but restaurants will use that in their table calculations for seating. Commissioner Fonte asked if the decks could be made smaller. Mr. Laughlin explained that the restaurant portion needs to be a certain size. Chair Roach noted that the Planning Commission is trying to consider options that work best for all parties involved while still meeting the criteria. Commissioner Fonte does not like that the applicant needs a decision to be

made at the current Planning Commission Meeting. Commissioner Cunningham believes that if the vote is taken at the current meeting, then the 10-foot recommendation from Staff should be included.

Mr. Laughlin informed Commissioners that if a decision is not made at the current Planning Commission Meeting, then the For Sale sign has to remain. He needs to be able to move the residential element forward. Mr. Laughlin explained that he purchased the property to address an eyesore that was in the community. He is not a developer and this has been a very expensive process. If there is approval received from the Planning Commission, there will continue to be collaboration on the details. If it is possible to add in some landscaping, then he will make sure that happens.

Chair Roach asked about the possibility of approving the application with a Condition of Approval for the 10-foot setback. The applicant could then come back with the final details. He wanted to know if that would be a better scenario than continuing the application until the next meeting. Mr. Laughlin confirmed that it would be better than a continuation, as he needs those involved with the project to make certain commitments. Otherwise, it is not possible for this to move forward.

Discussions were had about comparable Site Plans, such as the office building to the south of the subject property. Chair Roach believed the question is whether the Planning Commission will use the Staff recommendation for the motion language or make a motion to continue the item. There was support expressed by the Commissioners to follow the Staff recommendation in the Staff Report. Ms. Marsh reminded Commissioners that there will need to be two motions made for this item. One element of the Subdivision motion is a recommendation to the City Council to vacate a portion of Arbor Lane. That is noted in the recommended language in the Meeting Materials Packet.

Commissioner Prince moved to APPROVE the Preliminary Plat for "5025 South Highland Drive," a Mixed-Use Planned Unit Development in the C-2 Zone, based upon the following:

#### Findings:

1. The Preliminary Plat has been reviewed and considered substantially complete.

2. Development proposals, as provided, remain in accordance with the Development Agreement approved by the City Council.

3. The proposed land use complies with allowed uses in the C-2 Zone.

4. Lot size, coverage, and parking requirements meet the minimum requirements in the C-2 Zone.

5. Partial vacation and realignment of the right-of-way accommodates constructed and proposed improvements to Arbor Lane, a secondary roadway.

This is also subject to the following conditions:

1. Remaining items, as noted, to be completed before a notice of Final Approval is issued:

	<i>a</i> .	Address Civil Plan comments by the City Engineer.
	<b>b</b> .	Submit Grading and Drainage Plan.
	<i>c</i> .	Provide Utility Service Letters with approved plans.
	d.	Stormwater Pollution Protection Plan ("SWPPP") Plan required.
	e.	Submit Landscaping Plan with Tree Canopy Protection Plan and trees above
		the required amount on the east side of the property (rear of townhomes).
	f.	Parking lot landscaping must comply with standards in 13.77.070.
his is with	a favoi	rable recommendation to the City Council to vacate an unused portion of the
rbor Lane	right-o	f-way, combining that area within the boundary of the plat. Also, within one
ear and in c	accorda	ance with 13.10A.070.E, to complete administrative review and approval of the
'inal Plat by	the Pl	lanning Commission, following a positive, written recommendation from TRC.
Commission	er Fon	te seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;
		tte-Aye; Commissioner Prince-Aye; Chair Roach-Aye. The motion passed
nanimously	<i>7</i> .	
ollowing the	e vote o	on the Preliminary Plat, a motion was made on the Mixed-use PUD Site Plan.
		ce moved to APPROVE the Mixed-Use Planned Unit Development Site Plan
indings:		
1.	_	ration of residential units into four twin-home structures meets the irements of a PUD.
2.	Previ	iously approved 10-foot setback for new townhomes can be maintained.
3.	Land	scaping and open space around perimeter of property, with patio areas, and in
<b>.</b>		ential spaces, meets requirements for open space.
	. 0500	ontain spaces, meets requirements for epeti spaces
	1	to the following conditions:
'his is also s	HINIPCT	to the journing conductors.
his is also s	ubject	
		mum 10-foot sethack from Highland Drive
This is also s		mum 10-foot setback from Highland Drive.
1.	Mini	
	Mini Addii	tional trees above required amounts to be located in the rear yards of Units 1,
1.	Mini Addii	
1.	Mini Addi 2, 3,	tional trees above required amounts to be located in the rear yards of Units 1,
<ol> <li>2.</li> <li>3.</li> </ol>	Mini Addi 2, 3, 6 Addr	tional trees above required amounts to be located in the rear yards of Units 1, and 4, and on the east side of the property.

