Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 25-1-08 AMARE VITA - SUBDIVISION AND PUD

ADDRESS:

6114, 6178, 6190 S Holladay Blvd and 2715 E. 6200 S.

LEGAL DESCRIPTION: *22-14-352-016; 22-14-352-006; 22-14-352-007; 22-14-351-014*

1. BEG N 89¿57'21" E 310.51 FT & N 345.78 FT FR SW COR SEC 14, T2S, R1E, SLM; N 03¿17'28" E 10.97 FT; N 30¿06'50" W 5.01 FT; N 89¿16'43" W 2.86 FT; N 01¿40'17" W 92.45 FT; .N 11¿12'25" W 73.73 FT; N 05¿39' E 41.54 FT; N 24¿13' W 16.85 FT; N 88¿02' E 134.81 FT; N 84¿31'53" E 130.16 FT; N 79¿56'33" E 14.15 FT; N 75¿59' E 55.10 FT; N 74¿43'32" E 253.30 FT; S 00¿09' E 336.64 FT; N 89¿59' W 552.35 FT M OR LTO BEG. 3.52 AC M OR L. 09841-5924 10682-4364 10687-9365

2. BEG N 41^32'30" E 435.4 FT & 20 FT N & S 89^59' E 122.1 FT FR SW COR SEC 14 T 2S R 1E SL MER S 89^59' E 453.1 FT TO STREET S 0^09' E 189 FT N 89^59' W 488.8 FT TO CREEK N 33^ E77.37 FT N 8^20' E 75 FT N 20^ W 53.09 FT TO BEG 1.94 AC. 5233-1013, 5197-282, 5194-1683 5712-673 6265-20936345-2409 10556-7131 10639-9602 10684-0155

3. COM 481 FT E FR SW COR SEC 14 T 2S R 1E SL MER S 89^59' E 383.8 FT N 0^09' W 157 FT N 89^59' W 501.8 FT M OR L S 92 FTTO CEN OF CREEK SELY ALG CEN OF CREEK 130 FT M OR L TO BEG 1.71 AC 4440-0682 5947-0360 6029-2515 7915-181 9378-5178 9415-5389 9665-9212 9767-0288 9852-2693 10294-4896 10295-6307 10294-4898 10361-5215

4. BEG SW COR SEC 14, T2S, R1E, SLM; N 00¿19'30" E 524.28 FT; S89¿59'12" E 286.12 FT; S 11¿12'34" E 71.92 FT; S 1¿40'17" E 92.45 FT; S 89¿16'43" E 2.86 FT; S 30¿06'50" E 5.01 FT; S 3¿17'28" W 10.97 FT; S 89¿55'51" E 123.84 FT; S 2¿29'17" E 71.79 FT; S 19¿50'14" W 52.3 FT; S 29¿09'57" W 79.01 FT; S 24¿45'35" W 43.48 FT; S 83.45 FT; W 79 FT; S 16.50 FT; W 39 FT; S 17.19 FT; N 89¿50'45" W 245 FT TO BEG. (SAID DESCRIPTION INCLUDES A PORTION OF LOT 2, TANNER ESTATES 2 AMD SUB.) 4.29 AC M OR L. 9912-6020,6022,6024 10449-2130 10460-6873 10449-2133 10958-3187 10974-3658

APPLICANT/REPRESENTATIVE:

J-U-B Engineering

PROPERTY OWNER:

Doma Terra Holdings, LLC

ZONING:

R-1-43 and R-1-87

GENERAL PLAN DISTRICT:

Country Estates-Protected (CE-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published and Mailed 8/11/2025; public hearing to be continued to future meeting

REQUEST:

Subdivsion - P.U.D.

APPLICABLE REGULATIONS:

13.06 - DEVELOPMENT REVIEW & APPROVAL PROCEDURES ADMINISTRATIVE
13.08 - ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A - SUBDIVSIONS
13.10A.070 - PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.10A.080 - PRELIMINARY AND FINAL SUBDIVISION APPLICATION CONTENTS
13.78 - PLANNED UNIT DEVELOPMENT

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

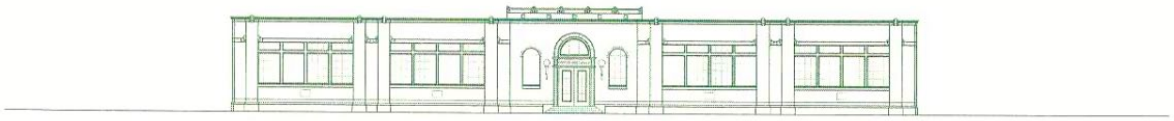
Administrative:

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:

Public hearing for the concept subdivision only will be opened and continued to the next meeting (Sept. 2nd). The PUD project will be discussed overall, with hearings for the PUD and Preliminary Plat held on September 2nd.



City of Holladay
Community and Economic Development
Planning and Zoning

PLANNING COMMISSION STAFF REPORT

August 19th, 2025

ITEM # 1, 1a, and 1b

Request: Residential Subdivision as a Planned Unit Development

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

Project: "Amare Vita"

Address: 6114, 6178, 6190 S Holladay Blvd. (R-1-43 zone) and 2715 E. 6200 S. (R-1-87 zone)

Applicant: J.U.B Engineering, representing property owner Doma Terra Holdings LLC

File No.: 25-1-08

Notice: Mailed Notice on August 11th and August 15th

Staff: Carrie Marsh

GOVERNING ORDINANCES:

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - *ADMINISTRATIVE*
13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A	SUBDIVSIONS
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 mixed-use site plan and a Planned Unit Development, the PC shall make two separate motions, one for each item, to either, approve or to continue discussion for this application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

1. A **conceptual subdivision site plan** will be reviewed for compliance with the R-1-43 and R-1-87 zones and establish the allowed density, or maximum number of dwelling units. Decisions must be made during public meeting. *(**See page 6** for TRC Review)*

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 7** for TRC Review)*

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)*

SUMMARY

Applicant, J.U.B Engineering, representing the property owner, has been working with the TRC for a subdivision as a Planned Unit Development. The property consists of four existing parcels, three in the R-1-43 zone and one in the R-1-87 zone. Two of the parcels currently contain a dwelling unit on each of them. Two other parcels do not have existing dwelling units on them. The property owner is seeking to create a Planned Unit Development of nine total dwelling units.

The project area is dissected by Big Cottonwood Creek, which limits the buildable area on both sides. While City codes require a 50-foot protection area around Big Cottonwood Creek on developed parcels, the PUD is proposing an additional 50 feet of protection (100 feet total) across the two developed parcels with existing homes, creating a consistent 100-foot undisturbed area along both sides of Big Cottonwood Creek. Most of the designated open space to be preserved for the PUD is concentrated along the creek and the west side of the creek.

Outside of the creek area, the two developed parcels on the east side of the creek are where the majority of trees are located. As the 100 feet of protection outside of the creek significantly limits the available buildable area, trees would need to be removed to accommodate new structures, shared amenities, and roads. Any tree canopy proposed for removal would be required to be replaced with an equivalent canopy at maturity.

OUTLINE OF PROCEDURE

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

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

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

This project will be reviewed over the course of two meetings on August 19th and September 2nd. No decisions will be made during the August 19th meeting.

August 19th

- Review of the entire project and discussion. Open public hearing for step 1: Concept Subdivision. Hearing to be continued to September 2nd meeting.

September 2nd

- Concept subdivision review and public hearing
- Conditional Use Permit for PUD element review and public hearing
- Preliminary Subdivision Plat review and public hearing

BACKGROUND

This area of Holladay, known as the estates area, is characterized by larger properties, with significant mature tree canopy coverage and are usually accessed through 20' private lanes. Big Cottonwood Creek runs through the area with protected areas contributing to a significant amount of the mature tree canopy in the area. The estates area is highly valued and regularly recognized as a defining characteristic of Holladay. When Holladay incorporated in 1999, zoning with larger minimum lot sizes was put in place through the area, recognizing the historical land patterns and limited access. Singular owners of larger properties have been able to subdivide those properties over time, but the minimum lot sizes of 1 and 2 acres with a set percentage of maximum lot coverage have largely preserved the character and historical land use when properties in these zones are subdivided.

PUDs are a conditional use that require a minimum area of land to qualify. At 11.42 acres, the project meets the higher required minimum in the R-1-87 zone of six acres and the 3 acres minimum in the R-1-43 zone.

The proposed Planned Unit Development (PUD) involves four existing parcels totaling 11.42 acres (497, 455 square feet) that span the two zones. Maximum density allowances for a standard subdivision are one unit for each 2 acres in the R-1-87 zone and one unit for each 1 acre in the R-1-43 zone.

Density is calculated based on the net area, after required fire access is removed. In the conceptual standard subdivision proposed by the applicant, the ***net land area results in nine parcels***.

Two parcels on the west side of Big Cottonwood Creek are both at least 2 acres, with the larger parcel having enough extra land (.17 acres) to accommodate a fire access road up to 370 long at 20 feet wide. Both parcels meet minimum zone requirements for width and frontage on 6200 South.

Parcels on the east side of the property would be accessed on Murray Holladay Road and would require a variance to reduce the minimum lot width from 100' to the widths shown on the conceptual plan. A major qualification set by the State for a variance to standard zoning regulations including setbacks and lot widths is that the property itself must have an "unreasonable hardship" associated with it and "special circumstances" attached to the property, which refers to physical conditions unique to the property which relate to the hardship. As this subdivision would have their available building area substantially reduced by the presence of Big Cottonwood Creek, there is assurance that it would meet all the requirements for a variance to modify zoning requirements. All lots would have public and fire access directly from Holladay Boulevard.

A key limitation of this property is Big Cottonwood Creek as a significant area around it is not buildable. In a standard subdivision, this situation would be addressed with a variance which would allow for modification of zoning requirements. Variance requirements are regulated by the state, and a key component is to accommodate development rights on land that is impacted by a natural feature that makes part of it unbuildable such as a waterway or steep slope, referred to as an "unreasonable hardship" and "special circumstances"(see Variance FAQ from the Utah Property Rights Ombudsman for a more detailed overview of variances). The variance that would be sought in this case would apply to

the parcels accessed on Holladay Blvd and would seek to reduce the required minimum lot width from 100' to widths ranging from 89.57 feet to 110.21 feet (average width of 95.99 feet) as shown on the conceptual subdivision plan.

Situations where it is clear that a property would meet all of the State's requirements for a variance are naturally good candidates for Planned Unit Developments as PUDs are also allow for modification of some zoning requirements.

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

Zone	Min. Lot Area	Min Lot Width	Min Street frontage
R-1-43	43,560 sq. ft. (1 acre)	100'	75% of minimum lot width (75 feet)
R-1-87	87,120 sq. ft. (2 acres)	150'	75% of minimum lot width (112.5 feet)

Other zoning standards for the R-1-43 / R-1-87 zones relevant to a proposal for a PUD:

- 20-foot front setback from a private right of way
- Average Rear setback of 41 feet / 45 feet
- Side setbacks totaling 25% of the lot width with a minimum 10% on one side
    - (10 feet average on an 100' wide lot, 15 feet average on a 150' wide lot), leaving 15% on the other (15 feet and 22 feet)
- Accessory building setbacks of 9 feet / 15 feet
- Total lot coverage of 23% / 20% for structures and 28% / 33% total impervious – bonus would allow an increase of 10% toward additional hard surfaces (not structures)
- Building height of 40 feet for lots over an acre (as required in each zone). Lots less than 1 acre and larger than ½ acre have a maximum height of 35 feet
- Graduated height requires that the structure fit within a building envelope created by a 45-degree 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.*
- *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 detailing the project, 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

STEP 1: CONCEPTUAL SUBDIVISION TO ESTABLISH BASE DENSITY

TECHNICAL REVIEW COMMITTEE ANALYSIS

- ✓ Verification of compliance with R-1-43 and R-1-87 zones
  a) 9 lots meet the minimum lot sizes with some additional land for fire access
  b) Land use is residential
- ✓ Utility Connection letters provided and in progress
  i. Waiting for approval from SLC Public Utilities and Mount Olympus Sewer Improvement District
- ✓ Fire access has several options. As the creek would push structures forward, there is less fire access required for lots east of the creek
  a) A variance would likely be pursued in this situation to allow for some reduced lot widths to create 6 parallel lots which would all have fire access from Murray Holladay Road
  b) Alternately, the property owner would try to establish fire access through neighboring fire access.
  c) If neither of these options work, structures beyond any installed fire access would be fire sprinklered
  d) No parking allowed in fire access/turnaround areas

RECOMMENDATION

The TRC recommends that the commission open the required public hearing and consider any 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 public hearing should be continued and remain open, with no decision made until the next meeting on September 2nd, 2025.*****

"I _____ motion for continuation of the ***Conceptual Subdivision*** *for* ***"Amare Vita"*** *a* ***nine-lot residential Subdivision in the R-1-43 and R-1-83 zones*** *located at* ***6114, 6178, 6190 S Holladay Blvd. and 2715 E. 6200 S.***

STEP 2: CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT
*****DISCUSSION ITEM ONLY*****

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has verified that the applicant has submitted the necessary drawings and a descriptive narrative outlining a PUD request. As a conditional use, PUDS are a permitted use based on meeting the minimum land area required. Conditional uses should be approved if reasonable mitigation factors can be applied to any potential impacts stemming from the PUD.

PUDs do not require a minimum area of land for each unit and allow for structures containing dwelling units to be located in areas that make sense rather than following minimum lot sizes and dimensions. The creation of individual lots within the PUD is a personal preference of the landowner/developer based on how the developer seeks to delineate individual ownership within the project.

Lot Size: The total land area is 11.42 acres (497, 455 square feet).

- 4.29 acres are in the R-1-87 zone, which allows for 2 units per acre.
- 7.18 acres are within the R-1-43 zone, which allows 1 unit per acre. Using the Maximum Density Calculation (13.04.040), the total number of units allowed is 9.
    - Two dwelling units already exist on the property, and seven additional units are being proposed, an increase of 7 new dwelling units and a total of **9 units proposed**.
    - All units are proposed as single dwelling units.

Building Setbacks:
The setback code for all properties acknowledges that *"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".*

Uniform setbacks can produce a specific desired outcome, but flexibility is also important and appropriate. The setback code that all properties can utilize incorporates the ability to apply flexible setbacks through the use of establishing an average setback based on the size of a property and then allowing a variation of up to 15%, so long as the average is still met.

In a PUD, similar principles of flexibility in setbacks can be proposed and applied, though the applicant can propose setbacks with a greater level of flexibility, to accomplish a variety of outcomes specific to accomplishing the purposes of a Planned Unit Development (see page 4). Typically more flexible or reduced setbacks may be proposed as a trade-off to create more consolidated open space, to preserve vegetation or desirable features, or to manage physical limitations of the property.

"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 relatively 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." (City of Holladay Code §13.14.050)

Setbacks within the PUD are, for the most part irrelevant as there is no impact on neighboring properties. Perimeter setbacks are the main setbacks to look at for PUDS. Adding interior private roads creates orientations to those private roads rather than to Holladay Blvd. The applicant is proposing a reduction of a front yard setback of 35' to 20' for two structures on the east side of the project. However, as these structures are oriented to the interior private road, they can be assessed as either a rear or side setback. Additionally, the presence of Big Cottonwood Creek and the associated areas that cannot be built on makes each property a natural candidate for further reduced setbacks than the required setbacks through a variance process anyway.

	REQUIRED (R-1-43)	**PROPOSED**
Front setback:		
The minimum setback on a private road of 20'	20 ft from the right-of-way line	None on interior/private roads
Rear setback:		
The minimum setback in feet from the rear property line	41 ft avg., no point closer than 34.5 ft	100'+ for homes adjacent to the creek; 20' for two homes on corners (these could also be considered side yards)
Side setback:		
The minimum side setback in feet	25% of the minimum lot width of 100 feet; minimum 10% (10 feet)	6'6" at the closest point on north, increasing toward the east. 20' on south
Corner side setback	20 feet	20 feet
Accessory building setback	9 feet	None proposed

	REQUIRED (R-1-87)	**PROPOSED**
Front setback:		
The minimum setback on a private road of 20'	20 ft from the right-of-way line	None on interior/private roads
Rear setback:		

The minimum setback in feet from the rear property line	45 ft avg., no point closer than 38 ft.	20 feet.
Side setback:		
The minimum side setback in feet	25% of the minimum lot width of 150 feet; minimum 10% (15 feet)	20 feet and 100 feet
Accessory building setback	15 feet	20 proposed

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 smaller than the minimum required in the R-1-43 zone, building height would be limited to 35 feet. Structures would be required to meet graduated height requirements from each property line as shown in Figure 1.

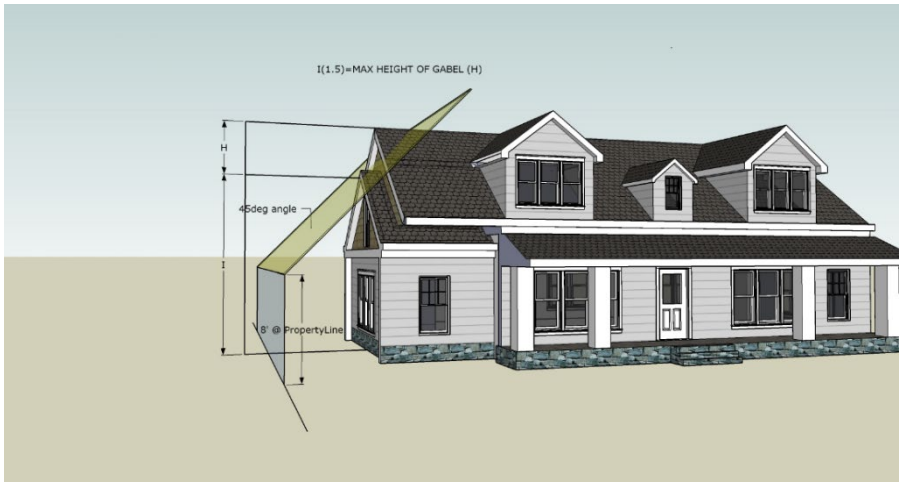


Figure 1

Lot Coverage: Lot coverage should meet the requirements of the underlying zone whenever possible.

- In an R-1-43 zone with 43,560 sq. ft minimum lots, coverage is limited to 23% for structures and 28% total impervious coverage.
- In the R-1-87 zone with 87,210 sq. ft minimum lots, coverage is limited to 20% for structures and 25% total impervious coverage.
- Bonus coverage up to 10% can be applied for additional hard surfaces.

Areas of coverage are tabulated on page 3 of the preliminary plan. For simplification, it may be reasonable to set a coverage maximum for the entire project at either the 23%/28% for the R-1-43 zone, or at a mid point between the two. Land within the R-1-43 zone accounts for 60% of the project area, so a coverage limit of 22%/27% would be reasonable. This is something that can be discussed with the applicant during the meeting.

Purpose statement and objectives:

- ✓ **1. The stabilization and preservation of the existing or planned land uses in abutting areas and surrounding residential neighborhoods;**
  - i. *Existing and planned land uses are residential. This project stabilizes and preserves residential land use by utilizing unclaimed density.*
  - ii. *Properties in the area are zoned as both R-1-87 and R-1-43 and are single family estates. The PUD overall functions as and appears as a singular estate while the properties within it carry a similar feel as estate properties that have a single-family home and guest home on one and two acre properties.*

- ✓ **2. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;**
  - *i. Preservation of Big Cottonwood Creek and it's riparian corridor*
    1. *100 ft preservation area around creek exceeds the requirement for developed parcels, increasing preservation more than would be required on two of four parcels.*
    2. *Clustering dwelling units to the east side of the creek allows for more open space on the west side of the creek*
    3. *The wide area of preservation maintains the natural topography around the creek, preserves all vegetation around the creek, and prevents soil erosion by keeping development further from the creek than required in some areas.*

- ✓ **3. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;**
  - *Existing structures are not proposed 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;**
  - i. *Open space and vegetation around the creek will be preserved in excess of a standard subdivision*
  - ii. *Moving one of the allowed dwelling units from the west side to the east side of the creek creates more open space on the west side of the creek*
  - iii. *Walls and fencing on the perimeter of the project area ensure privacy and buffering for residents within the PUD and to abutting properties*
  - iv. *Preservation of trees on property lines, in 100' creek boundary, and in locations not affected by building areas*
  - v. *Proposed pool to provide active recreation opportunities for residents of the planned unit development*

- ✓ **5. Minimize significant through traffic impacts on adjacent residential neighborhoods;**

i. *Reduction of driveways on Holladay Blvd to a singular access road, located centrally, away from the corner.*
ii. *Relocating one of the dwelling units from the west side to the east side reduces the number of driveway accesses on 6200 S.*
iii. *Improvements to existing approaches and adding a private road for internal circulation*

✓ **6. Provide an appropriate transition or buffering between uses of differing intensities both on site and off site; and**

i. Residential use and intensity is maintained
ii. South boundary land use is a residential treatment center with a higher intensity than the proposed project
iii. North boundary is adjacent to a private, 20' wide road.
iv. 6' wall located along Holladay Blvd and 6200 S.

✓ **7. Provide safe and convenient vehicle and pedestrian connections between adjacent uses. (Ord. 2014-06, 5-1-2014)**

i. Improvement of private roads to meet fire access standards within the development. No fire access over Big Cottonwood Creek, bridge only to be used by vehicles and pedestrians within the PUD
ii. Dedication of 7 feet on Holladay Blvd
iii. Singular access point on Holladay Blvd and on 6200 S.

Compatibility: The proposed PUD is designed in a similar manner as other estate properties in the area on both Holladay Blvd and 6200 S., with walls and gates at entrances to private roads or driveways. Many estate properties are composed of both primary dwelling units and guest homes on single parcels either 1 acre or 2 acres, dictated by the zone they are within. Properties in the area and especially along Big Cottonwood Creek have dense tree canopy coverage.

The addition of the proposed dwelling units does not degrade the service level on adjacent streets or create unusual traffic patterns or volumes as all traffic will be managed through a singular gated entrance on Holladay Blvd and a separate entrance on 6200 S. The creation of an internal private road reduces the access points that would be present for a standard subdivision.

The PUD is designed in a way to reduce the amount of pavement required for roadways, which also increases the efficiency of utility/energy delivery as it places structures closer to the road where utility lines exist. Will serve letters from Salt Lake City Public Utilities and Mount Olympus Sewer are in progress.

STEP 3: PRELIMINARY PLAT DEVELOPMENT
*****DISCUSSION ITEM ONLY*****

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has reviewed the supplied preliminary development drawings for compliance with minimum standards for development in the R-1-43 and R-1-87 zones.

- PRELIMINARY SITE DEVELOPMENT: all elements as required by Holladay Ord 13.10.050B
  - ✓ Verification of compliance with R-1-43 and R-1-87 zones - density and land use
  - ✓ Verification of utility connection serve letters, with water and sewer in progress
  - ✓ Utility design and connection locations
  - ✓ Storm water/erosion control plans
    a) Storm water management for the site to be reviewed and okayed by the City Engineer and Salt Lake County for any discharge into Big Cottonwood Creek
  - ✓ 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*
  - ✓ 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

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

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

NAVALES, TERESA A

4534 S TANGLEWOOD DR

HOLLADAY UT 84117-4219

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

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

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

NAKAMURA, ROSS S

4540 S TANGLEWOOD DR

HOLLADAY UT 84117-4219

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

CITY of HOLLADAY

NOTICE OF PUBLIC HEARINGS

Residential Subdivision and PUD *(a Conditional Use)* – "Amare Vita"

Date: ***Tuesday, August 19, 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 nine lot subdivision plan proposed by the applicant, J.U.B Engineering to subdivide 11.42 acres of land located at **6114, 6178, 6190 S Holladay Blvd.** in the **R-1-87 zone** and **2715 E. 6200 S.** in the **R-1-43 zone**, to accommodate construction of a **9 individual dwelling units**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10A and as a conditional use as a PUD in compliance with 13.78

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

Please submit comments via email by 5:00 pm 8/18/2025 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 08/8/2025 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.

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Residential Subdivision and PUD *(a Conditional Use)* – "Amare Vita"

Date: ***Tuesday, August 19, 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 nine lot subdivision plan proposed by the applicant, J.U.B Engineering to subdivide 11.42 acres of land located at **6114, 6178, 6190 S Holladay Blvd.** in the **R-1-87 zone** and **2715 E. 6200 S.** in the **R-1-43 zone**, to accommodate construction of a **9 individual dwelling units**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10A and as a conditional use as a PUD in compliance with 13.78

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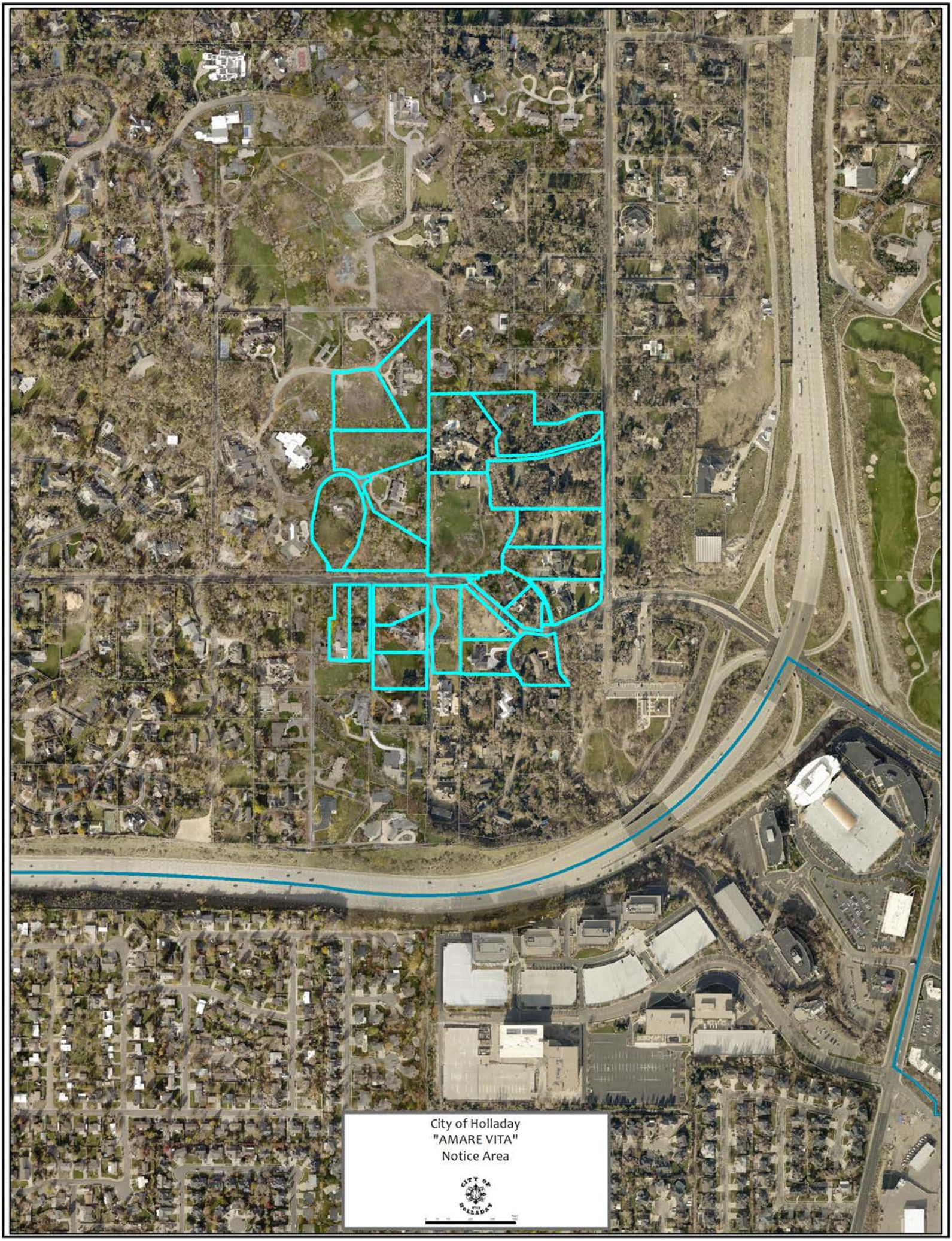

City of Holladay
"AMARE VITA"
Notice Area

Amare Vita PUD

7/23/2025

Holladay Zones

- LU
- P
- R-1-43
- R-1-87
- Subject Area
- Holladay Parcels

1:5,317

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Source: Esri, USDA FSA
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Amare Vita Subdivision PUD – CUP and Subdivision Application Narrative

The following is intended to fulfill the City of Holladay Subdivision and CUP application submittal requirements for a project narrative and address elements of Holladay Ordinance 13.08.040F.

The Amare Vita Subdivision PUD is located northwest of the intersection of South Holladay Boulevard and East 6200 South/Big Cottonwood Road. It consists of approximately 497,585 square feet (11.42 acres) divided into nine (9) residential building lots. Lot 1 lies west of Big Cottonwood Creek in the R-1-87 Single Family Residential zone. Lots 2-9 are located east of the creek in the R-1-43 Single Family Residential zone. Big Cottonwood Creek is in the AE flood hazard zone, as identified on the FEMA Flood Insurance Rate Map. For this reason, the Amare Vita PUD prioritizes the preservation of sensitive areas and open space by maintaining a 100' minimum building setback from Big Cottonwood Creek and preserving mature vegetation along the creek and across the site to the greatest extent possible. In this context, the following responses to the requirements of Holladay Ordinance 18.08.040F are provided below.

13.08.040

F. *Approval Standards: A conditional use shall be approved if reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential detrimental effects of the proposed use in accordance with applicable standards set forth in this section.*

1. *A conditional use shall:*

a. *Be consistent with policies set forth in the city's general plan applicable to the site where the conditional use will be located.*

As proposed, the Amare Vita Subdivision PUD fulfills land use Goals of the Holladay General Plan:

1. Maintain the established pattern of development in the City.

2. Ensure that new developments are high quality and compatible with the surrounding neighborhoods.

3. Retain the natural character of the City and its neighborhoods…

In addition, lot sizes proposed are consistent with the intent of the CE-P (Country Estates – Protected) land use district of the Future Land Use Map: "…to preserve the existing large lot development patterns, the mature tree canopy, and the ambience created by estate type development often on private lanes. New development can be appropriately accommodated through utilizing unclaimed density by subdivision and not by rezones." (pg. 16, Holladay General Plan)

Furthermore, the subdivision fulfills natural resources and sustainability goals of the General Plan:

2. Protect the riparian areas, waterways and habitats that currently give Holladay its unique character.

3. Protect and renew the mature tree canopy…

b. *Be allowed by the zone regulations where the conditional use will be located.*

The proposed density (0.79 dwelling units per acre or 1.27 acres per lot) does not exceed the overall density requirements of the existing zoning.

Property west of Big Cottonwood Creek consists of 4.55 acres in the R-1-87 zone in which the minimum lot size is two (2) acres, and which could be subdivided into two (2) lots with a remainder of 0.55 acres. Property east of the creek consists of 6.87 acres in the R-1-43 zone in which the minimum lot size is one (1) acre and which could be divided into seven (7) lots by including the 0.55 remaining acreage to the west. This yields a total of nine (9) lots.

The PUD provides flexibility of lot sizes under the allowable density while maximizing the preservation of sensitive areas along Big Cottonwood Creek.

c. *Be compatible with the character of the site, adjacent properties and uses, and existing development within the vicinity of the site where the use will be located.*

The surrounding neighborhood is also zoned R-1-87 and R-1-43 and consists of developed, single family residential estates.

d. *Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.*

The PUD proposes to improve the existing approach to Lot 1 from 6200 S, providing a safer approach for ingress and egress. The development plan also proposes to improve the existing approach to Lot 7 from Holladay Boulevard, further improving safe ingress/egress.

There are currently (3) three existing access points along Holladay Boulevard. This development will reduce the access points to only (1) one point, thereby improving the traffic flow and reducing stress points for access to and from the development.

Fire and emergency vehicles will access Lot 1, west of Cottonwood Creek, from 6200 South Street. Access to Lots 2-9, east of Cottonwood Creek, will access from Holladay Boulevard. Fire and Emergency vehicles will be provided with hammerhead-style turn-around points along the private roads, sufficient for vehicle maneuvers. The vehicle ramp that crosses Cottonwood Creek will not be designed to carry large emergency vehicles and therefore will not be able to access points across the creek.

e. *Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.*

See previous.

f. *Locate on site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.*

Not applicable – the proposed development includes private drives with off-street parking.

g. *Accommodate peak traffic to the site without impairing the use and enjoyment of adjacent properties.*

As proposed, improvements to existing approaches and the addition of a private drive for drive-through circulation provide maximum flexibility and circulation while maintaining ease of use for emergency vehicles if necessary.

h. *Provide an internal circulation system designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.*

See previous.

i. *Restrict hours of operation of the proposed conditional use in relation to the hours of activity or operation of other nearby uses to mitigate noise, light, odor, or other nuisances that unreasonably impair the use and enjoyment of adjacent properties.*

Not applicable to this PUD.

j. *Demonstrate existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and is designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.*

Sewer service will be provided by Mount Olympus Improvement District. Culinary water will be provided by the Salt Lake Department of Public Utilities. Power will be provided by Rocky Mountain Power and Enbridge Gas will provide natural gas. Stormwater will be directed into swales and along surface routes that will discharging into Cottonwood Creek. Below ground drainage systems will be minimized as much as possible to allow filtration of storm water into natural aquifers and Cottonwood Creek.

The 20' private drive proposed is acceptable to the fire department along with (3) hydrants, placed at key locations. The applicant intends to proceed in compliance with this requirement.

k. *Install appropriate buffering, such as landscaping, setbacks, and building location, to protect adjacent land uses from light, noise, and visual impacts resulting from the proposed use. (Ord. 2015-02, 2-5-2015; amd. Ord. 2016-04, 4-14-2016)*

The current zoning code requires a minimum 35' front yard setback from Holladay Boulevard. In consideration of mitigating impacts to Big Cottonwood Creek to the greatest extent possible, the PUD proposes an alternative 20' front yard setback. This will allow a minimum of 100' building setback from the creek to be maintained throughout the subdivision. Landscape buffering, privacy screening, and building locations are intended to provide maximum privacy for property within and adjacent to the subdivision.

A 6-foot-high privacy wall is intended to be constructed along Holladay Boulevard and 6200 South Street. A privacy gate is intended to be constructed at each access point to these roads. This gate will sit 18 feet inside the property line to allow vehicles to safely access the gate, operate a remote opener card reader, and enter the property onto the private roadway.

2. *A conditional use shall not:*

   a. *Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;*

      The proposed PUD does not contribute to any existing nonconforming uses.

   b. *Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and*

      As proposed, the lot layout and building footprints will maximize privacy for all property owners within and adjacent to the subdivision.

   c. *Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate stormwater authority.*

      See previous responses regarding protection of sensitive areas and onsite stormwater management.

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

Conclusions

The conditional use of the Amare Vita Subdivision PUD will not conflict with the public interest and is in keeping with adopted elements of Holladay Ordinance 13.08.040F.

Conclusion

Sincerely,

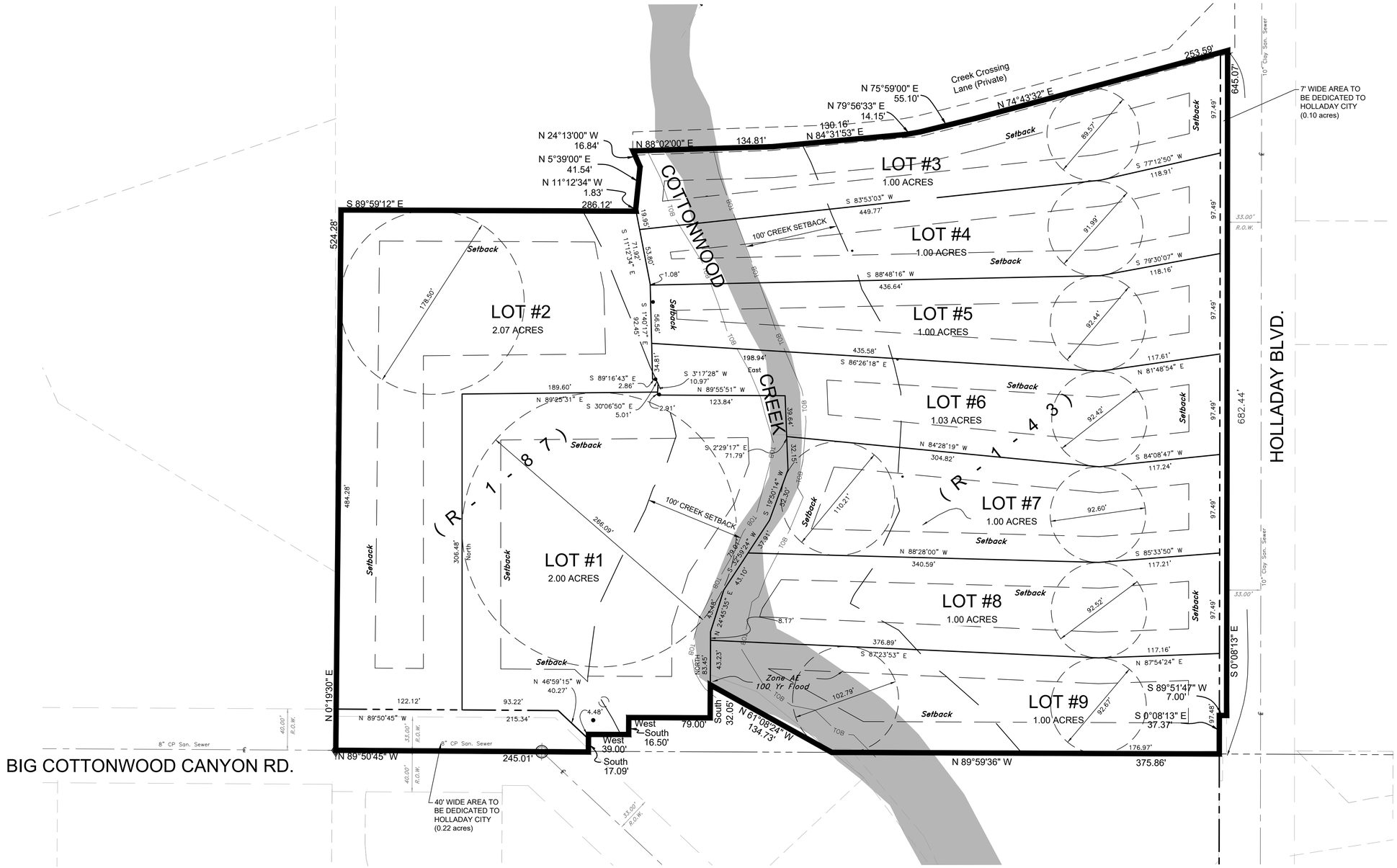
Jerron Atkin, PLS & CFedS, Land Development Lead
J-U-B ENGINEERS, Inc.

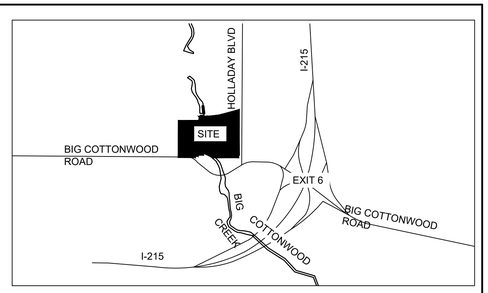
June 26, 2025

AMARE VITA SUBDIVISION

CONCEPT STANDARD SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF
SECTION 14, T2S, R1E, S.L.B.&M.





PROJECT VICINITY MAP

AS SURVEYED AREA TABLE

	ACRE	SQ FT
HOLLADAY RD	0.10	4,508.9
BC CANYON RD	0.22	9,395
FIRE EASEMENT	0.10	4,520.7
SUBDIVISION	11.00	479,160
TOTAL AREA =	11.42	497,584.6

DEED AREA TABLE

PARCEL	ACRE	ZONE
2214351014	4.29	R-1-87
2214352016	3.52	R-1-43
2214352006	1.94	R-1-43
2214352007	1.72	R-1-43
TOTAL AREA =	11.47	

MAXIMUM DENSITY TABLE

ZONE	DENSITY	ACRES	UNITS
R-1-87	2/ACRE	4.29	2
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AREA TABULATION TABLE

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TOTAL PROPERTY AREA	497,585	100%
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*LOTS 2-9 APPROXIMATE

LEGEND

- COMMON SPACE
- LIMITED COMMON
- BUILDABLE AREA
- FIRE ACCESS EASEMENT

0 50 100
SCALE IN FEET

Applicant/Designer
J-U-B
c/o Jerron Atkin, PLS & CFedS
392 E. Winchester Street
Salt Lake City, UT 84107
(801) 589-2229

Owner/Developer:
Doma Terra Holdings, LLC
9350 S. 150 East, Ste. 1000
Sandy, UT 84070
(801) 563-4179

REVISION

NO.	DESCRIPTION	BY	APR	DATE
1				

SPACE PROVIDED FOR SUB-CONSULTANT STAMP

SPACE PROVIDED FOR SUB-CONSULTANT LOGO AND ADDRESS INFOR

J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
www.jub.com

J-U-B ENGINEERS, INC.

AGENCY REVIEW: PRELIMINARY PLANS — NOT FOR CONSTRUCTION

FILE: 83-24-006_V-SP_PLAT
JUB PROJ. #: 83-24-006
DRAWN BY: JRA
DESIGN BY: JRA
CHECKED BY: CONCEPT

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

AMARE VITA SUBDIVISION P.U.D.
2715 E 6200 S, HOLLADAY, UT

PRELIMINARY PLAT - CONCEPT STANDARD SUBDIVISION

LAST UPDATED: 8/8/2025

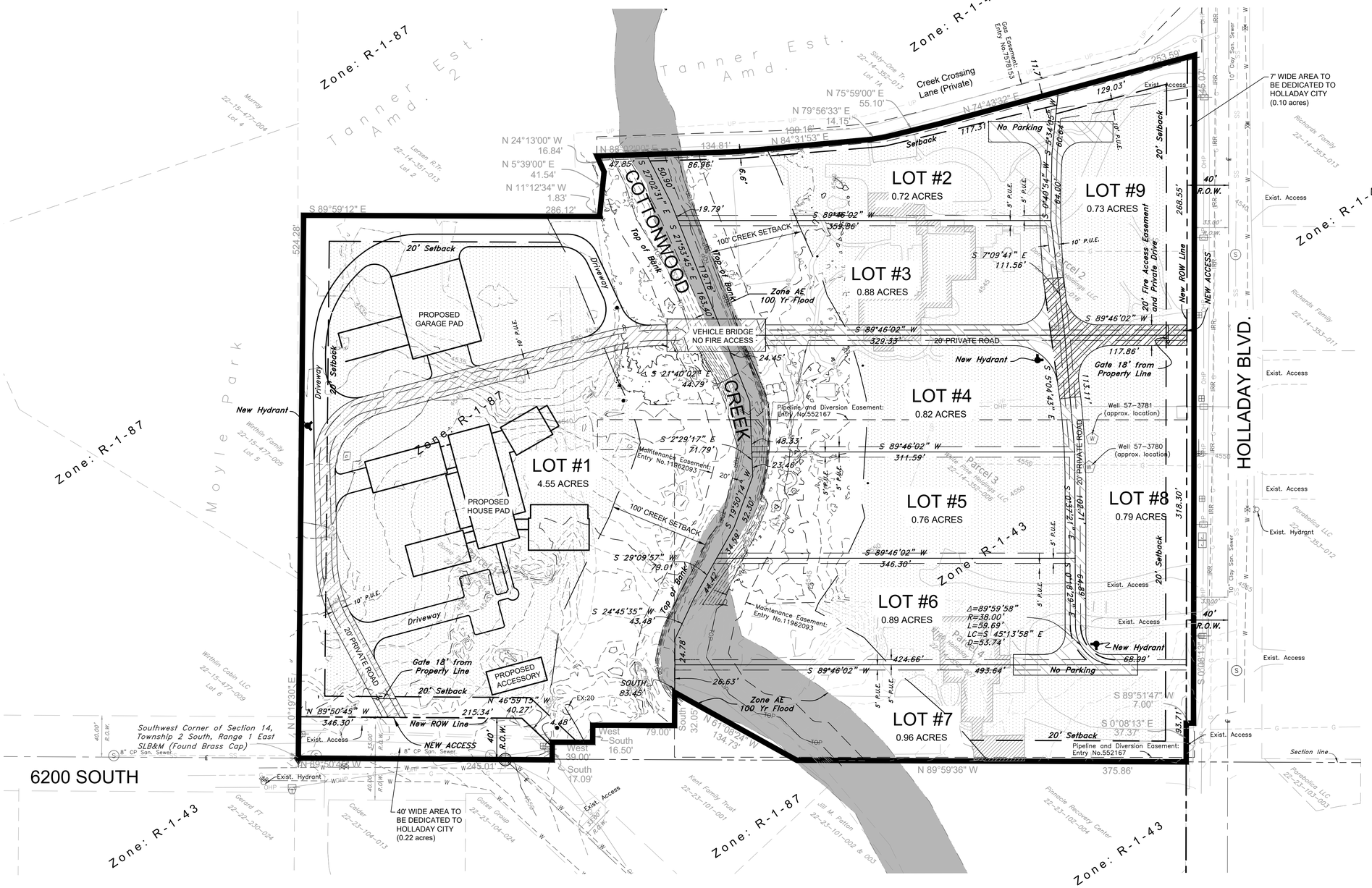
SHEET NUMBER: 4

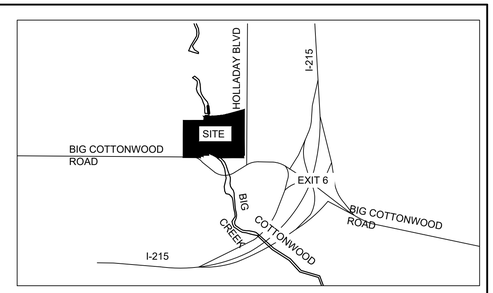
Plot Date:8/8/2025 10:57 AM Plotted By: Jerron Atkin
Date Created:8/8/2025 \\UB.COM\CENTRAL\CLIENTS\UTBL\EHORIZON\83-24-006_HOLLADAYPROPPLAN\PHASES\SURVEY\DWG\83-24-006_V-SP_PLAT.DWG

AMARE VITA SUBDIVISION

PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHWEST QUARTER OF
SECTION 14, T2S, R1E, S.L.B.&M.





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AGENCY

REVIEW

FILE: 83-24-006_V-SP_PLAT
JUB PROJ. # :83-24-006
DRAWN BY: JRA
DESIGN BY: JRA
CHECKED BY: CONCEPT

AMARE VITA SUBDIVISION P.U.D.
2715 E 6200 S, HOLLADAY, UT

PRELIMINARY PLAT - EXISTING CONDITIONS

LAST UPDATED: 6/26/2025

SHEET NUMBER:

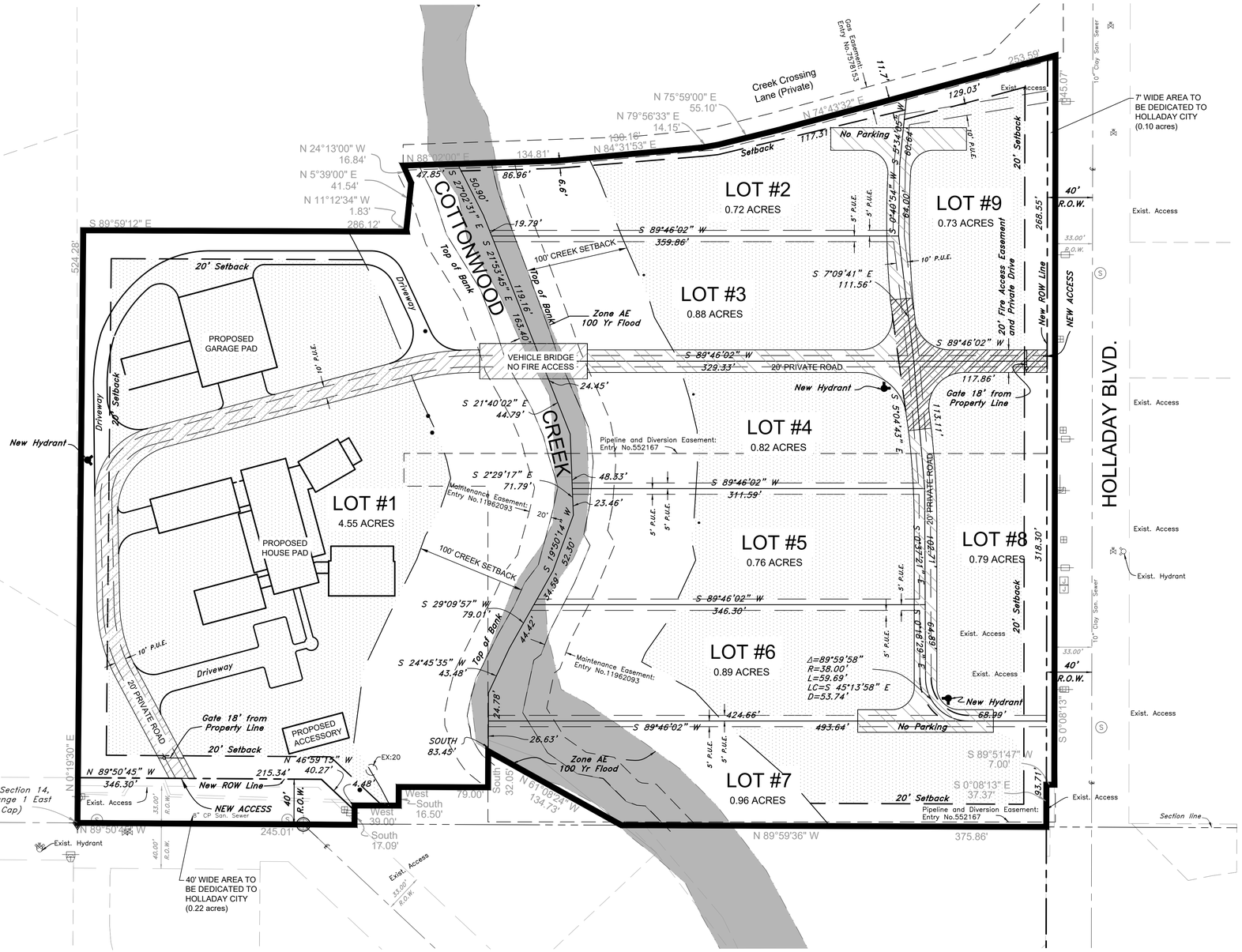
1 of 3

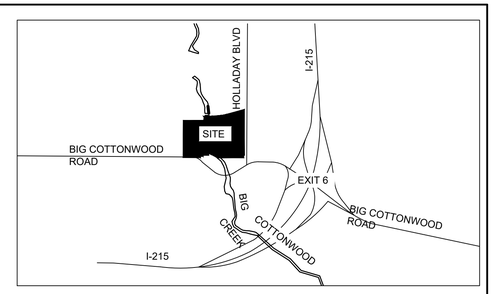
Plot Date:6/26/2025 2:04 PM Plotted By: Jerron Atkin
Date Created:6/26/2025 C:\USERS\JATKIN\ONEDRIVE - J-U-B ENGINEERS, INC\DESKTOP\DWGS\AMARE VITA\DWG\83-24-006_V-SP - PLAT.DWG

AMARE VITA SUBDIVISION

PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHWEST QUARTER OF
SECTION 14, T2S, R1E, S.L.B.&M.





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0 50 100
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c/o Jerron Atkin, PLS & CFedS
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Salt Lake City, UT 84107
(801) 589-2229

Owner/Developer:
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REVISION

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J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
www.jub.com

AGENCY

REVIEW

FILE :	83-24-006_V-SP_PLAT
JUB PROJ. # :	83-24-006
DRAWN BY:	JRA
DESIGN BY:	JRA
CHECKED BY:	CONCEPT

AMARE VITA SUBDIVISION P.U.D.
2715 E 6200 S, HOLLADAY, UT

PRELIMINARY PLAT - NO CONTOURS

LAST UPDATED: 6/26/2025

SHEET NUMBER:

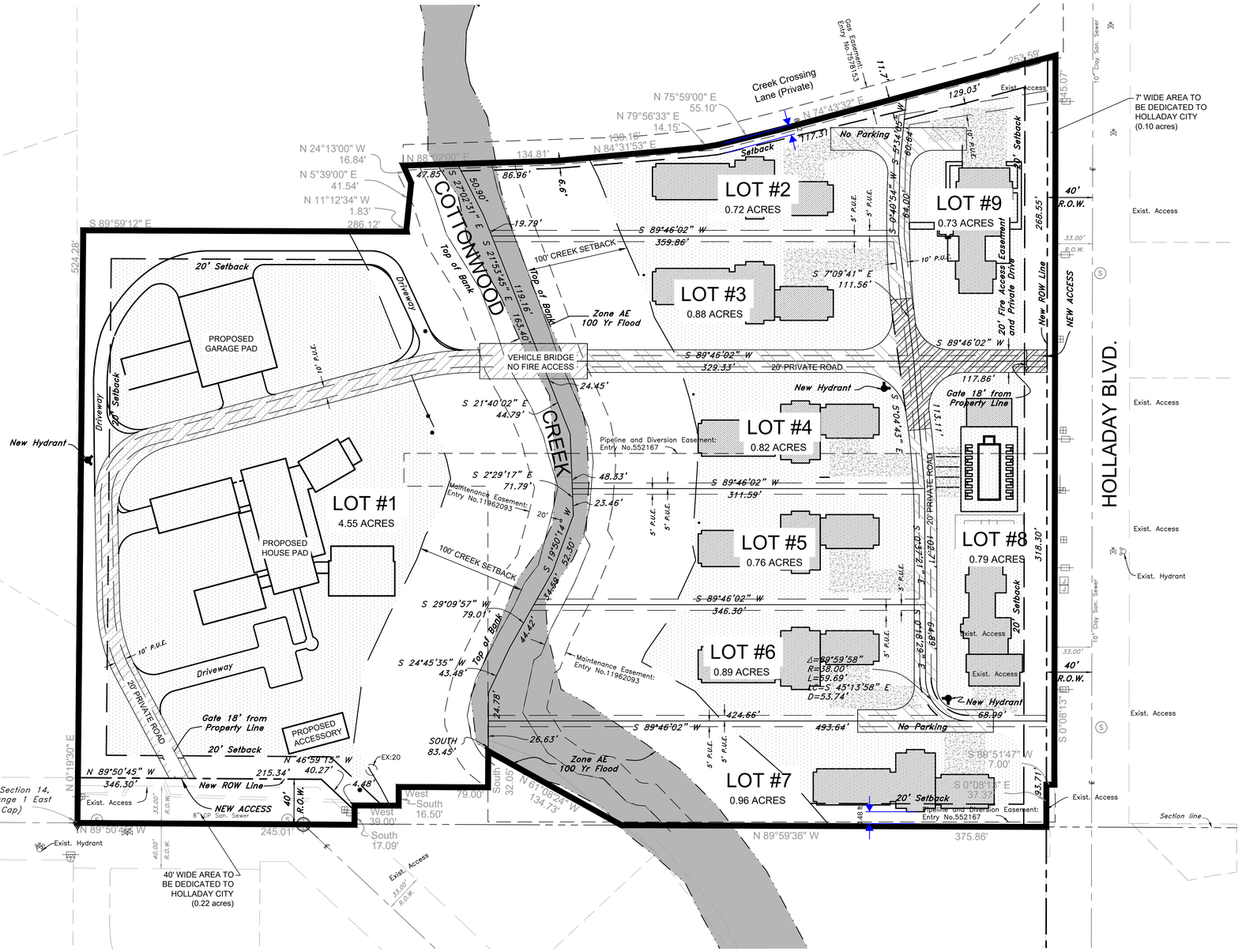
2 of 3

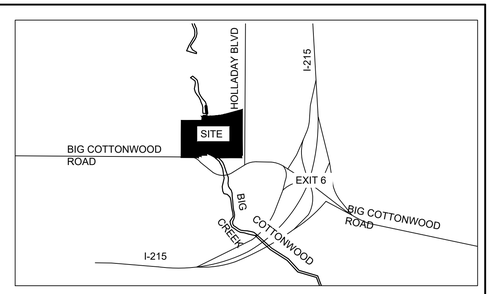
Plot Date:6/26/2025 2:04 PM Plotted By: Jerron Atkin
Date Created:6/30/2025 C:\USERS\JATKIN\ONEDRIVE - J-U-B ENGINEERS, INC\DESKTOP\DWG'S\AMARE VITA\DWG\83-24-008_V-SP_PLAT.DWG

AMARE VITA SUBDIVISION

PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHWEST QUARTER OF
SECTION 14, T2S, R1E, S.L.B.&M.





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*LOTS 2-9 APPROXIMATE

LEGEND

- COMMON SPACE
- LIMITED COMMON
- BUILDABLE AREA
- FIRE ACCESS EASEMENT

NOTE

1. Buildings shown on the west side of Cottonwood Creek are preliminary. Actual configuration may change.
2. Buildings shown on the east side of Cottonwood Creek are conceptual and are shown for reference only. Actual building layout and configuration will be determined after recording of this plat. All agency requirements will be met at that time.

0 50 100
SCALE IN FEET

Applicant/Designer
J-U-B
c/o Jerron Atkin, PLS & CFedS
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AGENCY

REVIEW

FILE :	83-24-006_V-SP_PLAT
JUB PROJ. # :	83-24-006
DRAWN BY:	JRA
DESIGN BY:	JRA
CHECKED BY:	CONCEPT

AMARE VITA SUBDIVISION P.U.D.
2715 E 6200 S, HOLLADAY, UT

PRELIMINARY PLAT - BUILDING REFERENCE

LAST UPDATED: 6/26/2025

SHEET NUMBER:

3 of 3

Plot Date:6/26/2025 2:04 PM Plotted By: Jerron Atkin
Date Created:6/30/2025 C:\USERS\JATKIN\ONEDRIVE - J-U-B ENGINEERS, INC\DESKTOP\DWGS\AMARE VITA\DWG\83-24-006_V-SP_PLAT.DWG

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE CANOPY
- EXISTING TREE TO BE REMOVED
- XXX — TREE CALLOUT NUMBER. CORRESPONDS TO THE TREE INVENTORY TABLE ON SHEET TI–102.
- A (X) — TREE CANOPY CALLOUT NUMBER. CORRESPONDS TO THE TREE INVENTORY TABLE ON SHEET TI–102.

NOTE:

1. THIS SHEET IS INTENDED TO BE PRINTED IN COLOR.

0 40 80

SCALE IN FEET

J-U-B ENGINEERS, INC.

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

AMARE VITA
BLUE HORIZON

TREE CANOPY SUSTAINABILITY PLAN

FILE : 83-24-006 V-TI
JUB PROJ. # : 83-24-006
DRAWN BY: JDF
DESIGN BY: JDF
CHECKED BY: JRA

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/11/2025

SHEET NUMBER:

TI-101

Plot Date:7/11/2025 4:37 PM Plotted By: Danny Fullmer
Date Created:6/12/2024 \\JUB.COM\CENTRAL\CLIENTS\UTBLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\SURVEY\DWG\83-24-006_V-TI.DWG

TREE INVENTORY

ID	Common Name	DBH (IN)	Location	SF
1	Scotch Pine	12	The Grove	262
2	Norway Maple	12	The Grove	N/A
3	Norway Maple	12	The Grove	N/A
4	Norway Maple	10	The Grove	N/A
5	Hackberry	26	The Grove	1,500
6	Norway Spruce	18	The Grove	230
7	Blue Spruce	14	The Grove	230
8	Quaking Aspen	8	The Grove	75
9	Northern Catalpa	8	The Grove	150
10	Quaking Aspen	12	The Grove	75
11	Norway Maple	6	The Grove	250
12	Norway Maple	9	The Grove	200
13	Rocky Mt Juniper	6	The Grove	175
14	Mulberry	6	The Grove	175
15	Hackberry	6	The Grove	175
16	Scotch Pine	12	The Grove	175
17	Norway Maple	9	The Grove	200
18	Scotch Pine	14	The Grove	200
19	Scotch Pine	6	The Grove	200
20	Norway Maple	6	The Grove	200
21	Balsam Poplar	6	The Grove	200
22	Balsam Poplar	12	The Grove	200
23	Pear	6	The Grove	175
24	Norway Maple	14	The Grove	N/A
25	Balsam Poplar	6	The Grove	200
26	Balsam Poplar	10	The Grove	N/A
27	Balsam Poplar	6	The Grove	175
28	Balsam Poplar	14	The Grove	175
29	Balsam Poplar	12	The Grove	175
30	Balsam Poplar	14	The Grove	175
31	Balsam Poplar	24	The Grove	175
32	Norway Maple	6	The Grove	175
33	Norway Maple	12	The Grove	175
34	Norway Maple	14	The Grove	N/A
35	Western Redcedar	24	The Grove	N/A
36	Black Walnut	8	The Grove	N/A
37	Swamp White Oak	20	The Grove	N/A
38	Black Walnut	10	The Grove	200
39	Norway Spruce	8	The Grove	N/A
40	Norway Maple	6	The Grove	N/A
41	Cherry Plum	6	The Grove	N/A
42	Quaking Aspen	10	The Grove	N/A
43	Norway Spruce	28	The Grove	N/A
44	Cherry	6	The Grove	N/A
45	Norway Maple	10	The Grove	N/A
46	Crabapple	10	The Grove	N/A
47	Norway Maple	6	The Grove	N/A
48	Scotch Pine	14	The Grove	N/A
49	Scotch Pine	14	The Grove	N/A
50	Scotch Pine	10	The Grove	N/A
51	Norway Maple	8	The Grove	N/A
52	Bald Cypress	14	The Grove	N/A
53	Bald Cypress	12	The Grove	N/A
54	Japanese Cherry	8	The Grove	N/A
55	Scotch Pine	6	The Grove	N/A
56	Narrowleaf Cottonwood	14	The Grove	N/A
57	Scotch Pine	10	The Grove	N/A
58	Narrowleaf Cottonwood	18	The Grove	N/A
59	Narrowleaf Cottonwood	12	The Grove	N/A
60	Narrowleaf Cottonwood	8	The Grove	N/A
61	Narrowleaf Cottonwood	10	The Grove	N/A
62	Boxelder	10	The Grove	N/A
63	Narrowleaf Cottonwood	12	The Grove	N/A
64	Narrowleaf Cottonwood	14	The Grove	N/A
65	Narrowleaf Cottonwood	16	The Grove	N/A
66	Narrowleaf Cottonwood	16	The Grove	N/A
67	Scotch Pine	8	The Grove	N/A
68	Eastern Cottonwood	18	The Grove	N/A
69	European Beech	10	Seare	475
70	American Linden	18	Seare	475
71	Gambel Oak	14	Seare	475
72	Gambel Oak	12	Seare	475
73	Norway Spruce	12	Seare	475
74	Norway Spruce	12	Seare	475
75	Norway Maple	32	Seare	475
76	Norway Spruce	8	Seare	475
77	Norway Spruce	12	Seare	N/A
78	Cherry	10	Seare	N/A
79	Boxelder	12	Seare	N/A
80	Boxelder	12	Seare	200
81	Boxelder	14	Seare	200
82	Boxelder	10	Seare	200
83	Boxelder	24	Seare	200
84	American Elm	24	Seare	N/A
85	Boxelder	8	Seare	N/A
86	Boxelder	14	Seare	N/A
87	Filbert	18	Seare	N/A
88	Filbert	10	Seare	N/A
89	Western Redcedar	20	Seare	N/A
90	Western Redcedar	16	Seare	N/A
91	Oak	8	Seare	N/A
92	English Hawthorn	6	Seare	N/A
93	Norway Maple	8	Seare	N/A
94	Norway Maple	8	Seare	N/A
95	Norway Maple	10	Seare	N/A
96	Crabapple	6	Seare	N/A
97	Crabapple	6	Seare	175
98	Crabapple	6	Seare	175
99	Crabapple	6	Seare	N/A
100	Crabapple	6	Seare	N/A
101	Norway Maple	10	Seare	N/A
102	Black Walnut	28	Seare	N/A
103	English Hawthorn	8	Seare	N/A
104	Black Locust	28	Seare	200
105	Black Walnut	32	Seare	N/A
106	Black Walnut	36	Seare	N/A
107	Black Walnut	8	Seare	200
108	Sycamore	50	Seare	N/A
109	Birch	18	Seare	1300
110	Norway Spruce	8	Seare	200
111	Northern Catalpa	8	Seare	200
112	Magnolia	8	Seare	N/A
113	American Linden	14	Seare	N/A
114	Eastern Cottonwood	28	Seare	N/A
115	American Linden	38	Seare	N/A
116	Norway Maple	8	Seare	N/A
117	Scotch Pine	8	Seare	200
118	American Linden	24	Seare	300
119	Gambel Oak	6	Seare	N/A
120	English Elm	16	Seare	200
121	American Linden	10	Seare	200
122	Norway Spruce	12	Seare	N/A
123	Norway Spruce	12	Seare	N/A
124	Norway Spruce	20	Seare	200
125	Norway Spruce	10	Seare	200
126	Quaking Aspen	6	Seare	150
127	Norway Spruce	14	Seare	200
128	Norway Maple	10	Seare	N/A
129	Norway Maple	8	Seare	N/A
130	Norway Maple	12	Seare	N/A
131	Norway Maple	10	Seare	200
132	Gambel Oak	14	Seare	200
133	Boxelder	14	Seare	N/A
134	Norway Maple	18	Seare	N/A
135	Norway Maple	16	Seare	N/A
136	Norway Maple	16	Seare	N/A
137	Norway Spruce	18	Seare	N/A
138	Norway Spruce	8	Seare	N/A
139	Norway Spruce	10	Seare	N/A
140	Black Walnut	10	Seare	N/A
141	Japanese Cherry	10	Seare	N/A
142	Birch	10	Seare	N/A
143	Japanese Cherry	14	Seare	175
144	Norway Spruce	10	Seare	N/A
145	Crabapple	6	Seare	N/A
146	Oak	14	Seare	N/A
147	Norway Maple	12	Seare	150
148	Quaking Aspen	8	Seare	150
149	Quaking Aspen	6	Seare	150
150	Crabapple	8	Seare	150
151	Boxelder	12	Seare	150
152	Boxelder	14	Seare	150
153	Boxelder	10	Seare	150
154	Norway Spruce	10	Seare	N/A
155	Norway Spruce	10	Seare	N/A
156	Narrowleaf Cottonwood	18	Seare	N/A
157	Narrowleaf Cottonwood	8	Seare	N/A
158	Narrowleaf Cottonwood	8	Seare	N/A
159	Narrowleaf Cottonwood	8	Seare	N/A
160	Narrowleaf Cottonwood	18	Seare	N/A
161	Norway Maple	16	Seare	N/A
162	Scotch Pine	12	Seare	N/A
163	Scotch Pine	14	Seare	N/A
164	Norway Spruce	10	Seare	N/A
165	Blue Spruce	16	Seare	N/A
166	Blue Spruce	18	Seare	N/A
167	Norway Spruce	6	Seare	N/A
168	Norway Spruce	18	Seare	N/A
169	Flowering Pear	8	Seare	N/A
170	Blue Spruce	18	Seare	N/A
171	Black Locust	12	Seare	N/A
172	Boxelder	6	Seare	N/A
173	Narrowleaf Cottonwood	12	Seare	N/A
174	Boxelder	14	Seare	N/A
175	Mulberry	6	Seare	N/A
176	Boxelder	10	Seare	N/A
177	Boxelder	12	Seare	150
178	Narrowleaf Cottonwood	6	Seare	150
179	Boxelder	14	Seare	N/A
180	Boxelder	16	Seare	150
181	Boxelder	6	Seare	N/A
182	Boxelder	10	Seare	N/A
183	Boxelder	10	Seare	N/A
184	River Birch	6	Seare	N/A
185	River Birch	8	Seare	N/A
186	Boxelder	12	Amare Vita	N/A
187	Mountain Ash	10	Amare Vita	N/A
188	Boxelder	10	Amare Vita	150
189	Scotch Pine	20	Amare Vita	N/A
190	Pine	24	Amare Vita	300
191	Atlas Cedar	8	Amare Vita	350
192	Tatarian Maple	8	Amare Vita	175
193	Western Redcedar	12	Amare Vita	N/A
194	Western Redcedar	12	Amare Vita	N/A
195	Blue Spruce	8	Amare Vita	N/A
196	Gambel Oak	10	Amare Vita	175
197	Boxelder	6	Amare Vita	N/A
198	Black Locust	12	Amare Vita	N/A
199	Boxelder	12	Amare Vita	N/A
200	Boxelder	14	Amare Vita	N/A
201	Boxelder	28	Amare Vita	N/A
202	Ponderosa Pine	24	Amare Vita	N/A
203	Black Locust	20	Amare Vita	N/A
204	Black Locust	26	Amare Vita	750
205	Apple	8	Amare Vita	N/A
206	Norway Maple	10	Amare Vita	N/A
207	Norway Maple	8	Amare Vita	N/A
208	Boxelder	8	Amare Vita	N/A
209	Boxelder	14	Amare Vita	N/A
210	Boxelder	14	Amare Vita	N/A
211	Boxelder	20	Amare Vita	N/A
212	Boxelder	10	Amare Vita	N/A
213	Boxelder	14	Amare Vita	N/A
214	Boxelder	16	Amare Vita	N/A
215	Black Locust	20	Amare Vita	N/A
216	Boxelder	16	Amare Vita	N/A
217	Boxelder	10	Amare Vita	N/A
218	Ponderosa Pine	28	Amare Vita	N/A
219	Black Locust	28	Amare Vita	N/A
220	Boxelder	30	Amare Vita	N/A
221	Ponderosa Pine	28	Amare Vita	N/A
222	Ponderosa Pine	30	Amare Vita	N/A
223	Boxelder	14	Amare Vita	N/A
224	English Walnut	18	Amare Vita	N/A
225	Boxelder	10	Amare Vita	N/A
226	Boxelder	12	Amare Vita	N/A
227	English Walnut	6	Amare Vita	N/A
228	American Linden	12	Amare Vita	N/A
229	Black Locust	10	Amare Vita	N/A
230	Narrowleaf Cottonwood	14	Amare Vita	N/A
231	Narrowleaf Cottonwood	10	Amare Vita	N/A
232	Narrowleaf Cottonwood	14	Amare Vita	N/A
233	Norway Maple	10	Amare Vita	N/A
234	Sycamore	12	Amare Vita	N/A
235	Boxelder	12	Amare Vita	N/A
236	Boxelder	13	Amare Vita	N/A
237	Norway Maple	10	Amare Vita	N/A
238	Boxelder	8	Amare Vita	N/A
239	Norway Maple	10	Amare Vita	N/A
240	Eastern Cottonwood	8	Amare Vita	N/A
241	Eastern Cottonwood	9	Amare Vita	N/A
242	Eastern Cottonwood	10	Amare Vita	N/A
243	Eastern Cottonwood	11	Amare Vita	N/A
244	Eastern Cottonwood	12	Amare Vita	N/A
245	Norway Maple	8	Amare Vita	N/A
246	Norway Maple	8	Amare Vita	N/A
247	Boxelder	14	Amare Vita	N/A
248	Boxelder	10	Amare Vita	N/A
249	Boxelder	24	Amare Vita	N/A
250	Norway Maple	10	Amare Vita	N/A
251	Norway Maple	10	Amare Vita	N/A
252	Boxelder	20	Amare Vita	N/A
253	Norway Maple	14	Amare Vita	N/A
254	Cherry	14	Amare Vita	N/A
255	Boxelder	10	Amare Vita	N/A
256	Cherry	10	Amare Vita	N/A
257	Boxelder	14	Amare Vita	N/A
258	Boxelder	10	Amare Vita	N/A
259	Boxelder	14	Amare Vita	N/A
260	Boxelder	10	Amare Vita	N/A
261	Ponderosa Pine	32	Amare Vita	N/A
262	Boxelder	20	Amare Vita	N/A
263	American Linden	10	Amare Vita	N/A
264	Black Locust	12	Amare Vita	N/A
265	Ponderosa Pine	28	Amare Vita	N/A
266	Ponderosa Pine	32	Amare Vita	N/A
267	Ponderosa Pine	28	Amare Vita	N/A
268	Norway Maple	14	Amare Vita	N/A
269	Ponderosa Pine	34	Amare Vita	N/A
270	Atlas Cedar	6	Amare Vita	N/A
271	Ponderosa Pine	26	Amare Vita	N/A
272	Arborvitae	6	Amare Vita	N/A
273	Ponderosa Pine	32	Amare Vita	750
274	Ponderosa Pine	34	Amare Vita	N/A
275	Ponderosa Pine	34	Amare Vita	N/A
276	Ponderosa Pine	34	Amare Vita	N/A
277	Arborvitae	8	Amare Vita	575
278	Ponderosa Pine	32	Amare Vita	N/A
279	Ponderosa Pine	32	Amare Vita	N/A
280	Ponderosa Pine	32	Amare Vita	N/A
281	Ponderosa Pine	30	Amare Vita	N/A
282	Ponderosa Pine	34	Amare Vita	N/A
283	Ponderosa Pine	30	Amare Vita	N/A
284	Gambel Oak	10	Amare Vita	N/A
285	Cherry	6	Amare Vita	N/A
286	Gambel Oak	10	Amare Vita	N/A
287	Gambel Oak	10	Amare Vita	N/A
288	Cherry	9	Amare Vita	N/A
289	Cherry	9	Amare Vita	N/A
290	Gambel Oak	10	Amare Vita	200
291	Gambel Oak	10	Amare Vita	200
292	Peach	10	Amare Vita	N/A
293	Plum	10	Amare Vita	N/A
294	Norway Maple	20	South East	N/A
295	Chokecherry	2	South East	N/A
296	Cherry Plum	12	South East	N/A
297	Crabapple	8	South East	N/A
298	Crabapple	8	South East	N/A
299	Narrowleaf Cottonwood	12	South East	N/A
300	Narrowleaf Cottonwood	12	South East	N/A
301	Narrowleaf Cottonwood	10	South East	N/A
302	Narrowleaf Cottonwood	12	South East	N/A
303	Narrowleaf Cottonwood	10	South East	N/A
304	Norway Maple	14	South East	N/A
305	Cherry Plum	6	South East	N/A
306	Crabapple	6	South East	N/A
307	Cherry Plum	4	South East	N/A
308	Cherry Plum	4	South East	N/A
309	Cherry Plum	4	South East	N/A
310	English Walnut	18	South East	N/A
311	Boxelder	18	South East	N/A
312	English Walnut	6	South East	N/A
313	Boxelder	10	South East	N/A
314	Cherry Plum	4	South East	N/A
315	Cherry Plum	4	South East	N/A
316	Boxelder	10	South East	N/A
317	English Walnut	8	South East	N/A
318	English Walnut	6	South East	N/A
319	Narrowleaf Cottonwood	10	South East	N/A
320	Narrowleaf Cottonwood	6	South East	N/A
321	Narrowleaf Cottonwood	8	South East	N/A
322	Boxelder	10	South East	N/A
323	Narrowleaf Cottonwood	12	South East	N/A
324	Boxelder	12	South East	N/A
325	Horse Chestnut	20	South East	N/A
326	Boxelder	14	South East	N/A
327	Boxelder	10	South East	N/A
328	Boxelder	12	South East	N/A
329	Boxelder	12	South East	N/A
330	Boxelder	14	South East	N/A
331	Boxelder	12	South East	N/A
332	Boxelder	8	South East	N/A
333	Cherry Plum	6	South East	N/A
334	Cherry Plum	6	South East	N/A
335	Cherry Plum	4	South East	N/A
336	Cherry Plum	4	South East	N/A
337	Cherry Plum	4	South East	N/A
338	Cherry Plum	4	South East	N/A
339	Boxelder	6	South East	N/A
340	Boxelder	6	South East	N/A
341	Boxelder	6	South East	N/A
342	Boxelder	6	South East	N/A
343	Boxelder	6	South East	N/A
344	Boxelder	6	South East	N/A
345	Boxelder	6	South East	N/A
346	Cherry Plum	4	South East	N/A
347	Cherry Plum	4	South East	N/A
348	Cherry Plum	4	South East	N/A
349	Cherry Plum	5	South East	N/A
350	Cherry Plum	5	South East	N/A
351	Cherry Plum	8	South East	N/A
352	Cherry Plum	8	South East	N/A
353	Cherry Plum	4	South East	N/A
354	Cherry Plum	7	South East	N/A
355	Cherry Plum	7	South East	N/A
356	Crabapple	6	South East	N/A
357	Boxelder	10	South East	N/A
358	Chinese Elm	12	South East	N/A
359	Cherry Plum	4	South East	N/A
360	Cherry Plum	4	South East	N/A
361	Boxelder	8	South East	N/A
362	Horse Chestnut	30	South East	N/A
363	Norway Maple	24	South East	N/A
364	Boxelder	8	South East	N/A
365	Boxelder	8	South East	N/A
366	Boxelder	8	South East	N/A
367	Cherry Plum	8	South East	N/A
368	Cherry Plum	8	South East	N/A
369	Crabapple	10	South East	N/A
370	Cherry Plum	8	South East	N/A
371	Boxelder	20	South East	N/A
372	Boxelder	24	South East	N/A
373	Cherry Plum	8	South East	N/A
374	Boxelder	16	South East	N/A
375	Black Walnut	20	South East	N/A
376	Crabapple	10	South East	225
377	Cherry Plum	10	South East	N/A
378	Cherry Plum	4	South East	N/A
379	Cherry Plum	4	South East	200
380	Norway Maple	12	South East	250
381	Boxelder	20	South East	825
382	Flowering Dogwood	12	South East	75
383	Flowering Dogwood	12	South East	75
384	Flowering Dogwood	12	South East	75
385	Flowering Dogwood	12	South East	75
386	Aspen	5	South East	75
387	River Birch	16	South East	125
388	Amur Maple	6	South East	200
389	Norway Spruce	14	South East	N/A
390	Alberta Spruce	2	South East	N/A
391	Alberta Spruce	2	South East	N/A
392	Norway Maple	8	South East	250
393	Crabapple	12	South East	200
394	Crabapple	12	South East	200
395	Crabapple	12	South East	200
396	Crabapple	24	South East	N/A
397	Crabapple	6	South East	N/A
398	Norway Maple	10	South East	200
399	Gambel Oak	8	South East	200
400	Crabapple	10	South East	200
401	Norway Maple	8	South East	200
402	Crabapple	12	South East	N/A
403	Crabapple	8	South East	N/A
404	Norway Maple	12	South East	N/A
405	Norway Maple	16	South East	200
406	Crabapple	8	South East	200
407	Crabapple	12	South East	200
408	Crabapple	6	South East	N/A
409	Crabapple	6	South East	N/A
410	Crabapple	6	South East	N/A
411	Crabapple	4	South East	N/A
412	Weeping Cherry	4	South East	200
413	Crabapple	4	South East	N/A
414	Crabapple	6	South East	200
415	Crabapple	8	South East	200
416	Crabapple	8	South East	200
417	Pagoda Tree	14	South East	N/A
418	Black Cherry	10	South East	300
419	Honeylocust	14	South East	775
420	Blue Spruce	8	South East	75
421	Amur Maple	8	South East	200
422	Norway Spruce	18	South East	450
423	Honeylocust	10	South East	250
424	Norway Maple	14	South East	N/A
425	Blue Spruce	12	South East	350
426	Blue Spruce	12	South East	N/A
427	Blue Spruce	10	South East	300
428	White Spruce	14	South East	350
429	Alberta Spruce	2	South East	N/A
430	Alberta Spruce	2	South East	N/A
431	Crabapple	4	South East	N/A
432	American Elm	24	South East	N/A
433	Crabapple	4	South East	N/A
434	Norway Spruce	3	South East	N/A
435	Japanese Maple	3	South East	N/A

TREE GROUP CANOPY INVENTORY

ID	Common Name	DBH (IN)	Location	Canopy (SF)	SF to Demo
A	Norway Maple	22	Seare	6,319	3,964
B	Norway Maple	22	Seare	3,436	1,303
C	Norway Maple	58	Seare	10,794	6,665
D	Norway Maple	8	Seare	3,294	1647
E	Norway Maple	15	Seare	5,971	3,356
F	Norway Maple	54	Seare	19,333	9667
G	Norway Maple	11	Seare	1,882	1,332
H	Norway Maple	16	Seare	1,914	N/A
I	Norway Maple	6	Seare	532	N/A
J	Gambel Oak	10	Seare	1,141	N/A
K	Narrowleaf Cottonwood	5	Seare	459	N/A
L	Narrowleaf Cottonwood	5	Seare	400	N/A
M	Narrowleaf Cottonwood	7	Seare	405	N/A
N	Norway Maple	40	Seare	11,787	8,949
O	Gambel Oak	7	Amare Vita	1,389	286
P	Boxelder	6	Amare Vita	1,335	668
Q	Black Walnut	7	Amare Vita	450	N/A

PROPOSED REPLACEMENT TREES

Common Name	Scientific Name	Mature Canopy (SF)	Amount Proposed	Total Mature Canopy (SF)
Norway Maple	Acer platanoides	490	10	4900
Honeylocust	Gleditsia triacanthos	490	10	4900
English Walnut	Juglans regia	1200	5	6000
Serviceberry Tree	Amelanchier x grandiflora	314	15	4710
Redbud Tree	Cercis canadensis	490	10	4900
Dogwood Tree	Cornus kousa	490	10	4900
Hawthorn	Crataegus viridis	314	15	4710
Goldenrain Tree	Koelreuteria paniculata	490	10	4900
Magnolia Tree	Magnolia grandiflora	490	10	4900
Black Cherry	Prunus serotina	700	6	4200
Norway Spruce	Picea abies	700	5	3500
Colorado Spruce	Picea pungens	700	5	3500
Limber Pine	Pinus flexilis	175	20	3500
Blue Atlas Cedar	Cedrus atlantica glauca	314	15	4710
Rocky Mt Juniper	juniperus scopulorum	175	20	3500

TOTAL TREE COUNT: 734
TOTAL TREE CALIPER INVENTORIED: 5,328"
TOTAL TREE CANOPY FROM GROUPS A–Q INVENTORIED: 70,841 SF
TOTAL TREE CANOPY TO BE REMOVED & REPLACED: 67,708
MATURE CANOPY SF PROVIDED BY PROPOSED TREES: 67,730

J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
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Phone: 801.886.9052
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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APPL	DATE
	REVISION			

AMARE VITA
BLUE HORIZON

TREE INVENTORY

FILE : 83-24-006_V-TI
JUB PROJ. # : 83-24-006
DRAWN BY: JDF
DESIGN BY: JDF
CHECKED BY: JRA

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/11/2025

SHEET NUMBER:
TI-102

Plot Date:7/11/2025 4:37 PM Plotted By: Danny Fullmer
Date Created:6/12/2024 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\SURVEY\DWG\83-24-006_V-TI.DWG

GENERAL NOTES

1. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT LOCATIONS PROVIDED BY THE CONTRACTOR. DISPOSAL SITES SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. AT COMPLETION OF PROJECT, CONTRACTOR SHALL NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE FOR FINAL PUNCHLIST WALKTHROUGH. FINAL PUNCHLIST ITEMS SHALL BE COMPLETED NO LATER THAN 3 WEEKS AFTER FINAL PUNCHLIST WALKTHROUGH.
3. PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL CLEAN ALL UNDERGROUND STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, SEWER PIPE AND STORM DRAINAGE. UNDERGROUND STRUCTURES SHALL BE CLEANED TO REMOVE ALL DEBRIS AND/OR SEDIMENT.
4. CONTRACTOR SHALL USE "REQUEST FOR INFORMATION" PROCEDURE FOR REQUESTING INFORMATION. RFI SHALL BE SUBMITTED TO THE OWNER AND/OR OWNER'S REPRESENTATIVE. NO PLAN CHANGES AND/OR CHANGE ORDERS WILL BE ACCEPTED UNLESS THEY ARE CLEARLY DOCUMENTED.
5. CONTRACTOR SHALL SUBMIT SUBMITTALS AND SHOP DRAWINGS TO OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL OF ALL MATERIALS PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE ADEQUATE TIME TO ALLOW FOR REVIEW/APPROVAL OF SUBMITTALS AND SHOP DRAWINGS.
6. CONTRACTOR SHALL PROVIDE ALL MEANS, METHODS, LABOR AND MATERIALS NECESSARY TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING FOR VERTICAL AND HORIZONTAL CONTROL. ALL CONSTRUCTION STAKING SHALL BE COMPLETED UNDER THE SUPERVISION OF A P.L.S. LICENSED IN THE STATE.
8. WHERE SPECIFICATIONS CONFLICT, THE STRICTER SHALL OVERRULE.
9. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF UTAH AND BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY.
10. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A CURRENT CITY OF HOLLADAY BUSINESS LICENSE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DEFICIENCIES FOR A PERIOD OF 1-YEAR FROM THE DATE OF ACCEPTANCE BY THE CITY OF HOLLADAY AND THE OWNER.
14. ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER OR HIS REPRESENTATIVE.
15. ALL WORK SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

CLEARING/GRUBBING NOTES

1. CONTRACTOR SHALL PLACE TEMPORARY EROSION AND SEDIMENT CONTROLS PRIOR TO BEGINNING CLEARING AND GRUBBING.
2. VERIFY LIMITS OF SITE CLEARING PRIOR TO START OF WORK.
3. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
4. LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
5. DO NOT INTERRUPT EXISTING UTILITY SERVICES UNLESS PERMITTED TO DO SO BY THE GOVERNING JURISDICTION AND/OR UTILITY COMPANY.
6. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS OR OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.
7. REMOVE UNSUITABLE MATERIALS THAT ARE OBSTRUCTING CONSTRUCTION ACTIVITIES AND HAVE NO GENERAL USE IN CONSTRUCTION ACTIVITIES.
8. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
10. FILL DEPRESSIONS CAUSED BY CLEARING/GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
11. STRIP SATISFACTORY TOPSOILS TO WHATEVER DEPTHS ARE ENCOUTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOILS OR OTHER WASTE MATERIALS.
12. STOCKPILE TOPSOILS ON-SITE FOR RE-USE IN LANDSCAPE AREAS. REMOVE EXCESS TOPSOILS FROM SITE IF NOT NEEDED FOR CONSTRUCTION ACTIVITIES.
13. REMOVE SURPLUS SOIL MATERIALS, UNSUITABLE TOPSOIL, OBSTRUCTIONS, AND WASTE MATERIALS AND LEGALLY DISPOSE OF THEM OFF-SITE.
14. UPON COMPLETION OF SITE WORK, CLEAN THE ENTIRE SITE WORK AREA. REMOVE ALL EXCESS EXCAVATED SOIL MATERIALS, ROCKS, BOULDERS, LOGS, TREES, PIPES OR DEBRIS OF ANY TYPE AND DISPOSE FROM THE SITE.

EARTHWORK NOTES

1. PERFORM WORK IN ACCORDANCE WITH ASTM AND AASHTO PROCEDURE STANDARDS.
2. PRIOR TO THE START OF GRADING, ALL EXISTING ORIGINAL MATERIAL, DEBRIS, RUBBLE, ASPHALT PAVEMENT, ETC., SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
3. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON IN ACCORDANCE WITH THE APPROVED PLANS.
6. ALL FILL SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO PLACEMENT.
7. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.
9. THE CONTRACTOR SHALL BE REQUIRED TO CALL 811 A MINIMUM OF TWO BUSINESS DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
10. CONTRACTOR SHALL PROVIDE MATERIAL TESTING AND FREQUENCY OF TESTING IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OFF-SITE CLEANUP OF ANY DISCHARGE OF CONSTRUCTION RELATED STORMWATER AND SILT LADEN MATERIAL.
12. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY CONSTRUCTION WATER FOR DUST CONTROL AND FOR COMPACTION PURPOSES.
13. ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED WITH A DRYLAND GRASS SEED MIX WITH TACKIFIER. CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH VEGETATION ON ALL DISTURBED AREAS. CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NECESSARY TO PROVIDE SEED GERMINATION. TACKIFIER SHALL BE IN ACCORDANCE WITH UDOT STD SPECIFICATIONS.

SANITARY SEWER PIPING NOTES

1. INSTALL PIPE, FITTINGS AND ACCESORIES IN ACCORDANCE WITH CITY OF HOLLADAY STANDARD SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH ASTM, AASHTO AND LOCAL GOVERNING PROCEDURE STANDARDS.
2. SEWER PIPE: PVC PLASTIC PIPE ANSI/ASTM D3034, SDR 35. FITTINGS SHALL BE SAME MATERIAL.
3. BEDDING: GRAVEL BACKFILL FOR PIPE ZONE BEDDING MEETING THE REQUIREMENTS OF CITY OF HOLLADAY STANDARDS.
4. BACKFILL AND COVER. AS NOTED IN THE TRENCHING/BACKFILL/COMPACTION NOTES.
5. PROVIDE PRESSURE TEST, INFILTRATION TEST AND DEFLECTION TEST IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS.

GENERAL UTILITY NOTES

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE LATEST REVISION OF CITY STANDARDS AND SPECIFICATIONS, UDOT STANDARD SPECS, AND ALL OTHER GOVERNING AGENCY'S STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE BEST RECORDS AVAILABLE AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH AND CONTACT ALL OF THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND CONTACT THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
7. ALL SITE UTILITIES SHALL STOP AT 3-5' FROM BUILDING FACE. ALL UTILITIES SHALL BE CAPPED AND MARKED AT SURFACE WITH DEPTH NOTED.
8. WHERE DIRECTED BY THE CITY THE CONTRACTOR SHALL PLACE TRAFFIC CONTROL DEVICES, THE PLACEMENT AND TYPE OF WHICH SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
9. ALL UTILITIES SHALL BE CONSTRUCTED PRIOR TO SURFACING INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, POWER, AND CABLE TELEVISION.
10. ALL PAVEMENT CUTS TO CONNECT UTILITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE CITY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS AND ASSOCIATED FEES EXCEPT FOR PLAN REVIEW.
12. CONTRACTOR SHALL COORDINATE W/ ALL UTILITIES FOR TRENCHING REQUIREMENTS. UTILITY LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS WITH THE UTILITIES AT THE TIME OF CONSTRUCTION. CONTRACTOR AND UTILITIES SHALL COORDINATE LOCATION OF EQUIPMENT TO AVOID CONFLICTS.
13. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY WORK AND CONFORM TO THE REQUIREMENTS OF UTILITY COMPANIES. PROVIDE MIN. 48 HOURS NOTICE TO UTILITY COMPANIES PRIOR TO UTILITY TRENCH EXCAVATION.

STORM DRAINAGE PIPING NOTES

1. INSTALL PIPE, FITTINGS AND ACCESORIES IN ACCORDANCE WITH CITY OF HOLLADAY STANDARD SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH ASTM, AASHTO AND LOCAL GOVERNING PROCEDURE STANDARDS.
2. STORM PIPE: PVC PLASTIC PIPE ANSI/ASTM D3034, SDR 35.
3. BEDDING: GRAVEL BACKFILL FOR PIPE ZONE BEDDING MEETING THE REQUIREMENTS OF CITY OF HOLLADAY STANDARD SPECIFICATIONS.
4. BACKFILL AND COVER. AS NOTED IN THE TRENCHING/BACKFILL/COMPACTION NOTES.

SITE WATER PIPING NOTES

1. INSTALL PIPE, FITTINGS AND ACCESORIES IN ACCORDANCE WITH CITY OF HOLLADAY STANDARD SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH ASTM, AASHTO AND LOCAL GOVERNING PROCEDURE STANDARDS.
2. WATER PIPE: DUCTILE IRON THICKNESS CLASS 50. FITTINGS AND JOINTS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLADAY.
3. GATE VALVES: AWWA C509, RESILENT WEDGE TYPE MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
4. WATER SERVICES: MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
5. FIRE HYDRANT ASSEMBLY: MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
6. THRUST BLOCKS: MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
7. BEDDING AND COVER MATERIALS: MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
8. REDUCED BACKFLOW PRESSURE ASSEMBLY: MEETING THE REQUIREMENTS OF THE CITY OF HOLLADAY STANDARD SPECIFICATIONS. PROVIDE ELECTRICAL POWER SOURCE FOR HEATING ELEMENT.
9. POST INDICATOR VALVE: AS SHOWN ON THE DRAWINGS.
10. FIRE DEPARTMENT CONNECTION: AS SHOWN ON THE DRAWINGS.
11. PROVIDE TESTING IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS TO INCLUDE BUT NOT LIMITED TO BACTERLOGICAL TEST, HYDROSTATIC TEST AND BACKFLOW ASSEMBLY TEST.
12. DISINFECT AND FLUSH THE DOMESTIC WATER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
13. CONTRACTOR INSTALLING FIRE LINES SHALL BE LICENSED BY THE STATE OF WA WITH A LEVEL 3 OR U LICENSE. CONTRACTOR SHALL PROVIDE LICENSE TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SITE LAYOUT NOTES

1. ALL DIMENSIONS SHOWN ON THESE PLANS AND ANY EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL WARRANT IMMEDIATE ATTENTION OF ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION
2. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND THE STATE SIGN FABRICATION MANUAL.
3. CONCRETE MIX FOR CURBS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
4. PAINT FOR PAVEMENT MARKINGS SHALL BE EITHER LOW VOC SOLVENT BASED OR LOW VOC WATERBORNE MEETING THE REQUIREMENTS OF UDOT STANDARD SPECIFICATIONS.

CEMENT CONCRETE NOTES

1. PROVIDE ½" MASTIC EXPANSION JOINT WHEN CONCRETE PAVEMENT MEETS CURB OR FACE OF BUILDING. MASTIC SHALL EXTEND THE FULL DEPTH OF THE CONCRETE PAVEMENT.
2. CONCRETE PAVEMENT AND SIDEWALK SHALL HAVE A SMOOTH LIGHT BROOM FINISH.
3. ALL JOINT PATTERNS SHALL CLOSELY FOLLOW THE PLAN LAYOUT.
4. CEMENT CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE UDOT STANDARD SPECIFICATIONS.
5. CONCRETE SHALL HAVE A 2 TO 4-INCH SLUMP BEFORE ADDING HIGH-RANGE WATER REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE, ±1-INCH
6. 6.5 SACK MINIMUM SACK CONTENT
7. MAXIMUM WATER/CEMENT RATIO: 0.45 (NON-AIR ENTRAINED) 0.35 (AIR ENTRAINED)
8. AIR-ENTRAINED: 5.5%, ±1.5% AT POINT OF DELIVERY FOR 1-1/2 INCH NOMINAL MAX. AGGREGATE SIZE. 6%, ±1.5% AT POINT OF DELIVERY FOR 1 TO ¾" NOMINAL MAX. AGGREGATE SIZE.
9. USE OF ACCELERATING ADMIXTURES IN COLD WEATHER IS NOT ALLOWED UNLESS AUTHORIZED BY ENGINEER IN WRITING.
10. USE OF RETARDING ADMIXTURES IN HOT WEATHER IS NOT ALLOWED UNLESS AUTHORIZED BY ENGINEER IN WRITING.
11. CONTRACTOR SHALL APPLY CURING COMPOUND TO THE ENTIRE SURFACE AREA PER UDOT STANDARD SPECIFICATIONS.

ASPHALT PAVING NOTES

1. INSTALL WORK IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS AND CITY OF HOLLADAY STANDARDS.
2. DO NOT PLACE ASPHALT WHEN AMBIENT AIR OR BASE SURFACE TEMPERATURE IS LESS THAN IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS.
3. PAVEMENT SECTION: AS SHOWN ON THE DRAWINGS.
4. VERIFY GRADIENTS AND ELEVATIONS OF BASE ARE CORRECT PRIOR TO PLACEMENT OF HMA.
5. SOIL STERILIZATION (WEED KILLER) SHALL BE APPLIED TO TOP OF ROCK IN AREAS TO BE PAVED THE SAME DAY AS PAVING WORK. KEEP 2-FOOT MIN. CLEAR OF EXISTING AND PROPOSED LANDSCAPE AREAS. APPLY AT MANUFACTURER'S RECOMMENDED RATE TO ASSURE 3-INCH MIN. PENETRATION.
6. COMPACT PAVEMENT BY ROLLING TO THE SPECIFIED DENSITY. HAND COMPACT AREAS INACCESSIBLE TO ROLLING EQUIPMENT.
7. TACK COAT CEMENT SURFACES THAT WILL BE IN CONTACT WITH PAVEMENT. PROTECT CEMENT SURFACES FROM THE TACK APPLICATION METHOD. CLEAN EXCESS TACK FROM EXPOSED CONCRETE SURFACES. STORM PIPE: PVC PLASTIC PIPE ANSI/ASTM D3034, SDR 35. FITTINGS SHALL BE SAME MATERIAL.

MATERIAL TESTING

1. CONTRACTOR SHALL PROVIDE MATERIAL TESTING BY A CERTIFIED TESTING LABORATORY. MATERIAL TEST REPORTS SHALL INCLUDE CLASSIFICATION IN ACCORDANCE WITH ASTM D2487 OF EACH SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL AND LABORATORY COMPACTION CURVE ACCORDING TO ASTM D1557 FOR EACH SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
2. CONTRACTOR SHALL ADHERE TO THE TESTING AND INSPECTION REQUIREMENTS AS NOTED IN THE CITY PERMIT.
3. CONTRACTOR SHALL PROVIDE COMPACTION TESTING IN ACCORDANCE WITH ASTM D 1557, D2167, D2922 AND D 3017. FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
4. WHEN COMPACTION TEST FAILS, CONTRACTOR SHALL REWORK AND RETEST AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE COMPACTION TESTING REQUIREMENTS.

TRENCHING/BACKFILL/COMPACTION NOTES

1. BACKFILL MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLADAY STANDARD SPECIFICATIONS.
2. ACCEPTABLE MATERIALS EXCAVATED FROM THE TRENCH SHALL BE IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS. MATERIAL EXCEEDING THE OPTIMUM MOISTURE CONTENT SHALL BE CONSIDERED AS UNACCEPTABLE FOR BACKFILL WITHIN THE PIPE TRENCH ZONE.
3. CONTRACTOR SHALL IMPORT BACKFILL MATERIAL AS NEEDED TO CONSTRUCT THE IMPROVEMENTS.
4. LAY PIPES TO LINES AND GRADES INDICATED ON THE DRAWINGS. NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
5. TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS.
6. SHORING SHALL BE IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS.
7. SHORING AND TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF UTAH STATE INDUSTRIAL SAFETY AND HEALTH ACT.
5. TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH UDOT STANDARD SPECIFICATIONS.
6. REMOVE SURPLUS MATERIALS FROM THE SITE.
7. PROTECT OPEN TRENCH TO PREVENT DANGER TO THE PUBLIC.
8. PROVIDE ROCK AND UNSUITABLE EXCAVATION AS NEEDED TO CONSTRUCT UNDERGROUND UTILITY IMPROVEMENTS.

LEGEND

SYMBOL DESCRIPTION	EXISTING SYMBOL & BLOCK NAME	PROPOSED SYMBOL & BLOCK NAME	SYMBOL DESCRIPTION	EXISTING SYMBOL & BLOCK NAME	PROPOSED SYMBOL & BLOCK NAME
BOLLARD			VAULT		
FLAGPOLE			FIRE HYDRANT		
MAIL BOX			WATER METER		
SIGN			IRRIGATION VALVE BOX		
TREE (SHRUB)			CLEANOUT		
TREE (CONIFEROUS)			CATCH BASIN		
TREE (DECIDUOUS)			ELEC. TRANS.		
TELE. PEDESTAL			POWER POLE		
GUY WIRE			STREET LIGHT		
MANHOLE			CAP		
VALVE					

LINE LEGEND

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
OVERHEAD POWER	OHP	OHP
UNDERGROUND POWER	UP	UP
OVERHEAD TELEPHONE	OHT	OHT
UNDERGROUND TELEPHONE	UT	UT
NATURAL GAS	G	G
STORM DRAIN	SD	SD
ROOF DRAIN	RD	RD
SANITARY SEWER	SS	SS
WATER	W	W
IRRIGATION	IRR	IRR
PROPERTY LINE	P/L	P/L
RIGHT OF WAY	R/W	R/W
PERMANENT EASEMENT		
FENCE	X	X
ROAD CENTERLINE		
ROAD ASPHALT	EP	EP
ROAD GRAVEL	EG	EG

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

CIVIL NOTES

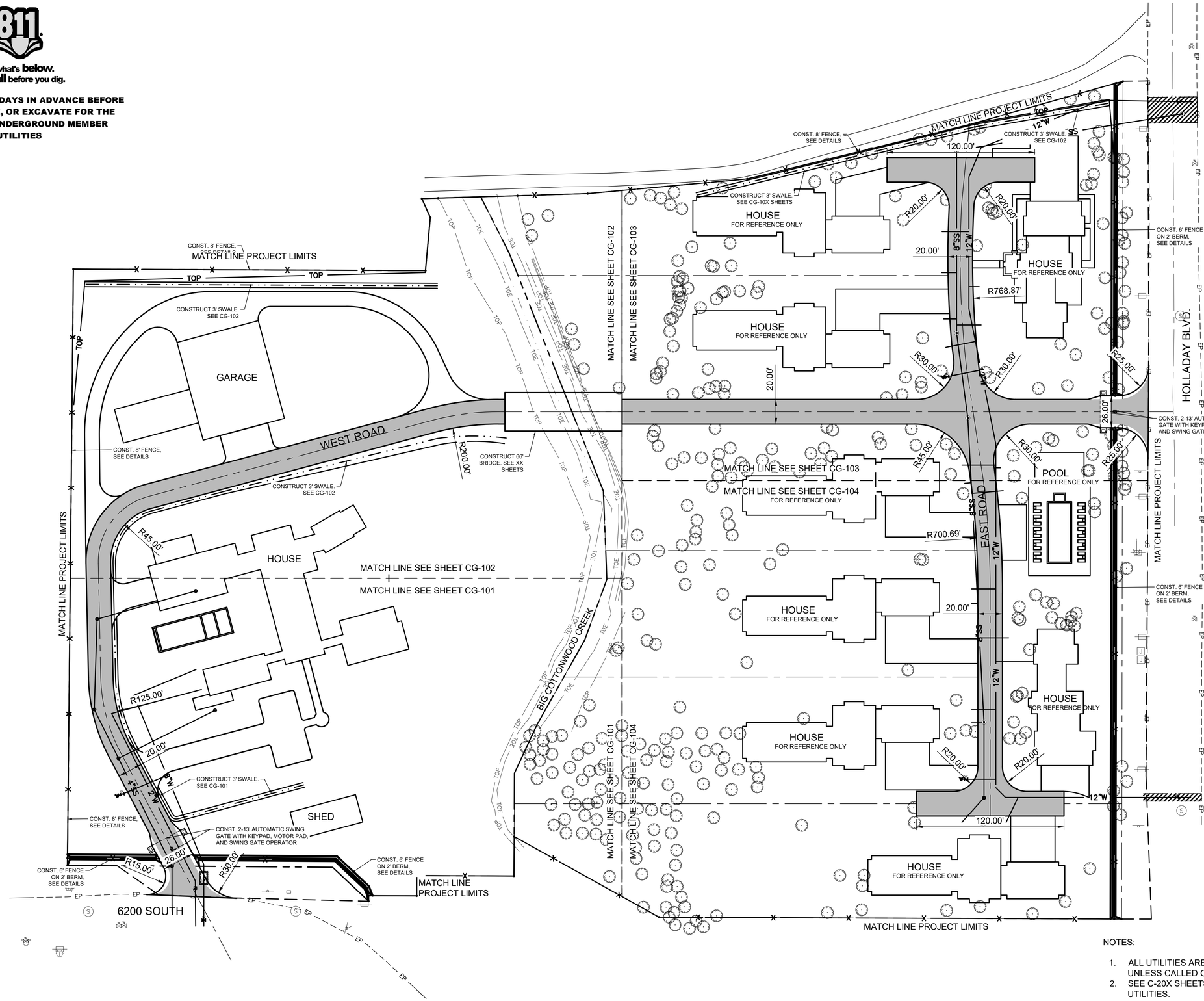
FILE : 83-24-006_C-001
JUB PROJ. # : 83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/25/2025

SHEET NUMBER:
C-002

Plot Date:6/26/2025 2:21 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-001.DWG

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NOTES:

1. ALL UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS CALLED OUT FOR REMOVAL.
2. SEE C-20X SHEETS FOR INSTALLATION OF UTILITIES.

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PRELIMINARY PLANS

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AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

OVERALL SITE AND UTILITY PLAN

FILE : 83-24-006_C-101
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-101

Plot Date:6/26/2025 2:32 PM Plotted By: Daniel Nebiley
Date Created:6/26/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-101.DWG

DEMOLITION NOTES:

- (DM1) REMOVE EXISTING BUILDING
- (DM2) REMOVE EXISTING FENCE
- (DM3) REMOVE EXISTING GATE
- (DM4) REMOVE EXISTING WALL
- (DM5) APPROXIMATE SAWCUT LIMITS
- (DM6) REMOVE EXISTING TREE
- (DM7) REMOVE EXISTING CURB
- (DM8) REMOVE EXISTING MAILBOX
- (DM9) COORDINATE REMOVAL OF WATER METER WITH SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES (SLCDPU)

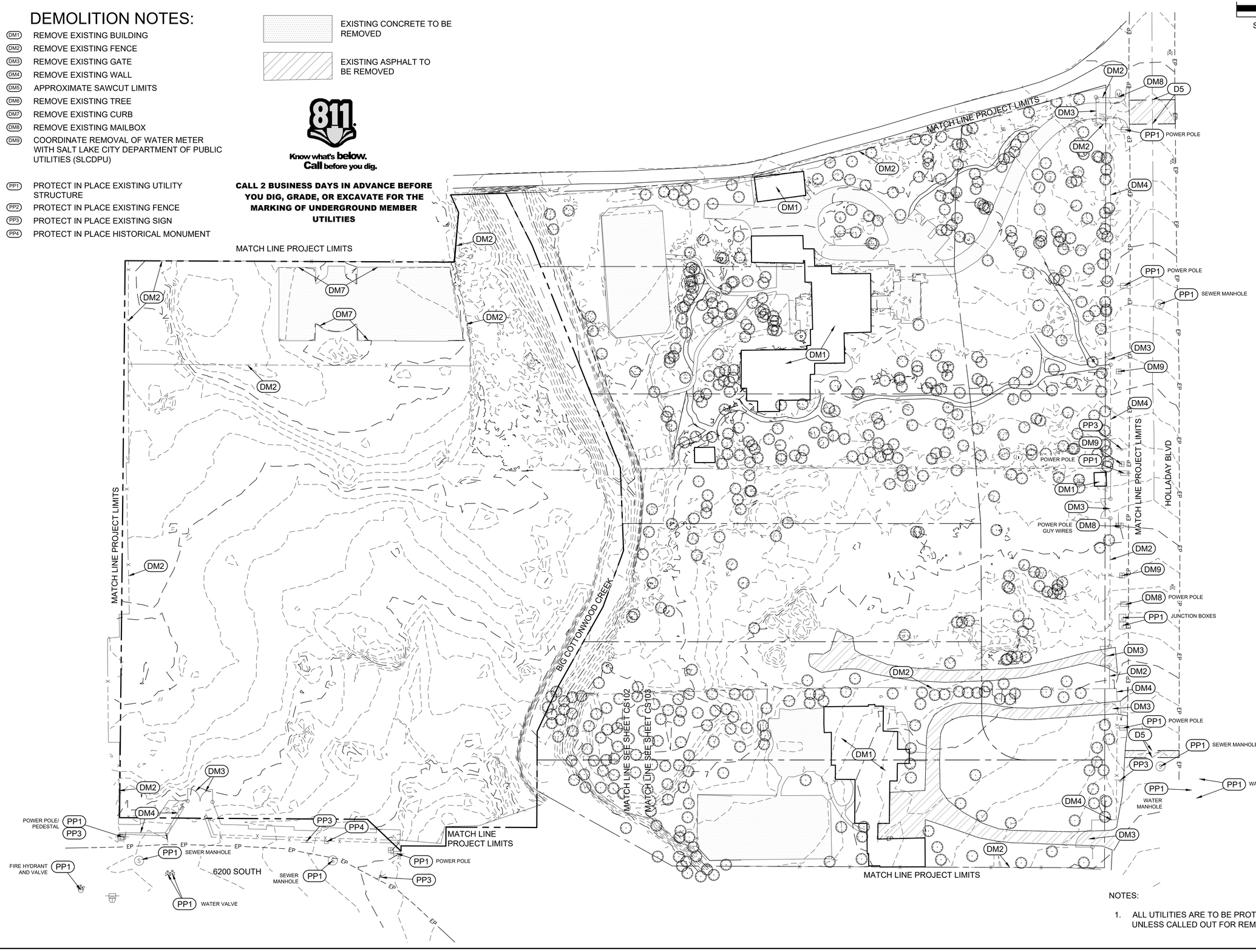
- (PP1) PROTECT IN PLACE EXISTING UTILITY STRUCTURE
- (PP2) PROTECT IN PLACE EXISTING FENCE
- (PP3) PROTECT IN PLACE EXISTING SIGN
- (PP4) PROTECT IN PLACE HISTORICAL MONUMENT

EXISTING CONCRETE TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

811 Know what's **below.** **Call** before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



0 40 80

SCALE IN FEET

NOTES:

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BLUE HORIZON

DEMOLITION PLAN

FILE :	83-24-006 C-102
JUB PROJ. # :	83-24-006
DRAWN BY:	###
DESIGN BY:	###
CHECKED BY:	###

ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/26/2025

SHEET NUMBER:

C-102

Plot Date:6/26/2025 2:21 PM Plotted By: Daniel Netzley
Date Created:6/23/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-102.DWG

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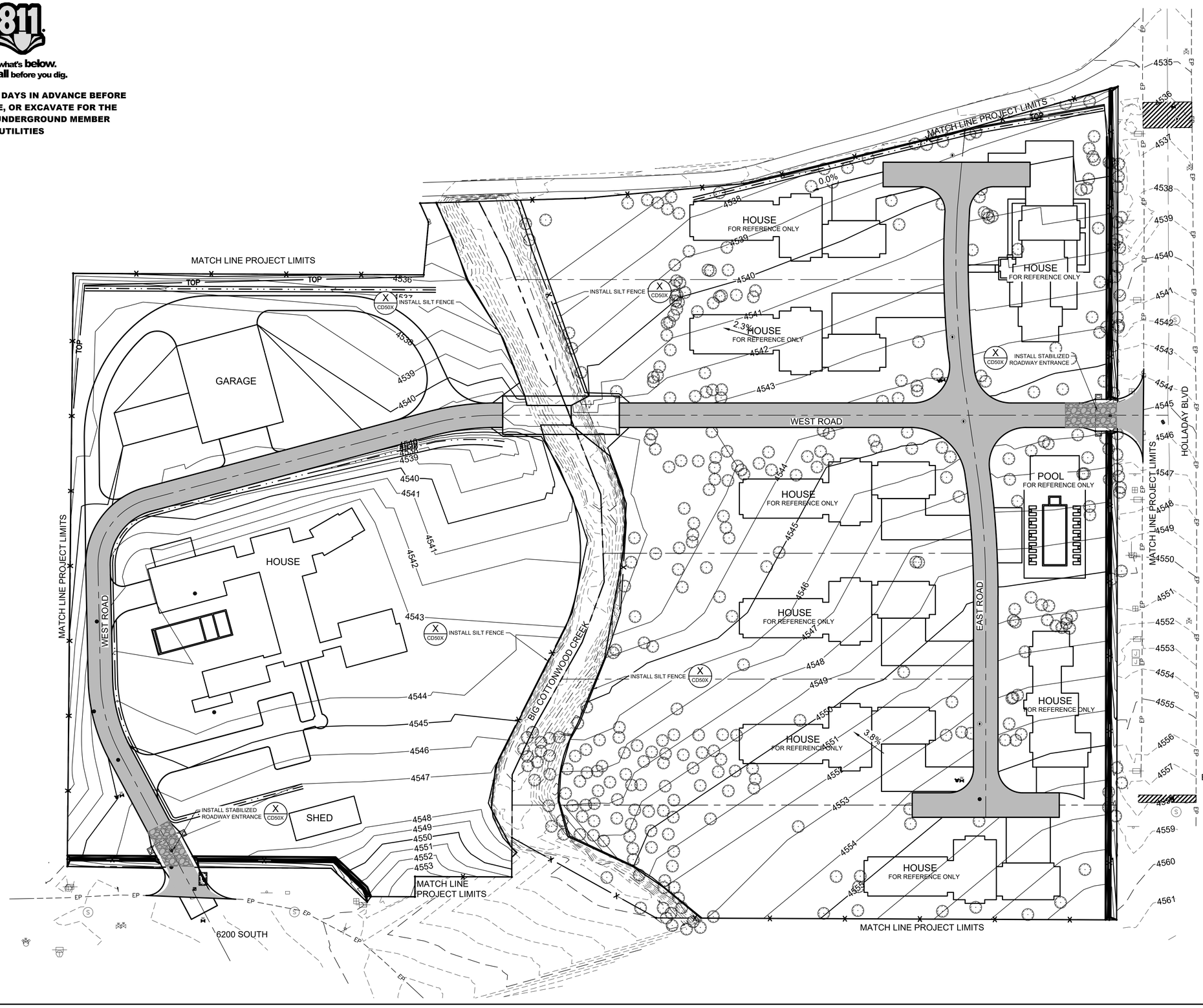
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

0 40 80
SCALE IN FEET



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. THE SITE IS TO BE WATERED AT LEAST TWICE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
3. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS/INLETS AND CLEAN OUT ALL CATCH BASINS/INLETS BEFORE DEMOBILIZING FROM THE SITE.

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR. DATE
	REVISION		

AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

EROSION CONTROL PLAN

FILE : 83-24-006 C-103
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-103

Plot Date:6/26/2025 2:37 PM Plotted By: Daniel Netzley
Date Created:6/20/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-103.DWG

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X.X% GRADING SLOPE AND DIRECTION (DOWNHILL)
FF FINISHED FLOOR
FL FLOWLINE OF DITCH
INV INVERT OF PIPE
TB TOP OF BANK
4547 EXISTING CONTOUR MINOR (4547.00)
4550 EXISTING CONTOUR MAJOR (4550.00)
4547 CONTOUR MINOR (FG) (4547.00)
4550 CONTOUR MAJOR (FG) (4550.00)

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AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

GRADING AND DRAINAGE PLAN

FILE : 83-24-006_CG-101X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
CG-101

Plot Date:6/26/2025 2:37 PM, Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAY\PROPPLANPHASE2\DESIGN\CAD\SHEETS\83-24-006_CG-101X.DWG

811
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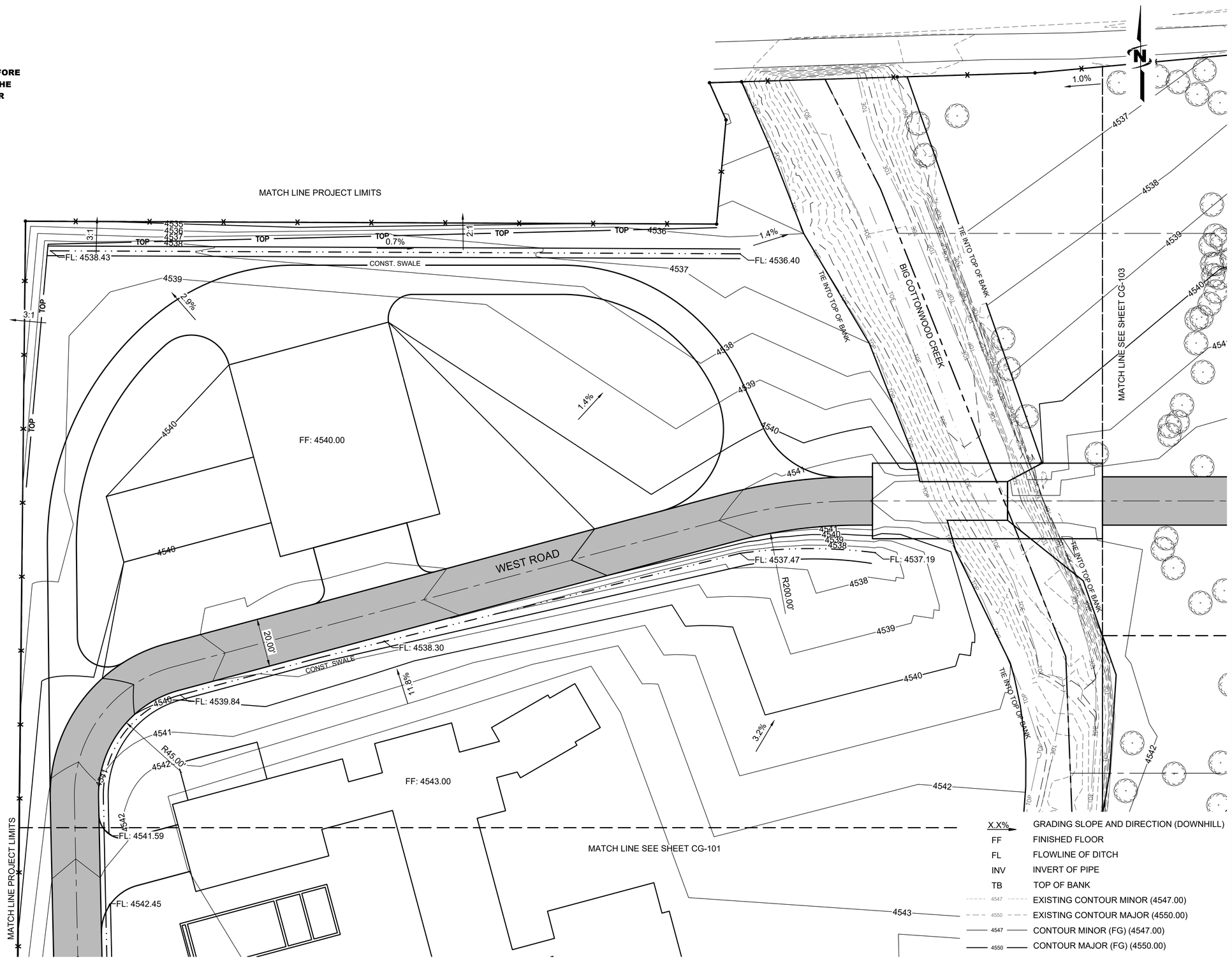
0 20 40
SCALE IN FEET



X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
FF	FINISHED FLOOR
FL	FLOWLINE OF DITCH
INV	INVERT OF PIPE
TB	TOP OF BANK
4547	EXISTING CONTOUR MINOR (4547.00)
4550	EXISTING CONTOUR MAJOR (4550.00)
4547	CONTOUR MINOR (FG) (4547.00)
4550	CONTOUR MAJOR (FG) (4550.00)

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	REVISION			

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GRADING AND DRAINAGE PLAN

FILE : 83-24-006_CG-101X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
CG-102

Plot Date:6/26/2025 2:37 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_CG-101X.DWG

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X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
FF	FINISHED FLOOR
FL	FLOWLINE OF DITCH
INV	INVERT OF PIPE
TB	TOP OF BANK
4547	EXISTING CONTOUR MINOR (4547.00)
4550	EXISTING CONTOUR MAJOR (4550.00)
4547	CONTOUR MINOR (FG) (4547.00)
4550	CONTOUR MAJOR (FG) (4550.00)

0 20 40
SCALE IN FEET

MATCH LINE PROJECT LIMITS
CONST. SWALE
FL: 4538.50
0.5%
TB: 4537.09
FL: 4539.05
1:1
0.4%
CONST. SWALE
FL: 4537.56
1.0%
120.00'
HOLLADAY BLVD.
R20.00'
R20.00'
EAST ROAD
20.00'
3.0%
3.2%
R768.87'
TIE INTO TOP OF BANK
BIG COTTONWOOD CREEK
MATCH LINE SEE SHEET CG-102
R30.00'
R30.00'
R25.00'
TB: 4547.98
0.9%
WEST ROAD
WEST ROAD
20.00'
TB: 4547.98
FL: 4537.19
R45.00'
R30.00'
R25.00'
MATCH LINE SEE SHEET CG-104
TIE INTO TOP OF BANK
TIE INTO TOP OF BANK

4537 4538 4539 4540 4541 4542 4543 4544 4545 4546 4547 4548

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GRADING AND DRAINAGE PLAN

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JUB PROJ. #: 83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
CG-103

Plot Date:6/26/2025 2:37 PM, Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_CG-101X.DWG

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X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
FF	FINISHED FLOOR
FL	FLOWLINE OF DITCH
INV	INVERT OF PIPE
TB	TOP OF BANK
4547	EXISTING CONTOUR MINOR (4547.00)
4550	EXISTING CONTOUR MAJOR (4550.00)
4547	CONTOUR MINOR (FG) (4547.00)
4550	CONTOUR MAJOR (FG) (4550.00)

MATCH LINE SEE SHEET CG-103

MATCH LINE SEE SHEET CG-101

MATCH LINE PROJECT LIMITS

EAST ROAD

BIG COTTONWOOD CREEK

TIE INTO TOP OF BANK

R700.69'

R45.00'

R20.00'

20.00'

120.00'

4.0%

3.75%

TB: 4562.06

0 20 40
SCALE IN FEET

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GRADING AND DRAINAGE PLAN

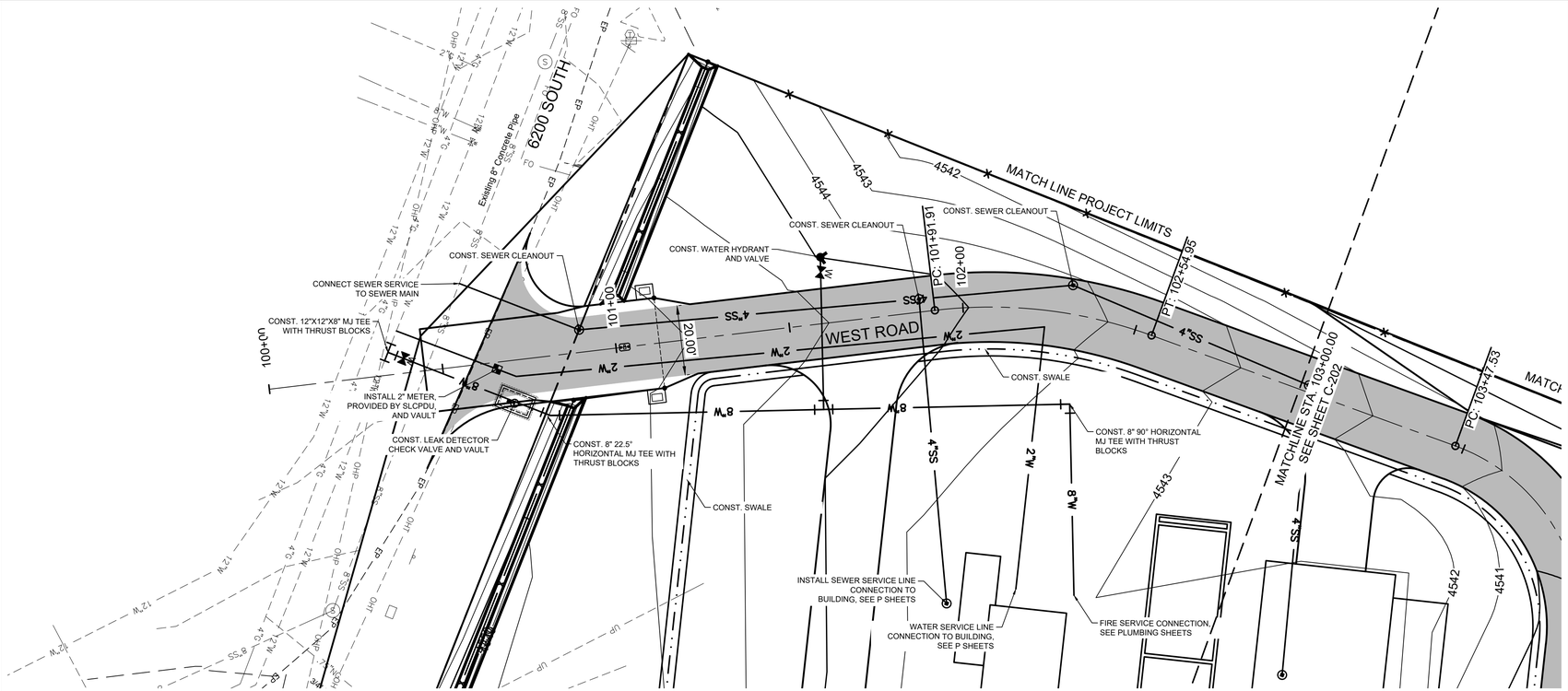
FILE : 83-24-006_CG-101X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###

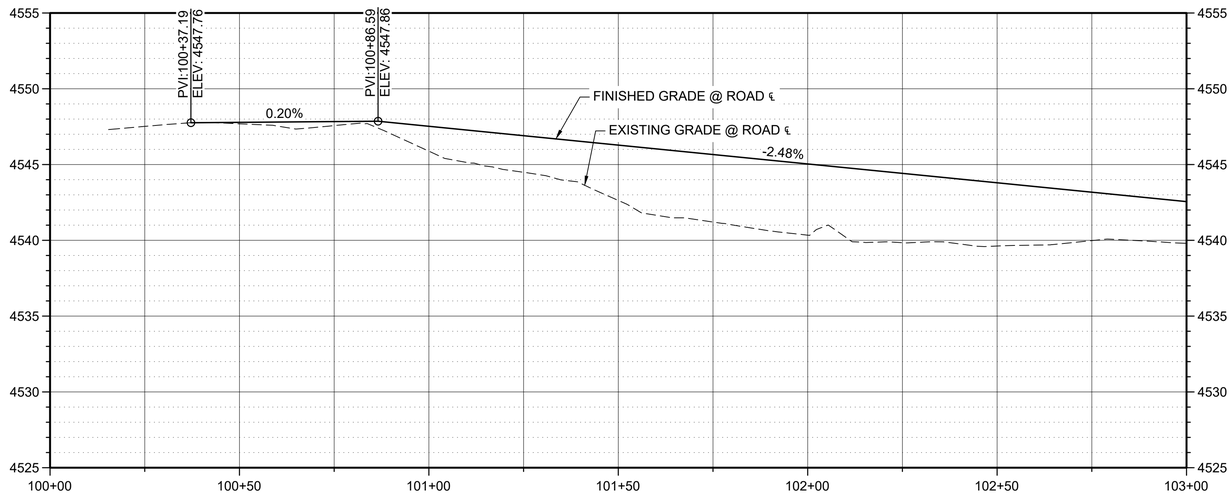
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/26/2025

SHEET NUMBER:
CG-104

Plot Date:6/26/2025 2:37 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_CG-101X.DWG





HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

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PAVEMENT SECTION

NOTES:

1. ALL UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS CALLED OUT FOR REMOVAL.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.
3. LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND AGREES TO BE FULLY RESPONSIBLE SHOULD DAMAGES OCCUR DUE TO A FAILURE TO LOCATE, INACTIVATE, ABANDON, OR PRESERVE SAID UTILITIES.
4. SEE SHEET C-102 FOR REMOVAL OF UNDERGROUND UTILITIES.

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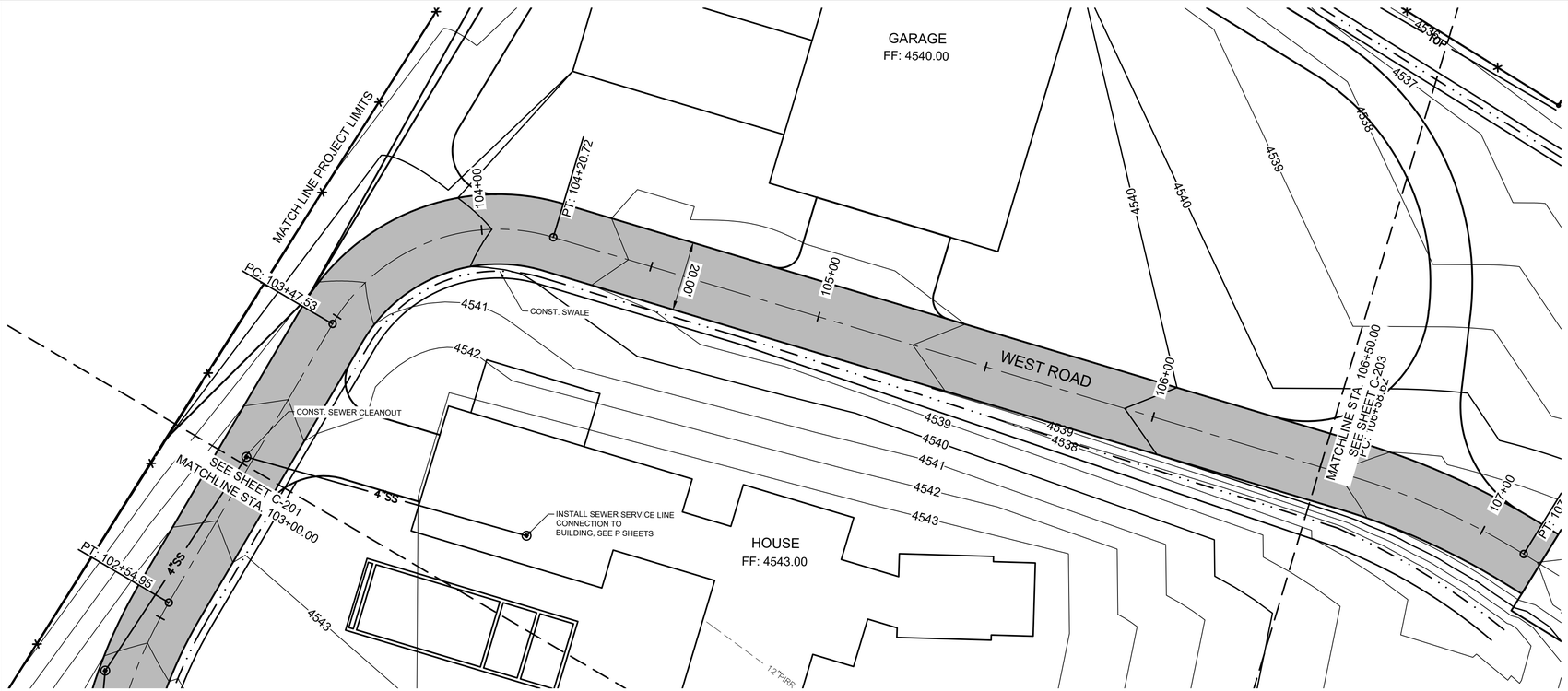
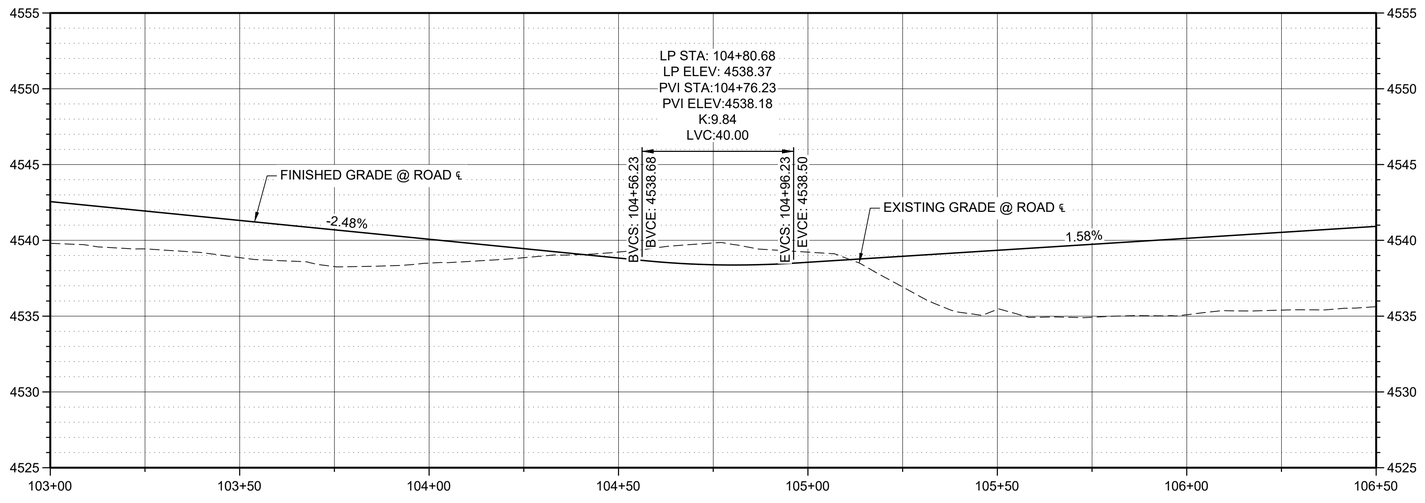
PLAN AND PROFILE - WEST ROAD

FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-201

Plot Date:6/26/2025 2:37 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG





HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

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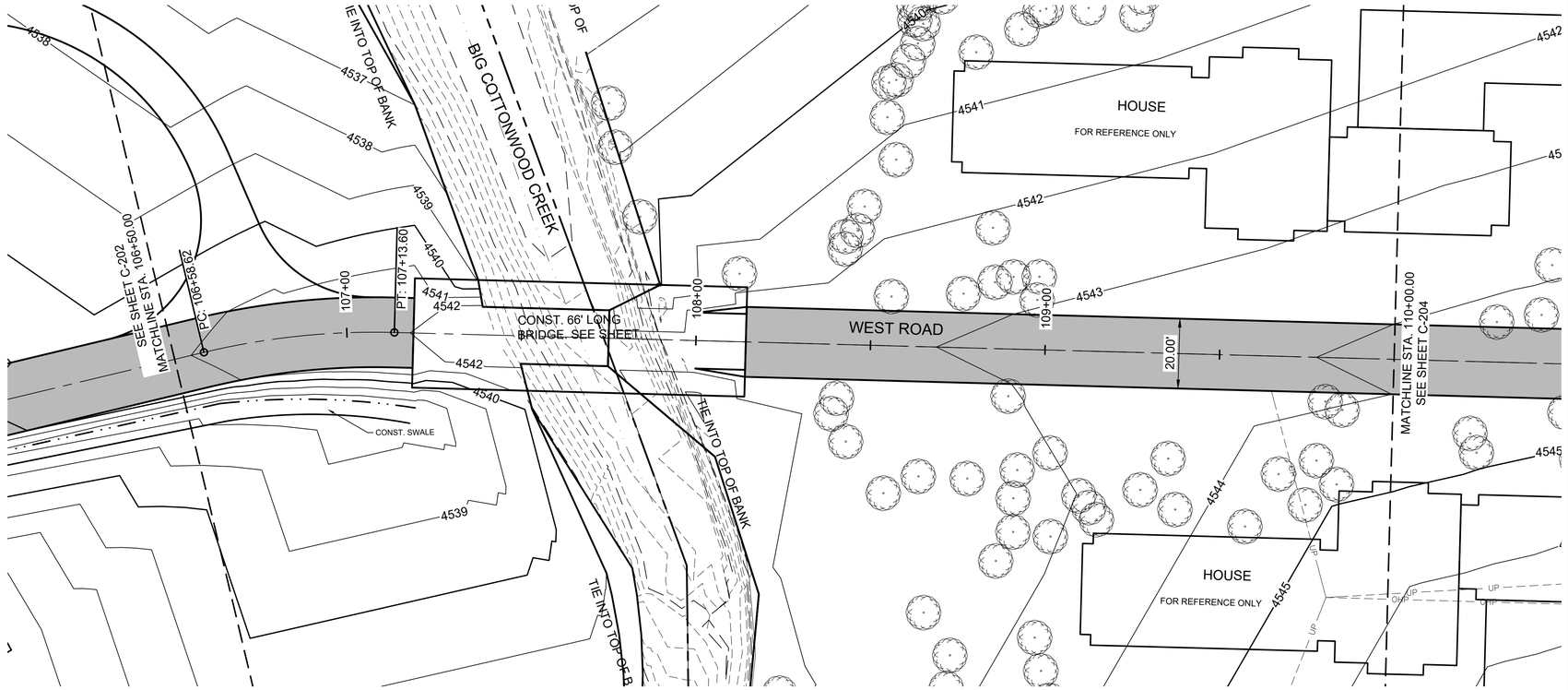
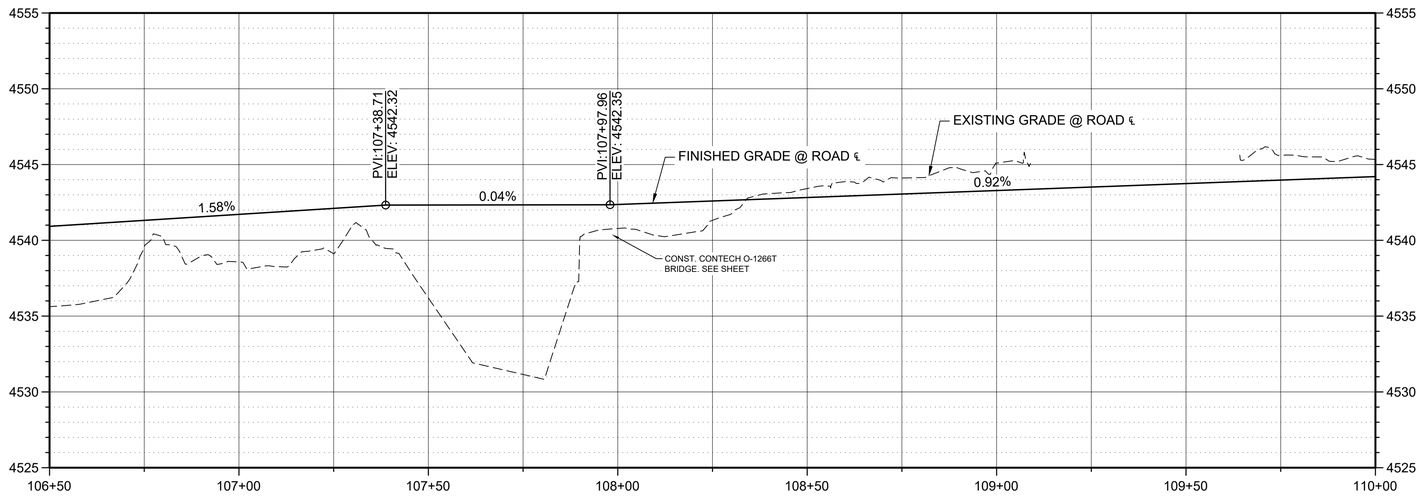
PLAN AND PROFILE - WEST ROAD

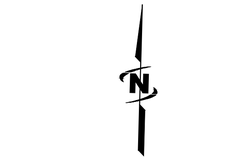
FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-202

Plot Date:6/26/2025 2:37 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG







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PAVEMENT SECTION

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4. SEE SHEET C-102 FOR REMOVAL OF UNDERGROUND UTILITIES.

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR. DATE
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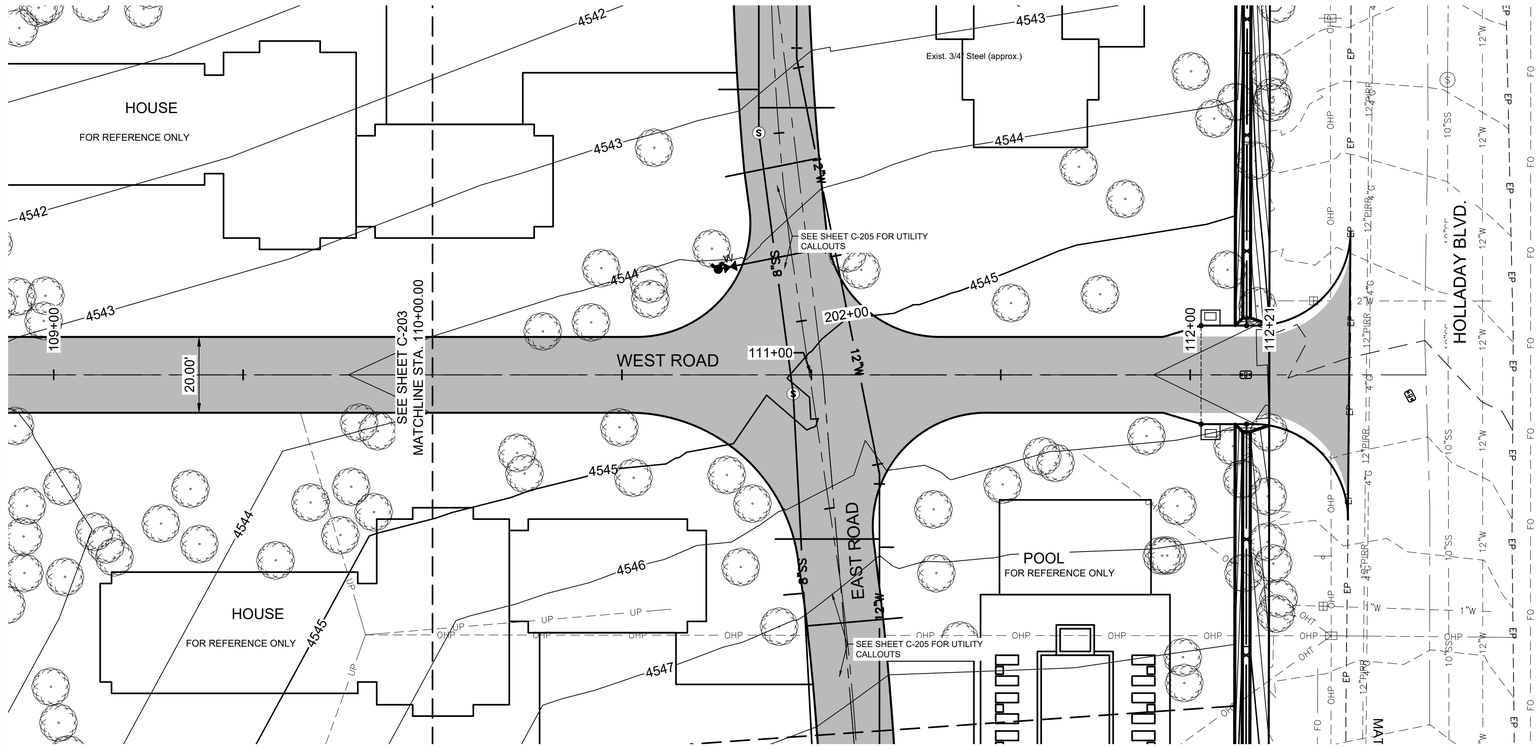
AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

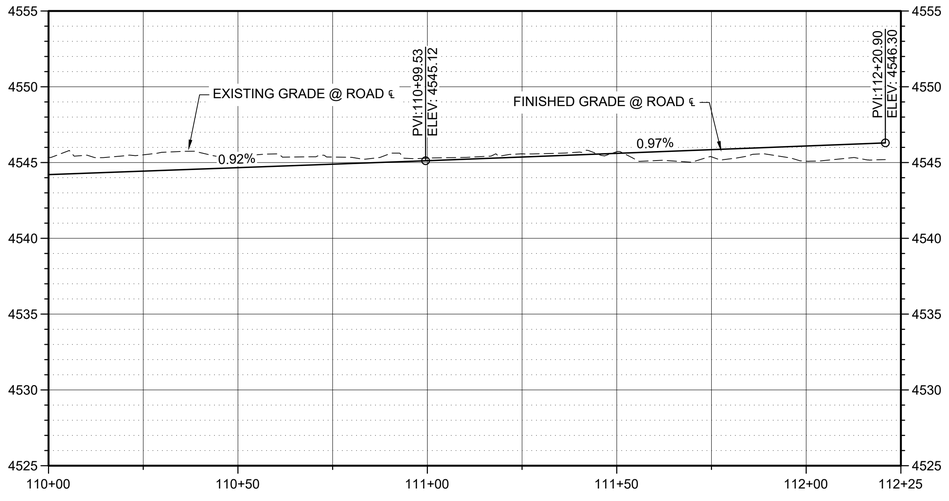
PLAN AND PROFILE - WEST ROAD

FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-203

Plot Date:6/26/2025 2:38 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG





HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

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	REVISION			

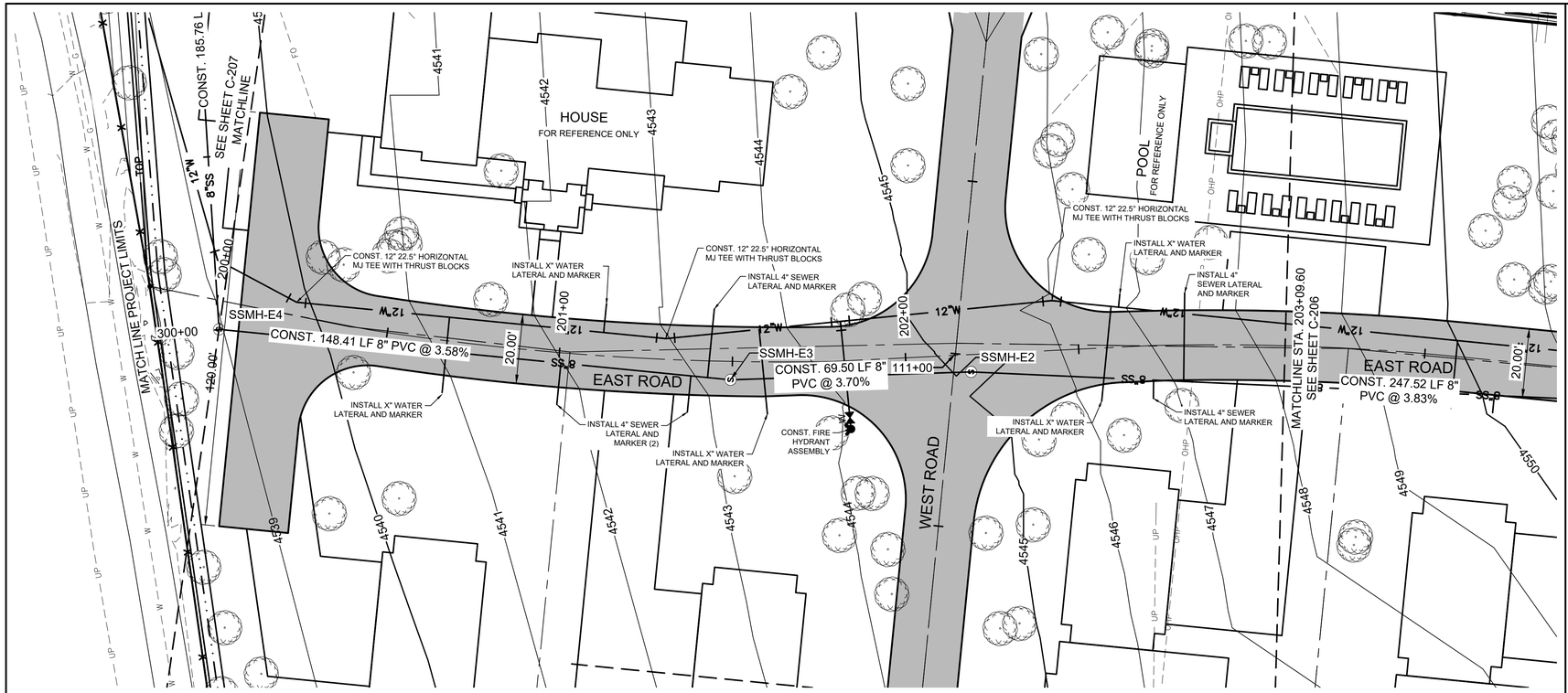
AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

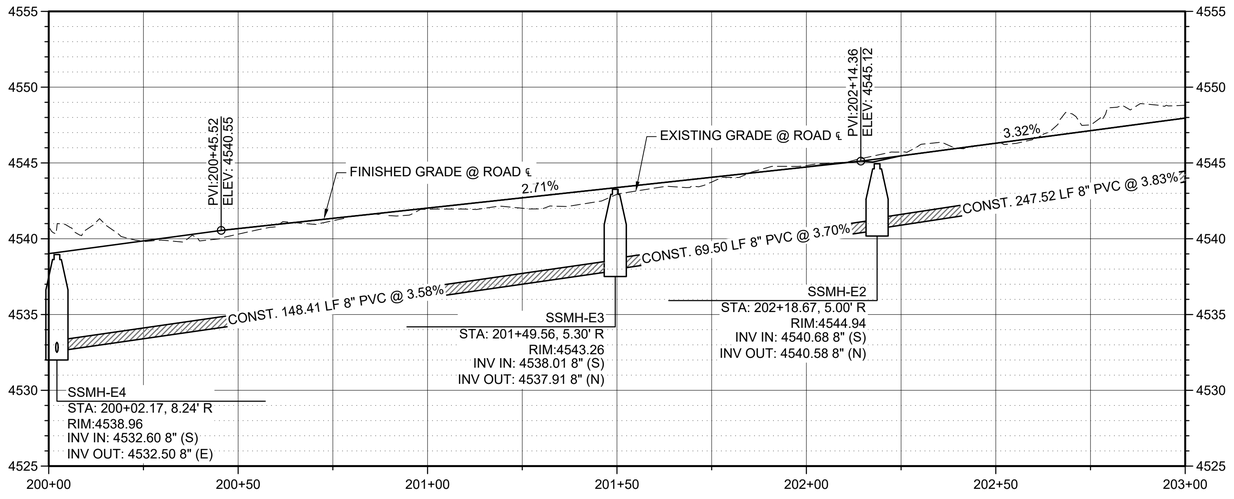
PLAN AND PROFILE - WEST ROAD

FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-204

Plot Date:6/26/2025 2:38 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG





HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

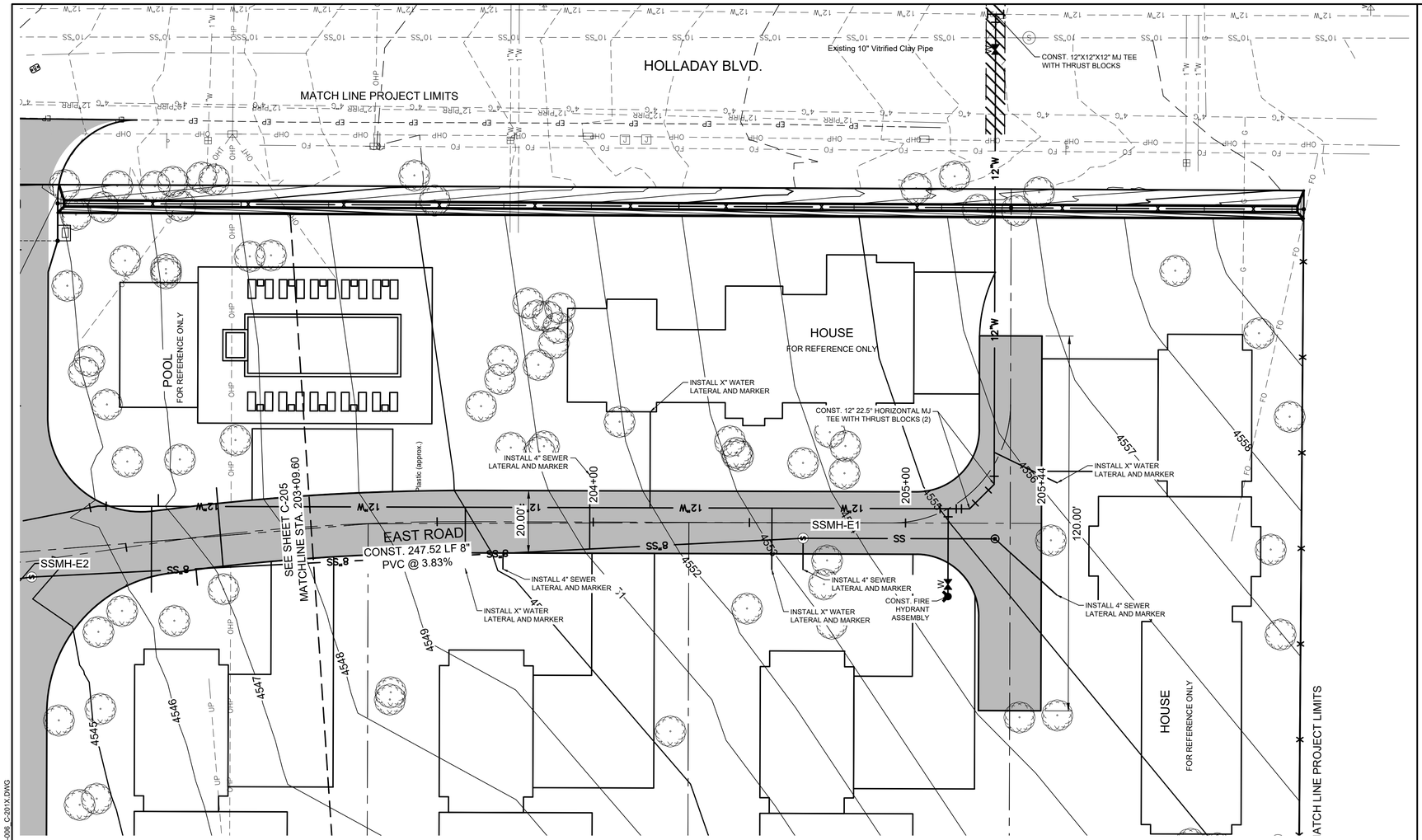
AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

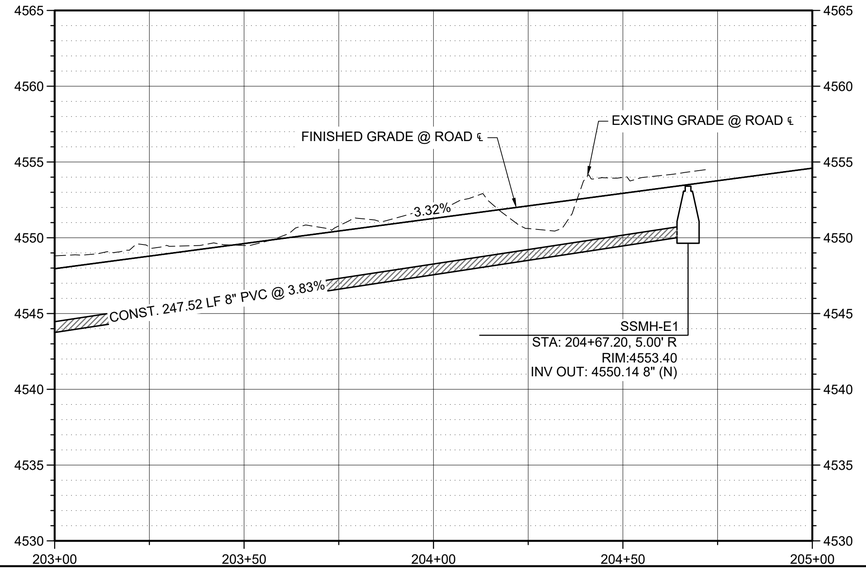
PLAN AND PROFILE - EAST ROAD

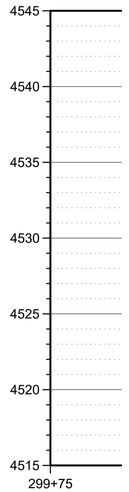
FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-205

Plot Date:6/26/2025 2:38 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG







HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NOTES:

1. ALL UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS CALLED OUT FOR REMOVAL.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.
3. LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND AGREES TO BE FULLY RESPONSIBLE SHOULD DAMAGES OCCUR DUE TO A FAILURE TO LOCATE, INACTIVATE, ABANDON, OR PRESERVE SAID UTILITIES.
4. SEE SHEET C-102 FOR REMOVAL OF UNDERGROUND UTILITIES.

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

PLAN AND PROFILE - EAST ROAD

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JUB PROJ. # :83-24-006
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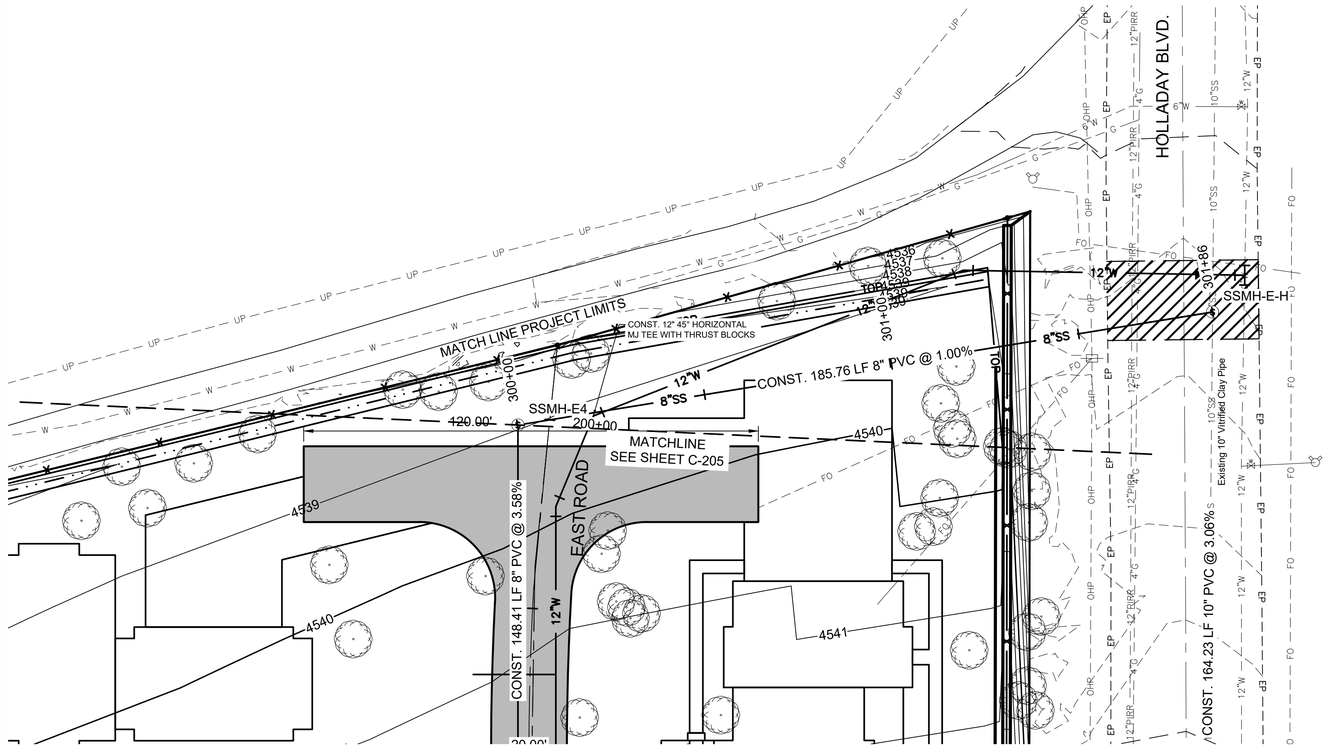
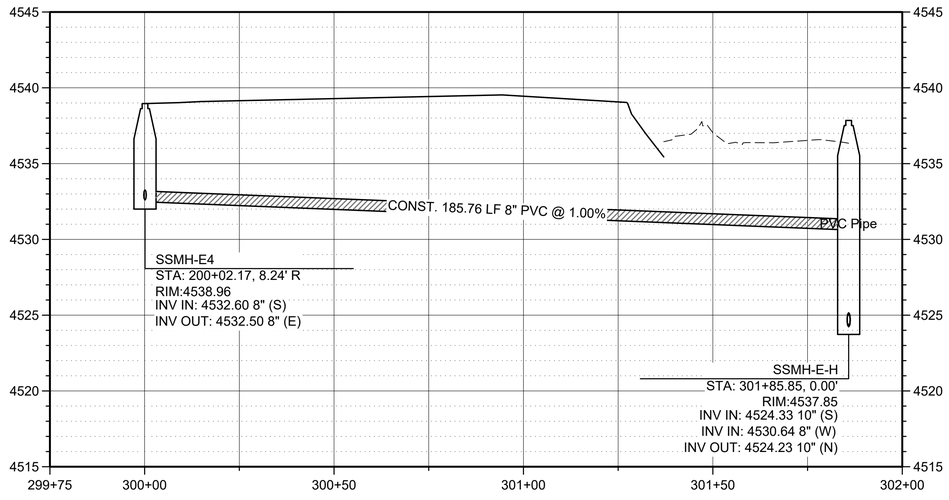
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-206

Plot Date:6/26/2025 2:38 PM Plotted By: Daniel Netzley
Date Created:6/24/2025 \\UB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEETS\83-24-006_C-201X.DWG





HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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J-U-B ENGINEERS, INC.

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392 E. Winchester St.
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Salt Lake City, UT 84107
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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

PLAN AND PROFILE - SEWER TIE-IN

FILE : 83-24-006_C-201X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/26/2025

SHEET NUMBER:
C-207

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Date Created:6/24/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-201X.DWG

PLACEHOLDER FOR THIS SUBMITTAL

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
392 E. Winchester St.
Suite 300
Salt Lake City, UT 84107
Phone: 801.886.9052
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMARE VITA SUBDIVISION P.U.D.
BLUE HORIZON

CIVIL DETAILS

FILE : 83-24-006_C-501X
JUB PROJ. # :83-24-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/24/2025

SHEET NUMBER:
C-501

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Date Created:6/20/2025 \\JUB.COM\CENTRAL\CLIENTS\UT\BLUEHORIZON\83-24-006_HOLLADAYPROPPLANPHASE2\DESIGN\CAD\SHEET\83-24-006_C-501X.DWG

REPORT
GEOTECHNICAL STUDY
PROPOSED AMARE VITA SUBDIVISION
6178 HOLLADAY BOULEVARD
HOLLADAY, UTAH

Submitted To:

J-U-B Engineers, Inc.
392 East Winchester Street
Murray, Utah 84107

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

April 24, 2025

Job No. 3054-04A-25

April 24, 2025
Job No. 3054-04A-25

Mr. Jerron Atkin
J-U-B Engineers, Inc.
392 East Winchester Street
Murray, Utah 84107

Mr. Atkin:

Re: Report
Geotechnical Study
Proposed Amare Vita Subdivision
6178 Holladay Boulevard
Holladay, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Amare Vita Subdivision to be located at 6178 Holladay Boulevard in Holladay, Utah. GSH Geotechnical, Inc. completed a groundwater study for the western portion of the site dated April 29, 2021[1] and a geotechnical study for the overall site dated July 24, 2024[2].

The general location of the site with respect to existing roadways, as of 2025, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the test pits excavated in conjunction with the referenced geotechnical study as well as this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Jerron Atkin of J-U-B Engineers, Inc., and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

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[1] "Report, Geotechnical Study, Proposed Single-Family Residential Structure, 2715 East 6200 South, Holladay, Utah." GSH Job No. 3293-001-21.

[2] "Report, Geotechnical Study, Proposed Amare Vita Subdivision, 6178 Holladay Boulevard, Holladay, Utah." GSH Job No. 3054-004-24.

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 16 total exploration test pits (6 in conjunction with 2021 study, 4 in conjunction with 2024 study, 6 in conjunction with this report).

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 25-0320 dated April 7, 2025.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The approximately 9-acre site is proposed to be developed for the construction of an 8-lot residential subdivision. The single-family residential structures are anticipated to be 2 to 3 stories above grade with full or partial depth basements supported upon conventional spread and continuous wall foundations. Additionally, a private bridge is proposed to cross the creek onsite.

Maximum real column and wall loads are anticipated to be on the order of up to 80 kips and up to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved residential roadways are planned to service the subdivision. Projected traffic in the residential roadways is anticipated to consist of a light to moderate volume of automobiles and light trucks, a light volume of medium-weight trucks, and occasional heavyweight trucks (garbage trucks and school buses).

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 1 to 3 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To further define and evaluate the subsurface soil and groundwater conditions across the site, 16 total test pits (6 in conjunction with 2021 study, 4 in conjunction with 2024 study, 6 in conjunction with this report) were excavated within the accessible areas. These test pits were completed to depths ranging from 8.5 to 13.0 feet with a moderate-sized rubber track-mounted excavator. Excavation refusal within very dense granular soils terminated test pits TP-1A through TP-4A. The approximate locations of the test pits are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3F, 4A through 4D, and 5A through 5F, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 6, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in a majority of the test pits to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3F, 4A through 4D, and 5A through 5F.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3F, 4A through 4D, and 5A through 5F:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-3	8.0	0.7	4.0	GP
TP-4	8.0	3.1	8.5	GP
TP-5	2.0	20.6	10.4	SM
TP-6	2.0	9.7	4.7	SP/SM
	8.0	4.7	3.4	GP
TP-1A	5.0	7.6	3.8	SP/SM

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-2A	1.0	18.7	6.2	SM/SC (Fill)
	5.0	37.4	7.6	SM/SC*
	8.0	14.2	13.9	SM
	11.0	55.4	23.8	SM/SC*
TP-3A	3.0	2.7	1.2	GP
TP-4A	3.0	5.0	1.1	GP/GM
	8.5	2.8	1.9	SP
TP-1B	0.5	12.7	6.9	SM (Fill)
	2.5	6.6	5.0	SP/SM
TP-2B	2.5	10.0	8.2	GM/GM
	5.0	4.1	5.5	GP
TP-3B	5.0	10.9	7.2	SP/SM
	12.5	11.2	8.2	SP/SM
TP-4B	12.5	3.1	3.1	SP
TP-6B	0.5	33.1	27.8	SM/SC (Fill)

* Sample tested contained layers of clay.

3.3.4 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water-Soluble Sulfate (mg/kg-dry)
TP-3	3.0	SM	7.4	3
TP-2	2.0	SM/SC (Fill)	9.9	11

4. SITE CONDITIONS

4.1 SURFACE

The site is located at 6178 Holladay Boulevard in Holladay, Utah. The site is currently vacant/undeveloped land. Big Cottonwood Creek intersects the middle of the site in the north/south direction. Review of aerial imagery indicates that two single-family residential structures previously existed in the western and eastern portion of the site. Relatively small fill piles (likely associated with the demolition of the residential structures) were observed in portions of the site. The topography of the site is relatively flat, grading down to the west with a total relief of approximately 13 to 15 feet. Site vegetation consists of various weeds, brush, and grass throughout, with mature trees located in the central portion of the site surrounding the creek.

The site is bounded to the north and west by single-family residential structures; to the east by Holladay Boulevard followed by an office structure; and to the south by single-family residential structures followed by Big Cottonwood Road.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The additional test pits were excavated to depths ranging from 8.5 to 13.0 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations including those completed during the refenced study.

- Approximately 3 to 18 inches of topsoil was encountered in each test pit except Test Pits TP-2 and TP-1B through TP-4B. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Non-engineered fill soils were encountered in Test Pits TP-2, TP-1A, TP-2A, and TP-1B through TP-6B to depths ranging from 1.0 to 7.5 feet beneath the existing ground surface. The non-engineered fill soils contained various debris and primarily consisted of clay with silt, sand, gravel, and boulder content and sand with varying clay, silt, gravel, and cobble content.

- Natural soils were encountered below the non-engineered fill or the ground surface in all test pit locations. The natural soils consisted primarily of sand and gravel with varying clay, silt, cobble, and boulder content.

- Materials causing excavation refusal were encountered within the dense natural soils in Test Pits TP-1A through TP-3A at depths of 11.0 feet below the existing ground surface.

Excavation refusal due to significant sidewall caving was encountered in Test Pit TP-4A at a depth of 8.5 feet below the existing ground surface.

The natural granular sand and gravel soils were loose to very dense, slightly moist to saturated, and reddish-brown, brown, tan, gray, and black in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3F, 4A through 4D, and 5A through 5F, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was measured at various dates within the PVC pipes installed as tabulated below:

Test Pit No.	Groundwater Depth (feet)				
	June 30, 2020	April 22, 2021	April 28, 2021	July 15, 2024	April 10, 2025
TP-1	11.6	NGWE	NGWE	NM	NM
TP-2	7.1	NGWE	NGWE	NM	NM
TP-3	NE	8.2	7.6	NM	NM
TP-4	NE	NGWE	8.1	NM	NM
TP-5	NE	NGWE	NGWE	NM	NM
TP-6	NE	8.7	NGWE	NM	NM
TP-1A	NE	NE	NE	NGWE	NM
TP-2A	NE	NE	NE	10.9	NM
TP-3A	NE	NE	NE	11.0	NM
TP-4A	NE	NE	NE	NGWE	NM
TP-2B	NE	NE	NE	NE	NGWE
TP-4B	NE	NE	NE	NE	NGWE
TP-5B	NE	NE	NE	NE	NGWE
TP-6B	NE	NE	NE	NE	7.4

NE = Not Excavated
NGWE = No Groundwater Encountered
NM = Not Measured

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils.

The most significant geotechnical aspects at the site are:

1. The existing non-engineered fills encountered across the majority of the site.

2. The relatively shallow depth to groundwater with respect to utilities and subgrade levels.

3. The shallow depth to excavation refusal in Test Pits TP-1A through TP-4A.

Prior to proceeding with construction, removal of all debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

Some of the on-site non-engineered fill soils encountered were granular. On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Groundwater was measured as shallow as 7.1 feet below the ground surface in June 2020, as shallow as 10.9 feet in July 2024, and as shallow as 7.4 feet in April 2025. GSH recommends placing floor slabs no closer than 4 feet from the highest groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

The dense natural soils encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process. However, larger excavation equipment may be utilized to reach required design depths.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of all debris, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils shall be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, shall be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes shall be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

The static groundwater table was encountered as shallow as 7.1 feet below the existing surface and may be shallower with seasonal fluctuations. Consideration for dewatering of utility trenches,

excavations for the removal of non-engineered fill, and other excavations below this level should be incorporated into the design and bidding process.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities and subgrade levels. However, larger excavation equipment may be utilized to reach required design depths.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur, and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) shall be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[3] T180 (ASTM[4] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 5	95
	5 to 10*	100
Site grading fills outside area defined above	0 to 5	90
	5 to 10*	100
Utility trenches within structural areas	--	96
Road base	--	96

* For structural fill sequences greater than 5 feet thick and up to 10 feet thick, the entire fill sequence must be compacted to 100 percent of the maximum dry density and compaction shall be performed at 0- to 3-percent over the optimum moisture content.

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation shall consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

[3] American Association of State Highway and Transportation Officials
[4] American Society for Testing and Materials

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

The static groundwater table was encountered as shallow as 7.1 feet below the existing surface and may be shallower with seasonal fluctuations. Dewatering of utility trenches and other excavations below this level should be anticipated.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities and subgrade levels. However, larger excavation equipment may be utilized to reach required design depths.

5.3 GROUNDWATER

Groundwater was measured at various dates within the PVC pipes installed as tabulated below:

Test Pit No.	Groundwater Depth (feet)				
	June 30, 2020	April 22, 2021	April 28, 2021	July 15, 2024	April 10, 2025
TP-1	11.6	NGWE	NGWE	NM	NM
TP-2	7.1	NGWE	NGWE	NM	NM
TP-3	NE	8.2	7.6	NM	NM
TP-4	NE	NGWE	8.1	NM	NM

Test Pit No.	Groundwater Depth (feet)				
	June 30, 2020	April 22, 2021	April 28, 2021	July 15, 2024	April 10, 2025
TP-5	NE	NGWE	NGWE	NM	NM
TP-6	NE	8.7	NGWE	NM	NM
TP-1A	NE	NE	NE	NGWE	NM
TP-2A	NE	NE	NE	10.9	NM
TP-3A	NE	NE	NE	11.0	NM
TP-4A	NE	NE	NE	NGWE	NM
TP-2B	NE	NE	NE	NE	NGWE
TP-4B	NE	NE	NE	NE	NGWE
TP-5B	NE	NE	NE	NE	NGWE
TP-6B	NE	NE	NE	NE	7.4

NE = Not Excavated
NGWE = No Groundwater Encountered
NM = Not Measured

Based on the anticipated cuts necessary to reach design subgrades, we anticipate temporary and permanent dewatering will be necessary. Floor slabs must be placed a minimum of 4 feet from the stabilized groundwater elevation or 1.5 feet if a perimeter subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Subdrains

A subdrain system, if utilized, shall consist of a perimeter foundation/chimney subdrain and an under-slab subdrain. The perimeter subdrain would consist of a 4-inch diameter slotted or

perforated PVC or other durable material pipe installed with an invert at least 18 inches below the top of the lowest adjacent slab. The drain pipe shall slope at least 0.25 percent to a suitable point of gravity discharge, such as an inside or outside sump. The 4-inch diameter slotted PVC pipe shall be encased in a one-half to three-quarter-inch clean gap-graded gravel extending 2 inches below laterally and continuously up at least 12 inches above the top of the lowest adjacent slab. The gravels must be separated from the adjacent soils with a geotextile fabric, such as Mirafi 140N or equivalent. Extending up from the top of the foundation subdrain to within 1 foot of final grade shall be a synthetic drain board or a zone of "free-draining" permeable fill, also separated from all adjacent soils with a geotextile fabric. Prior to the placement of the perimeter foundation subdrain, the outside subgrade walls shall be appropriately waterproofed.

In addition to the perimeter foundation/chimney subdrain, an under-slab drain is recommended. This shall consist of a minimum of 8 inches of "free-draining" one-half to three-quarter-inch minus clean gap-graded gravel placed over properly prepared suitable natural subgrade soils and/or structural fill extending to suitable natural soil. The "free-draining" gravel shall be hydraulically connected to the perimeter drain. In addition, we recommend 4-inch diameter slotted PVC pipes be installed laterally and spaced approximately 50 feet apart beneath the below-grade level slab of the structure with an invert elevation of at least 12 inches below the top of the lowest adjacent slab. This subdrain would be similarly encased in the one-half- to three-quarter-inch clean gap-graded gravel, separated from the natural soils with a geotextile fabric, extending up to the 6-inch layer of gravel underneath the at-grade slab. This subdrain line would discharge to the perimeter subdrain.

GSH also recommends that a minimum of 10.0 inches of free-draining gravel material be placed below the floor slab and that this gravel be hydraulically tied to the perimeter foundation drain. This may be accomplished by placing footings on a minimum of 6.0 inches of similar free-draining gravel material. Lateral drains must also be placed approximately every 50 feet and tied to the subdrain system.

Water collected by the subdrain system would be gravity discharged or pumped to a suitable discharge point such as area subdrains, storm drains, or other suitable down-gradient location (see attached Figure 7, Typical Foundation/Chimney Subdrain Detail 18"). A back-up power and back-up pump would need to be incorporated against failure if a suitable gravity discharge system is unavailable.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils. Under no circumstances shall foundations be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the parameters on the following page are provided.

Minimum Recommended Depth of Embedment for Frost Protection	-	30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	-	15 inches
Recommended Minimum Width for Continuous Wall Footings	-	18 inches
Minimum Recommended Width for Isolated Spread Footings	-	24 inches
Recommended Net Bearing Capacity for Real Load Conditions for Footings Established Upon Suitable Natural Granular Soils	-	2,500 pounds per square foot
Bearing Capacity Increase for Seismic Loading	-	50 percent

The term “net bearing capacity” refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings shall be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential

settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.4.4 Bridge Uplift Loads

If the proposed bridge is supported upon conventional spread foundations, uplift loads may be resisted by the weight of the foundation and the backfill within the volume defined by an imaginary line extending outward from the outside top edge of the footing 10 degrees from vertical to final grade. A unit weight of a well-graded sand and gravel backfill (115 pounds per cubic foot) over the footings may be used.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.40 may be utilized for the footing interface with in situ natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil shall be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill shall be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures, shown on the following page, in pounds per square foot (psf), shall be added based on wall depth and wall case.

Uniform Lateral Pressures			
Wall Height (Feet)	**Active Pressure Case (psf)**	**Moderately Yielding Case (psf)**	**At Rest/Non-Yielding Case (psf)**
4	80	115	150
6	121	172	224
8	161	230	299

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Additionally, GSH recommends that floor slabs be constructed a minimum of 4.0 feet from the stabilized groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of “free-draining” fill, such as “pea” gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the pavement sections on the following page are recommended.

Residential Roadways

(Light to Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and Occasional Heavyweight Trucks)
[9 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils, and/or structural site grading fill extending to properly prepared natural subgrade soils

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete shall be designed in accordance with the American Concrete Institute (ACI) and joint details shall conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone shall conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used

for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2021. The IBC 2021 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Salt Lake City section of the Wasatch fault zone, located about 0.7 miles to the east of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D – Default Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2021) can be utilized. If a measured site class is desired based on the project structural engineer's evaluation and recommendations, additional testing and analysis can be completed by GSH to determine the measured site class. Please contact GSH for additional information.

5.10.4 Ground Motions

The IBC 2021 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a

Site Class D – Default* Soil Profile. Based on the site latitude and longitude (40.6392 degrees north and 111.8140 degrees west, respectively), the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class D - Default* [adjusted for site class effects] (% g)	Design Values** (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 137.2	F_a = 1.200	S_{MS} = 164.7	S_{DS} = 109.8
1.0 Second (Long Period Acceleration)	S_1 = 50.5	F_v = 1.795	S_{M1} = 90.6	S_{D1} = 60.4

* If a measured site class in accordance with IBC 2021/ASCE 7-16 is beneficial based on the project structural engineer's review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2021/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study.

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a "moderate" liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Liquefaction was not included in the scope of this study and would require a deeper (30+ foot) boring for engineering analysis.

5.11 SITE VISITS

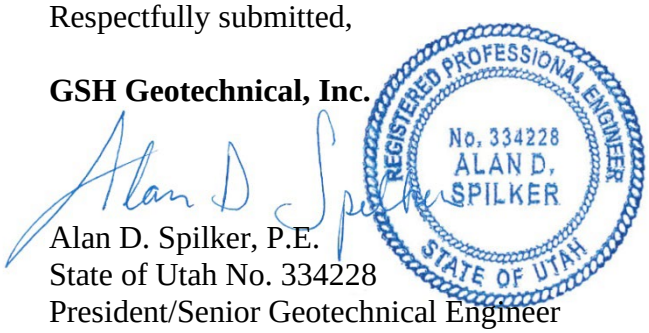
GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills have been removed and/or properly prepared, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.



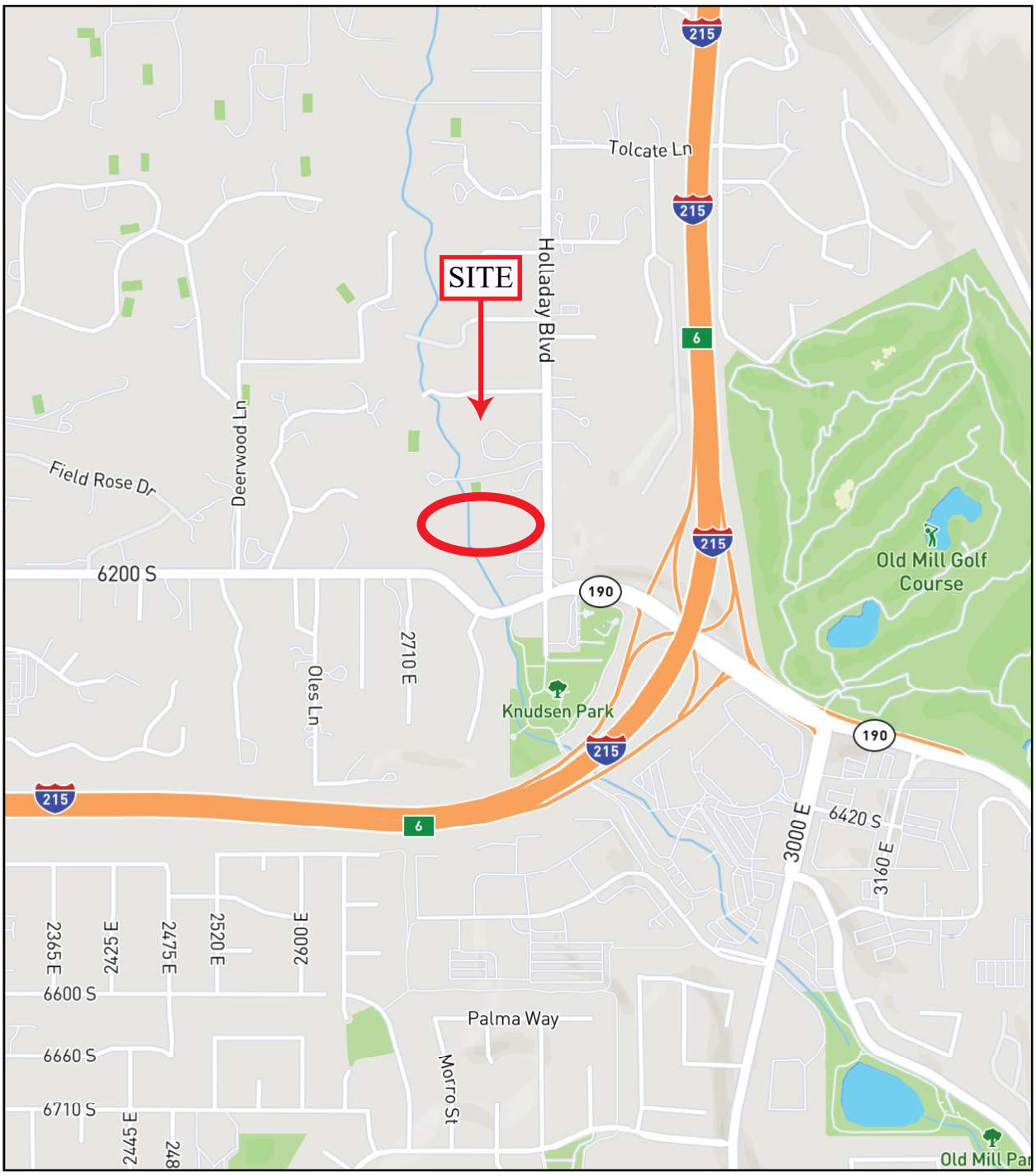
Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

GAL/ADS:jmt

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3F, Test Pit Logs
Figures 4A through 3D, Test Pit Logs
Figures 5A through 3F, Test Pit Logs
Figure 6, Key to Test Pit Log (USCS)
Figure 7, Typical Foundation/Chimney Subdrain Detail 18”

Addressee (email)

J-U-B ENGINEERS, INC.
JOB NO. 3054-04A-25



0.10 0 0 0 0 0 0.1 0.2 0.3 MI 0.4

200 0 0 200 400 M 600

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2025

GSH

J-U-B ENGINEERS, INC.
JOB NO. 3054-04A-25

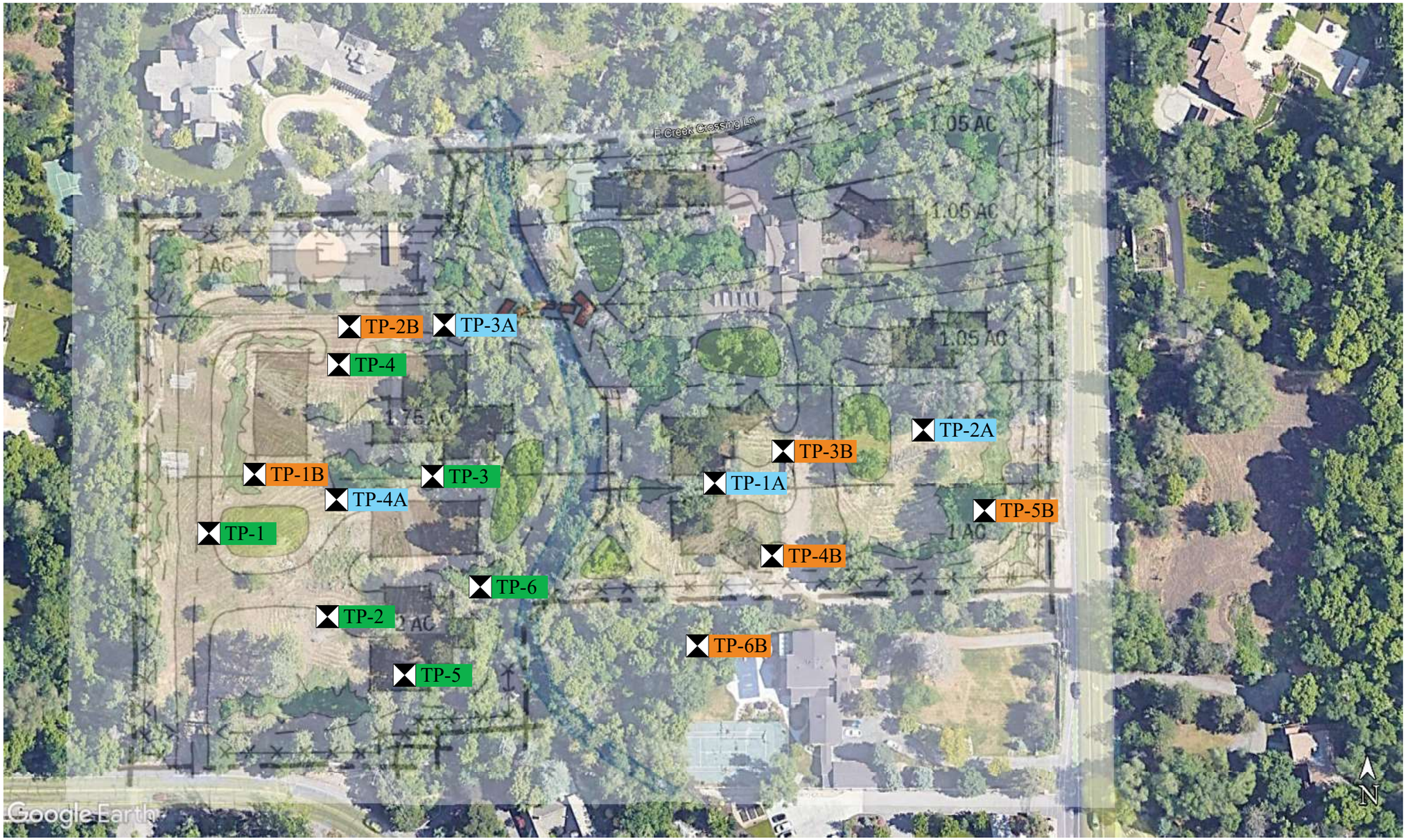


FIGURE 2
SITE PLAN

KEY:

- June 30, 2020 Report
- July 24, 2024 Report
- Current Report

APPROXIMATE SCALE IN FEET
45 0 45 90

REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED 7/2023

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 6/30/20 | DATE FINISHED: 6/30/20

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: TH

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 11.6' (6/30/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SP	FINE TO COARSE SAND with fine and coarse gravelly cobbles with boulders; major roots (topsoil) to 3"; oxidation mottling; reddish-brown								slightly moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and boulders; brown								slightly moist loose
										moist
			5							
										dense
			10							
▼										saturated
		End of exploration at 12.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 12.0'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 6/30/20 | DATE FINISHED: 6/30/20

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: TH

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 7.1' (6/30/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO COARSE SAND, FILL (previously demolished with fine and coarse gravelly cobbles with boulders; oxidation mottling; reddish-brown								slightly moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and boulders; brown								slightly moist loose
▼			5							dense
										saturated
		End of exploration at 8.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 8.5'.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 7.6' (4/28/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with fine and coarse gravel, some cobbles, and some clay; major roots (topsoil) to 4"; brown								slightly moist medium dense
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with trace silt and occasional cobbles; gray	5							slightly moist medium dense
▼										dense
					4		0.7			saturated
			10							
		End of exploration at 12.0'. No significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 12.0'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 8.1' (4/28/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and some cobbles; major roots (topsoil) to 4"; brown								slightly moist medium dense
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; gray	5							slightly moist dense
▼					8.5		3.1			saturated
		End of exploration at 13.0'. No significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 13.0'.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (4/13/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with some fine and coarse gravel; major roots (topsoil) to 4"; brown								slightly moist medium dense
					10.4		20.6			
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; brown	5							moist dense
		End of exploration at 10.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 10.0’.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (4/13/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SP/ SM	FINE TO COARSE SAND with some fine and coarse gravel and silt; major roots (topsoil) to 4"; brown								slightly moist medium dense
					4.7		9.7			
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; gray	5							slightly moist dense
					3.4		4.7			
			10							
		End of exploration at 12.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 12.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: Not Encountered (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel and trace fine to coarse sand; boulders; debris; major roots (topsoil) to 3"; black								slightly moist medium stiff
										sidewall caving
	SP/ SM	FINE TO COARSE SAND with fine and coarse gravel, some silt, and trace cobbles; black								slightly moist dense
					3.8		7.6			
			5							
			10							very dense
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 11.0’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 4A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: 10.9' (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM/SC FILL	SILTY/CLAYEY FINE TO COARSE SAND, FILL with fine and coarse gravel; major roots (topsoil) to 3"; black			6.2		18.7			moist dense
		grades with layers of clay up to 2" thick	5		7.6		37.4			
	SM	SILTY FINE TO MEDIUM SAND with some fine and coarse gravel and trace cobbles; black			13.9		14.2			moist dense
▼	SM/SC	SILTY/CLAYEY FINE TO MEDIUM SAND with layers of silty clay up to 6" thick; black	10		23.8		55.4			dense saturated sidewall caving
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 16.0'.	15 20 25							

See Subsurface Conditions section in the report for additional information.

FIGURE 4B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: 11.0' (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with trace silt and trace clay; major roots (topsoil) to 3"; tan								slightly moist dense
					1.2		2.7			
		grades with trace cobbles; black	5							
		grades brown								
▽			10							saturated sidewall caving
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 16.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 4C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: Not Encountered (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with some silt; major roots (topsoil) to 3"; tan								slightly moist dense
										sidewall caving
					1.1		5.0			
		grades with trace cobbles; black	5							
										sidewall caving
	SP	FINE TO COARSE SAND with fine and coarse gravel, trace silt, and cobbles; black								slightly moist dense
					1.9		2.8			
		Refusal at 8.5' due to sidewall caving. Significant sidewall caving. Installed 1.25” diameter slotted PVC pipe to 8.5’.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 4D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (4/7/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO COARSE SAND, FILL with trace clay and some fine and coarse gravel; dark brown			6.9		12.7			moist loose
	SP/ SM	FINE TO COARSE SAND with some silt, trace clay, fine and coarse gravel, and cobbles; brown/tan			5.0		6.6			slightly moist dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and trace silt; brown/tan	5							slightly moist dense
		End of Exploration at 9.5'. No significant sidewall caving. No groundwater encountered at time of excavation.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (4/10/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY COARSE SAND, FILL with trace clay and some fine and coarse gravel; dark brown								moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, some silt, trace clay, and cobbles; brown								moist medium dense
					8.2		10.0			
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and trace silt; brown/tan	5							moist medium dense
					5.5		4.1			
		grades brown/gray	10							
		End of Exploration at 11.5'. No significant sidewall caving. Installed 1.25” diameter slotted PVC pipe to 11.5’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (4/7/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL FILL	FINE TO COARSE SANDY CLAY, FILL with fine and coarse gravel; trace concrete debris; dark brown								slightly moist medium stiff
	SP/ SM	FINE TO COARSE SAND with fine and coarse gravel, some silt, and cobbles; brown	5		7.2		10.9			slightly moist medium dense
	SP/ SM	FINE TO COARSE SAND with trace fine and coarse gravel and some silt; layers of silty clay up to 1" thick; brown/tan	10		8.2		11.2			slightly moist medium dense
		End of Exploration at 13.0'. No significant sidewall caving. No groundwater encountered at time of excavation.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (4/10/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO COARSE SAND, FILL with fine and coarse gravel; tan/brown								slightly moist loose
	CL FILL	FINE SANDY CLAY, FILL with fine and coarse gravel; dark brown								slightly moist medium stiff
					11.9	105				
			5		13.8	103				
	SP	FINE TO COARSE SAND with fine and coarse gravel, trace silt, and trace clay; brown								slightly moist medium dense
		grades with cobbles; brown/tan	10							
					3.1		3.1			
		End of Exploration at 12.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 12.5’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (4/10/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL FILL	FINE TO COARSE SANDY CLAY, FILL with trace fine and coarse gravel; major roots (topsoil) to 6"; dark brown								moist medium stiff
					26.1	73				
			5							
	SM	SILTY FINE TO COARSE SAND with trace clay, fine and coarse gravel, and trace cobbles; tan/brown								slightly moist medium dense
			10							
		End of Exploration at 12.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 12.5’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5E

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6B

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-04A-25

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 4/7/25 DATE FINISHED: 4/7/25

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: JC

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: 7.4' (4/10/25) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM/ SC FILL	SILTY/CLAYEY FINE TO COARSE SAND, FILL with major roots (topsoil) to 18"; brown grades with fine and coarse gravel, trace cobbles, and organics; dark brown			27.8		33.1			moist loose
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and cobbles; brown/tan	5							moist medium dense
▼										saturated
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand and cobbles; tan	10							saturated medium dense
		End of Exploration at 10.5'. No significant sidewall caving. Installed 1.25” diameter slotted PVC pipe to 10.5’.	15 20 25							

See Subsurface Conditions section in the report for additional information.

FIGURE 5F

CLIENT: J-U-B Engineers, Inc.
PROJECT: Proposed Amare Vita Subdivision
PROJECT NUMBER: 3054-04A-25

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

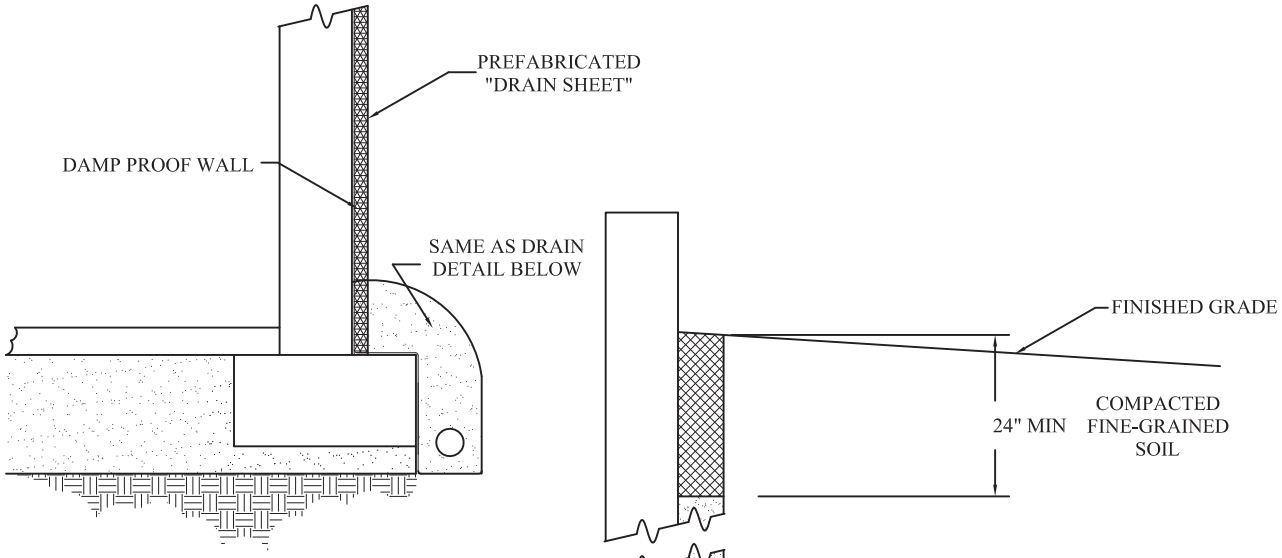
WATER SYMBOL

- Water Level

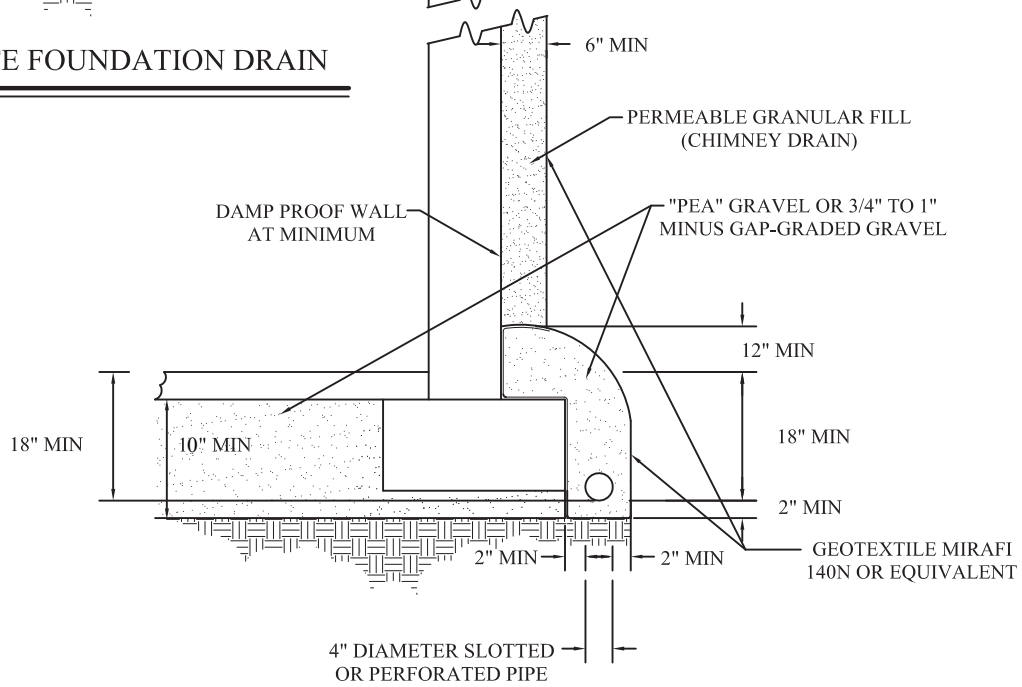
FIGURE 6

GSH

TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



ALTERNATE FOUNDATION DRAIN



TYPICAL FOUNDATION DRAIN

(NOT TO SCALE)

GSH

FIGURE 7

July 24, 2024
Job No. 3054-004-24

Mr. Jerron Atkin
J-U-B Engineers, Inc.
392 East Winchester Street
Salt Lake City, Utah

Mr. Atkin:

Re: Report
Geotechnical Study
Proposed Amare Vita Subdivision
6178 Holladay Boulevard
Holladay, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Amare Vita Subdivision to be located at 6178 Holladay Boulevard in Holladay, Utah. GSH Geotechnical, Inc. completed a geotechnical study for the western portion of the site dated April 29, 2021[1].

The general location of the site with respect to existing roadways, as of 2024, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the test pits excavated in conjunction with the referenced geotechnical study as well as this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Jerron Atkin of J-U-B Engineers and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

[1] "Report, Geotechnical Study, Proposed Single-Family Residential Structure, 2715 East 6200 South, Holladay, Utah." GSH Job No. 3293-001-21.

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 4 additional exploration test pits.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 24-0339 dated March 19, 2024.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The approximately 9-acre site is proposed to be developed for the construction of an 8-lot residential subdivision. The single-family residential structures are anticipated to be 2 to 3 stories above grade with full or partial depth basements supported upon conventional spread and continuous wall foundations. Additionally, a private bridge is proposed to cross the creek onsite.

Maximum real column and wall loads are anticipated to be on the order of up to 80 kips and up to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved residential roadways are planned to service the subdivision. Projected traffic in the residential roadways is anticipated to consist of a light to moderate volume of automobiles and light trucks, a light volume of medium-weight trucks, and occasional heavy-weight trucks (garbage trucks and school buses).

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 1 to 3 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To further define and evaluate the subsurface soil and groundwater conditions across the site, an additional 4 test pits were excavated within the accessible areas. These additional test pits were completed to depths ranging from 8.5 to 11.0 feet with a moderate-sized rubber track-mounted excavator. Excavation refusal within very dense granular soils terminated each test pit. The approximate locations of the test pits are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3J, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in each test pit to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, partial gradation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3J.

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-3	8.0	0.7	4.0	GP
TP-4	8.0	3.1	8.5	GP
TP-5	2.0	20.6	10.4	SM
TP-6	2.0	9.7	4.7	SP/SM
	8.0	4.7	3.4	GP
TP-1A	5.0	7.6	3.8	SP/SM
TP-2A	1.0	18.7	6.2	SM/SC (Fill)
	5.0	37.4	7.6	SM/SC*
	8.0	14.2	13.9	SM
	11.0	55.4	23.8	SM/SC*

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-3A	3.0	2.7	1.2	GP
TP-4A	3.0	5.0	1.1	GP/GM
	8.5	2.8	1.9	SP

* Sample contained layers of clay.

3.3.3 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water Soluble Sulfate (mg/kg-dry)
TP-3	3.0	SM	7.4	3
TP-2	2.0	SM/SC (Fill)	9.9	11

4. SITE CONDITIONS

4.1 SURFACE

The site is located at 6178 Holladay Boulevard in Holladay, Utah. The site is currently vacant/undeveloped land. Big Cottonwood Creek intersects the middle of the site in the north/south direction. Review of aerial imagery indicates that two single-family residential structures previously existed in the western and eastern portion of the site. Relatively small fill piles (likely associated with the demolition of the residential structures) were observed in portions of the site. The topography of the site is relatively flat, grading down to the west with a total relief of approximately 13 to 15 feet. Site vegetation consists of various weeds, brush, and grass throughout, with mature trees located in the central portion of the site surrounding the creek.

The site is bounded to the north and west by single-family residential structures; to the east by Holladay Boulevard followed by an office structure; and to the south by single-family residential structures followed by Big Cottonwood Road.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The additional test pits were excavated to depths ranging from 8.5 to 11.0 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations including those completed during the refenced study.

- Approximately 3 to 4 inches of topsoil was encountered in Test Pits TP-1, TP-3 through TP-6, and TP-1A through TP-4A. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Non-engineered fill soils were encountered in Test Pits TP-2, TP-1A, and TP-2A, to depths ranging from 1.0 to 6.0 feet beneath the existing ground surface. The non-engineered fill soils contained various debris and primarily consisted of clay with silt, sand, gravel, and boulder content and sand with varying clay, silt, gravel, and cobble content.

- Natural soils were encountered below the non-engineered fill or the ground surface in all test pit locations. The natural soils consisted primarily of sand and gravel with varying clay, silt, cobble, and boulder content.

- Materials causing excavation refusal were encountered within the dense natural soils in Test Pits TP-1A through TP-3A at depths of 11.0 feet below the existing ground surface. Excavation refusal due to significant sidewall caving was encountered in Test Pit TP-4A at a depth of 8.5 feet below the existing ground surface.

The natural granular sand and gravel soils were loose to very dense, slightly moist to saturated, and reddish-brown, brown, tan, gray, and black in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3J, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was measured at various dates within the PVC pipes installed as tabulated on the following page.

Test Pit No.	Groundwater Depth (feet)			
	June 30, 2020	April 22, 2021	April 28, 2021	July 15, 2024
TP-1	11.6	NGWE	NGWE	NM
TP-2	7.1	NGWE	NGWE	NM
TP-3	NE	8.2	7.6	NM
TP-4	NE	NGWE	8.1	NM
TP-5	NE	NGWE	NGWE	NM
TP-6	NE	8.7	NGWE	NM
TP-1A	NE	NE	NE	NGWE
TP-2A	NE	NE	NE	10.9
TP-3A	NE	NE	NE	11.0
TP-4A	NE	NE	NE	NGWE

NE = Not Excavated
NGWE = No Groundwater Encountered
NM = Not Measured

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils.

The most significant geotechnical aspects at the site are:

1. The existing non-engineered fills encountered in some areas of the site.

2. The relatively shallow depth to groundwater with respect to utilities and subgrade levels.

3. The shallow depth to excavation refusal in Test Pits TP-1A through TP-4A.

Prior to proceeding with construction, removal of all debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

Some of the on-site non-engineered fill soils encountered were granular. On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Groundwater was measured as shallow as 7.1 feet below the ground surface in June 2020 and as shallow as 10.9 feet in July 2024. GSH recommends placing floor slabs no closer than 4 feet from the highest groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

The dense natural soils encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process. However, larger excavation equipment may be utilized to reach required design depths.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of all debris, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork

areas, unsuitable natural soils shall be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, shall be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes shall be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

The static groundwater table was encountered as shallow as 7.1 feet below the existing surface and may be shallower with seasonal fluctuations. Consideration for dewatering of utility trenches, excavations for the removal of non-engineered fill, and other excavations below this level should be incorporated into the design and bidding process.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities and subgrade levels. However, larger excavation equipment may be utilized to reach required design depths.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed

4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that "honeycombing" does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) shall be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[2] T180 (ASTM[3] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 5	95
	5 to 10*	100
Site grading fills outside area defined above	0 to 5	90
	5 to 10*	100

[2] American Association of State Highway and Transportation Officials
[3] American Society for Testing and Materials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Utility trenches within structural areas	--	96
Road base	--	96

* For structural fill sequences greater than 5 feet thick and up to 10 feet thick, the entire fill sequence must be compacted to 100 percent of the maximum dry density and compaction shall be performed at 0- to 3-percent over the optimum moisture content.

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation shall consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be

compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

The static groundwater table was encountered as shallow as 7.1 feet below the existing surface and may be shallower with seasonal fluctuations. Dewatering of utility trenches and other excavations below this level should be anticipated.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities and subgrade levels. However, larger excavation equipment may be utilized to reach required design depths.

5.3 GROUNDWATER

Groundwater was measured at various dates within the PVC pipes installed as tabulated on the below:

Test Pit No.	Groundwater Depth (feet)			
	June 30, 2020	April 22, 2021	April 28, 2021	July 15, 2024
TP-1	11.6	NGWE	NGWE	NM
TP-2	7.1	NGWE	NGWE	NM
TP-3	NE	8.2	7.6	NM
TP-4	NE	NGWE	8.1	NM
TP-5	NE	NGWE	NGWE	NM
TP-6	NE	8.7	NGWE	NM
TP-1A	NE	NE	NE	NGWE
TP-2A	NE	NE	NE	10.9
TP-3A	NE	NE	NE	11.0
TP-4A	NE	NE	NE	NGWE

NE = Not Excavated
NGWE = No Groundwater Encountered
NM = Not Measured

Based on the anticipated cuts necessary to reach design subgrades, we anticipate temporary and permanent dewatering will be necessary. Floor slabs must be placed a minimum of 4 feet from the stabilized groundwater elevation or 1.5 feet if a perimeter subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Subdrains

A subdrain system, if utilized, shall consist of a perimeter foundation/chimney subdrain and an under-slab subdrain. The perimeter subdrain would consist of a 4-inch diameter slotted or perforated PVC or other durable material pipe installed with an invert at least 18 inches below the top of the lowest adjacent slab. The drain pipe shall slope at least 0.25 percent to a suitable point of gravity discharge, such as an inside or outside sump. The 4-inch diameter slotted PVC pipe shall be encased in a one-half to three-quarter-inch clean gap-graded gravel extending 2 inches below laterally and continuously up at least 12 inches above the top of the lowest adjacent slab. The gravels must be separated from the adjacent soils with a geotextile fabric, such as Mirafi 140N or equivalent. Extending up from the top of the foundation subdrain to within 1 foot of final grade shall be a synthetic drain board or a zone of “free-draining” permeable fill, also separated from all adjacent soils with a geotextile fabric. Prior to the placement of the perimeter foundation subdrain, the outside subgrade walls shall be appropriately waterproofed.

In addition to the perimeter foundation/chimney subdrain, an under-slab drain is recommended. This shall consist of a minimum of 8 inches of “free-draining” one-half to three-quarter-inch minus clean gap-graded gravel placed over properly prepared suitable natural subgrade soils and/or structural fill extending to suitable natural soil. The “free-draining” gravel shall be hydraulically connected to the perimeter drain. In addition, we recommend 4-inch diameter slotted PVC pipes be installed laterally and spaced approximately 50 feet apart beneath the below-grade level slab of the structure with an invert elevation of at least 12 inches below the top of the lowest adjacent slab. This subdrain would be similarly encased in the one-half- to three-quarter-inch clean gap-graded gravel, separated from the natural soils with a geotextile fabric, extending up to the 6-inch layer of gravel underneath the at-grade slab. This subdrain line would discharge to the perimeter subdrain.

GSH also recommends that a minimum of 10.0 inches of free-draining gravel material be placed below the floor slab and that this gravel be hydraulically tied to the perimeter foundation drain.

This may be accomplished by placing footings on a minimum of 6.0 inches of similar free-draining gravel material. Lateral drains must also be placed approximately every 50 feet and tied to the subdrain system.

Water collected by the subdrain system would be gravity discharged or pumped to a suitable discharge point such as area subdrains, storm drains, or other suitable down-gradient location (see attached Figure 5, Typical Foundation/Chimney Subdrain Detail 18"). A back-up power and back-up pump would need to be incorporated against failure if a suitable gravity discharge system is unavailable.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils. Under no circumstances shall foundations be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions for Footings Established Upon Suitable Natural Granular Soils	- 2,500 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term "net bearing capacity" refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total

of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings shall be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.4.4 Bridge Uplift Loads

If the proposed bridge is supported upon conventional spread foundations, uplift loads may be resisted by the weight of the foundation and the backfill within the volume defined by an imaginary line extending outward from the outside top edge of the footing 10 degrees from vertical to final grade. A unit weight of a well-graded sand and gravel backfill (115 pounds per cubic foot) over the footings may be used.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.40 may be utilized for the footing interface with in-situ natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil shall be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill shall be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures below, in pounds per square foot (psf), shall be added based on wall depth and wall case:

Uniform Lateral Pressures			
Wall Height (Feet)	**Active Pressure Case (psf)**	**Moderately Yielding Case (psf)**	**At Rest/Non-Yielding Case (psf)**
4	80	115	150
6	121	172	224
8	161	230	299

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Additionally, GSH recommends that floor slabs be constructed a minimum of 4.0 feet from the stabilized groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended:

Residential Roadways

(Light to Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and Occasional Heavy-Weight Trucks)
[9 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base

Over	Properly prepared natural subgrade soils, and/or structural site grading fill extending to properly prepared natural subgrade soils

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete shall be designed in accordance with the American Concrete Institute (ACI) and joint details shall conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone shall conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2021. The IBC 2021 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Salt Lake City section of the Wasatch fault zone, located about 0.7 miles to the east of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D – Default Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2021) can be utilized. If a measured site class is desired based on the project structural engineer's evaluation and recommendations, additional testing and analysis can be completed by GSH to determine the measured site class. Please contact GSH for additional information.

5.10.4 Ground Motions

The IBC 2021 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D – Default* Soil Profile. Based on the site latitude and longitude (40.6392 degrees north and 111.8140 degrees west, respectively), the values for this site are tabulated below.

Spectral Acceleration Value, T	**Bedrock Boundary [mapped values] (% g)**	**Site Coefficient**	**Site Class D - Default* [adjusted for site class effects] (% g)**	**Design Values** (% g)**
0.2 Seconds (Short Period Acceleration)	S_S = 137.2	F_a = 1.200	S_{MS} = 164.7	S_{DS} = 109.8
1.0 Second (Long Period Acceleration)	S_1 = 50.5	F_v = 1.795	S_{M1} = 90.6	S_{D1} = 60.4

* If a measured site class in accordance with IBC 2021/ ASCE 7-16 is beneficial based on the project structural engineers review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2021/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study.

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a "moderate" liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Liquefaction was not included in the scope of this study and would require a deeper (30+ foot) boring for engineering analysis.

5.11 SITE VISITS

GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills have been removed and/or properly prepared, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

5.12 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

Giavanna Lonardo, E.I.T.
Staff Engineer

Reviewed by:

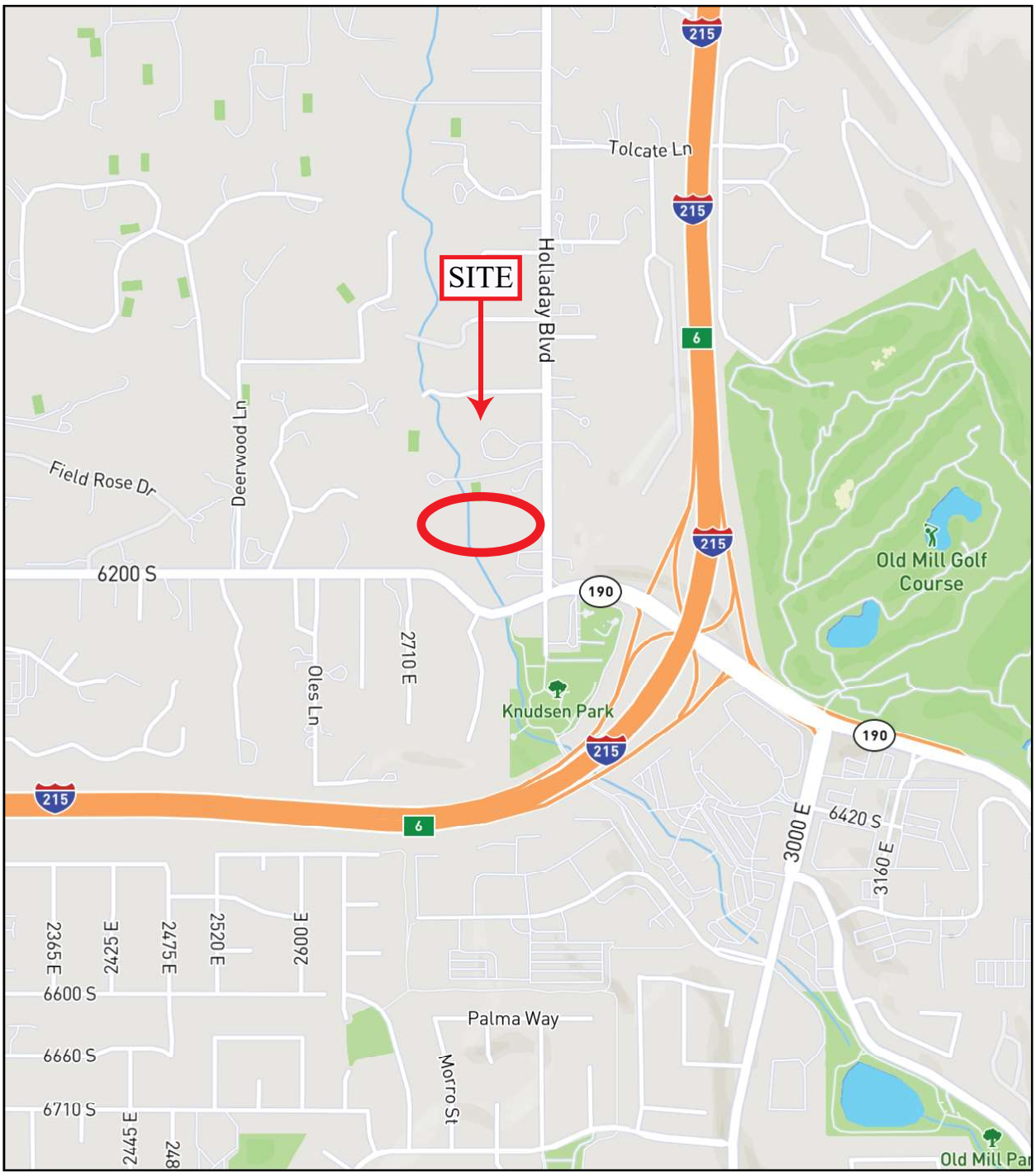
Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

GAL/ADS:age

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3J, Log of Test Pits
Figure 4, Key to Test Pit Log (USCS)
Figure 5, Typical Foundation Chimney Subdrain Detail 18"

Addressee (email)

J-U-B ENGINEERS, INC.
JOB NO. 3054-004-24



0.10 0 0 0 0 0 0.1 0.2 0.3 MI 0.4

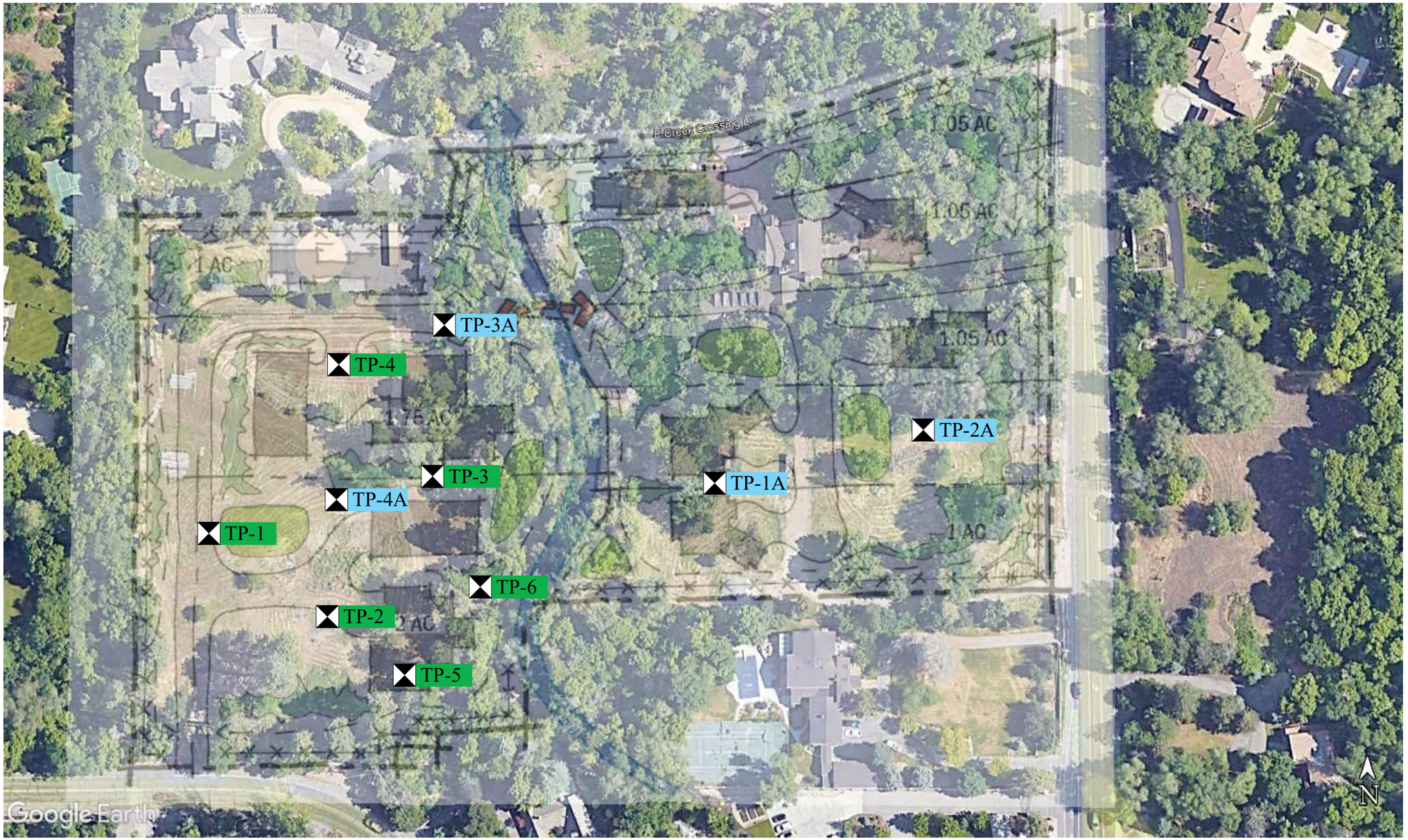
200 0 0 200 400 M 600

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2024

GSH

J-U-B ENGINEERS, INC.
JOB NO. 3054-004-24



REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED 7/2023

APPROXIMATE SCALE IN FEET
45 0 45 90

KEY:
June 30, 2020 Report
Current Report

FIGURE 2
SITE PLAN

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 6/30/20 | DATE FINISHED: 6/30/20

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: TH

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 11.6' (6/30/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SP	FINE TO COARSE SAND with fine and coarse gravelly cobbles with boulders; major roots (topsoil) to 3"; oxidation mottling; reddish-brown								slightly moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and boulders; brown								slightly moist loose
										moist
			5							
										dense
			10							
▼										saturated
		End of exploration at 12.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 12.0'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 6/30/20 | DATE FINISHED: 6/30/20

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: TH

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 7.1' (6/30/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO COARSE SAND, FILL (previously demolished with fine and coarse gravelly cobbles with boulders; oxidation mottling; reddish-brown								slightly moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and boulders; brown								slightly moist loose
▼			5							dense
										saturated
		End of exploration at 8.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 8.5'.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 7.6' (4/28/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with fine and coarse gravel, some cobbles, and some clay; major roots (topsoil) to 4"; brown								slightly moist medium dense
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with trace silt and occasional cobbles; gray	5							slightly moist medium dense
▼										dense
					4		0.7			saturated
			10							
		End of exploration at 12.0'. No significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 12.0'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 8.1' (4/28/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and some cobbles; major roots (topsoil) to 4"; brown								slightly moist medium dense
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; gray	5							slightly moist dense
▼					8.5		3.1			saturated
		End of exploration at 13.0'. No significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 13.0'.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (4/13/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with some fine and coarse gravel; major roots (topsoil) to 4"; brown								slightly moist medium dense
					10.4		20.6			
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; brown	5							moist dense
		End of exploration at 10.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 10.0’.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6

CLIENT: JLF Architects | PROJECT NUMBER: 3293-001-21

PROJECT: Proposed Single-Family Residential Structure | DATE STARTED: 4/13/21 | DATE FINISHED: 4/13/21

LOCATION: 2715 East 6200 South, Holladay, Utah | GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (4/13/21) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SP/ SM	FINE TO COARSE SAND with some fine and coarse gravel and silt; major roots (topsoil) to 4"; brown								slightly moist medium dense
					4.7		9.7			
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles and boulders; gray	5							slightly moist dense
					3.4		4.7			
			10							
		End of exploration at 12.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 12.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: Not Encountered (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel and trace fine to coarse sand; boulders; debris; major roots (topsoil) to 3"; black								slightly moist medium stiff
										sidewall caving
	SP/ SM	FINE TO COARSE SAND with fine and coarse gravel, some silt, and trace cobbles; black								slightly moist dense
					3.8		7.6			
			5							
			10							very dense
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 11.0’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3G

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: 10.9' (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM/SC FILL	SILTY/CLAYEY FINE TO COARSE SAND, FILL with fine and coarse gravel; major roots (topsoil) to 3"; black			6.2		18.7			moist dense
		grades with layers of clay up to 2" thick	5		7.6		37.4			
	SM	SILTY FINE TO MEDIUM SAND with some fine and coarse gravel and trace cobbles; black			13.9		14.2			moist dense
▼	SM/SC	SILTY/CLAYEY FINE TO MEDIUM SAND with layers of silty clay up to 6" thick; black	10		23.8		55.4			dense saturated sidewall caving
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 16.0'.	15 20 25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: 11.0' (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with trace silt and trace clay; major roots (topsoil) to 3"; tan								slightly moist dense
					1.2		2.7			
		grades with trace cobbles; black	5							
		grades brown								
▽			10							saturated sidewall caving
		Refusal at 11.0' on tightly packed boulders. Significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 16.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3I

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4A

CLIENT: J-U-B Engineers, Inc. PROJECT NUMBER: 3054-004-24

PROJECT: Proposed Amare Vita Subdivision DATE STARTED: 6/17/24 DATE FINISHED: 6/17/24

LOCATION: 6178 Holladay Boulevard, Holladay, Utah GSH FIELD REP.: AF

EXCAVATING METHOD/EQUIPMENT: Sany SV60

GROUNDWATER DEPTH: Not Encountered (7/15/24) ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with some silt; major roots (topsoil) to 3"; tan								slightly moist dense
										sidewall caving
					1.1		5.0			
		grades with trace cobbles; black	5							
										sidewall caving
	SP	FINE TO COARSE SAND with fine and coarse gravel, trace silt, and cobbles; black								slightly moist dense
					1.9		2.8			
		Refusal at 8.5' due to sidewall caving. Significant sidewall caving. Installed 1.25” diameter slotted PVC pipe to 8.5’.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3J

CLIENT: J-U-B Engineers, Inc.
PROJECT: Proposed Amare Vita Subdivision
PROJECT NUMBER: 3054-004-24

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	**GRAVELS** More than 50% of coarse fraction retained on No. 4 sieve.	**CLEAN GRAVELS** (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	**CLEAN SANDS** (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	**SILTS AND CLAYS** Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

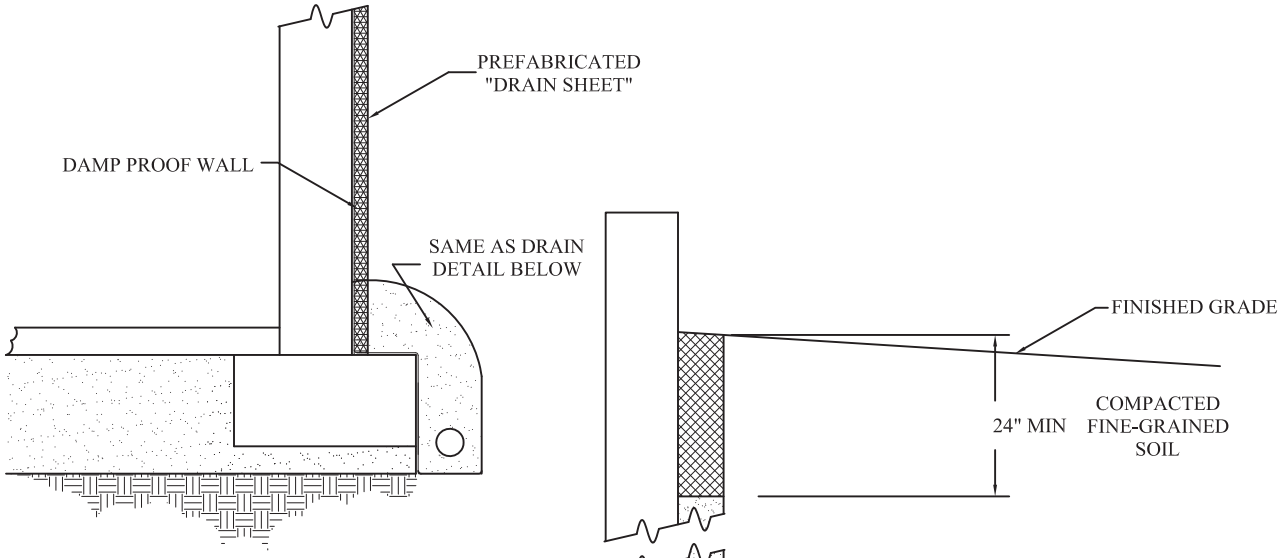
WATER SYMBOL

- Water Level

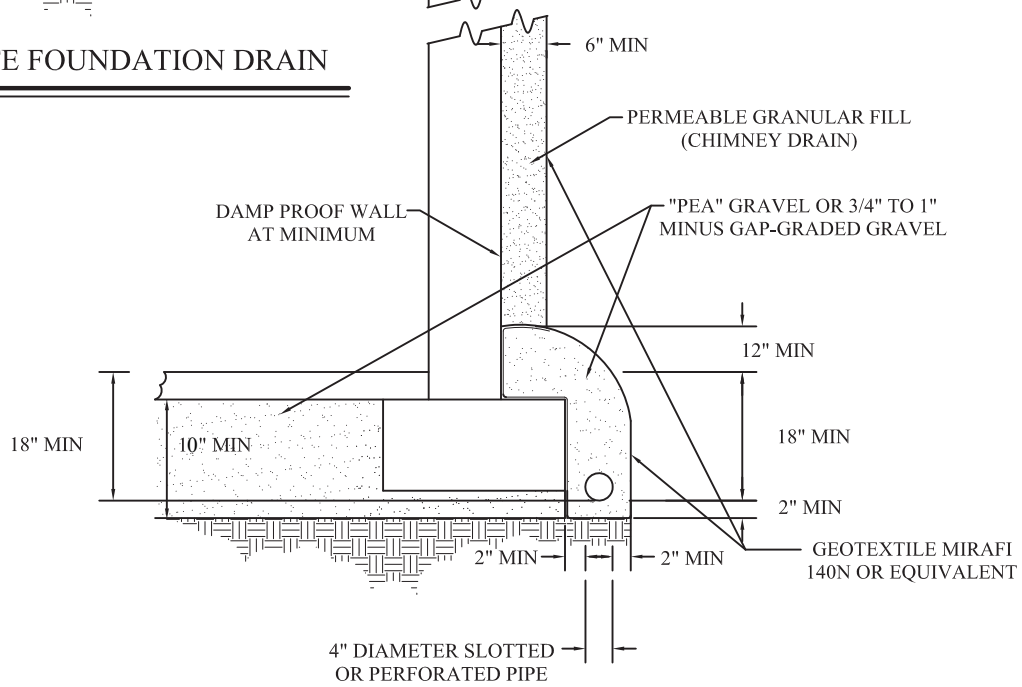
FIGURE 4

GSH

TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



ALTERNATE FOUNDATION DRAIN



TYPICAL FOUNDATION DRAIN

(NOT TO SCALE)

GSH

FIGURE 6

Date: July 14, 2025

To Whom It May Concern:

Re: Natural Gas Service Availability Letter
Project: Amare Vita Subdivision, Holladay UT

Natural gas can be made available to serve the Subdivision Name when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Please note: Gas Main location needs to be a minimum of 10' away from structure and 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,

Justin Caldwell
Pre-Construction Representative

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

12840 Pony Express Road
Draper, Utah 84020

August 15, 2025

To: Kristin Andrus

This is to advise you of our ability to provide electrical service to the **