#### **CONTINUED HEARING ITEMS**

2. Continued - Text Amendment - Chapter 13.84 - Outdoor Lighting Standards.

Continued Review of Proposed Amendments to Title 13 of the Holladay City Code, Land
Use and Development Regulations. By Order of the Holladay City Council, the Proposal
Relocates Current Lighting Standards from Various Sections of Title 13 and
Consolidates them within a New and Expanded City Outdoor Lighting Section Proposed
as Holladay Ordinance §13.84. The Item is Reviewed as a Legislative Action, According
to Procedures Outlined in the Holladay Ordinance §13.07. File #25-4-02.

Mr. Teerlink presented the Staff Report and explained that this is a Text Amendment for Chapter 13.84 – Outdoor Lighting Standards. Staff has prepared changes based on previous Commissioner comments. Mr. Teerlink reported that he received a text message from Council Member Emily Gray. Council Member Gray received a comment from someone unable to attend the meeting. That comment was forwarded to the Commissioners and can be read aloud and entered into the record.

Chair Roach opened the public hearing.

An email from *Andy White* was read into the record. Mr. White explained that he was out of State and asked that his comments be forwarded to the Planning Commission. He has concerns about residential lighting. Holladay is known for having neighborly citizens who participate in local events but is also known for having quiet tree-lined streets. There is little an individual can do to prevent house lights or yard boundary lights from turning a pleasant evening stroll into something intrusive.

 Kim Duffy gave her address as 2195 Walker Lane. Two nearby houses have very bright lights on them. She shared information about the homes and the intense lights. Ms. Duffy previously wrote those homeowners a letter about the lanterns. This is becoming a problem and she does not feel there should be bright lights on houses. Mr. White drove around the City to see how most houses in the City were lit. Most had two or three lights, which included a porch light and a garage light. However, that is not the case in her area, as intense lights are being installed on certain homes. Ms. Duffy expressed support for an ordinance that will address lighting issues moving forward.

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

During the Work Session, the Planning Commission discussed the proposed Text Amendment. Mr. Teerlink made notes during the Work Session. Whenever an amendment is being recommended by the Planning Commission to the City Council, it is beneficial for all members of the Planning Commission to make their voices heard during the vote. Since there are four Commissioners present at the current meeting, it might make sense to continue the Text Amendment to the next meeting.

Commissioner Fonte wanted to know what could be done to address the issues mentioned during the public hearing. She asked what residents can do when there are lighting concerns. Mr. Teerlink explained that whenever a new law is established, there can be legal non-conforming situations created. There was a discussion with the City Council about a requirement that within 180 days, non-compliant lighting would have to come into compliance, but there was no support for that suggestion. He noted that there is a Code Enforcement Officer who has dealt with light issues from time to time.

- 1 Commissioner Cunningham moved to CONTINUE the Proposed Outdoor Lighting Standards
- 2 Amendment to the next regularly scheduled meeting. Commissioner Prince seconded the motion.
- 3 Vote on Motion: Commissioner Cunningham-Aye; Commissioner Fonte-Aye; Commissioner
- 4 Prince-Aye; Chair Roach-Aye. The motion passed unanimously.

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#### **ACTION ITEMS**

- 3. Approval of Minutes -3/4/25, 3/18/25, 4/1/25.
- 8 Chair Roach noted that there are three sets of Meeting Minutes for the Planning Commission to vote on. He pointed out that there were no concerns or corrections mentioned during the Work Session.

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- 11 Commissioner Cunningham moved to APPROVE the Meeting Minutes from March 4, 2025.
- 12 Commissioner Prince seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;
- 13 Commissioner Fonte-Aye; Commissioner Prince-Aye; Chair Roach-Aye. The motion passed
- 14 unanimously.

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- 16 Commissioner Cunningham moved to APPROVE the Meeting Minutes from March 18, 2025.
- 17 Commissioner Prince seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;
- 18 Commissioner Fonte-Aye; Commissioner Prince-Aye; Chair Roach-Aye. The motion passed
- 19 unanimously.

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- 21 Commissioner Cunningham moved to APPROVE the Meeting Minutes from April 1, 2025.
- 22 Commissioner Prince seconded the motion. Vote on Motion: Commissioner Cunningham-Aye;
- 23 Commissioner Fonte-Aye; Commissioner Prince-Aye; Chair Roach-Aye. The motion passed
- 24 unanimously.

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- 26 ADJOURN
- 27 Chair Roach moved to ADJOURN. There was no second. The motion passed with the unanimous
- 28 consent of the Commission.

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The Planning Commission Meeting adjourned at approximately 7:07 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held on Tuesday, April 15, 2025.

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#### Terí Forbes

- 7 Teri Forbes
- 8 T Forbes Group
- 9 Minutes Secretary

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

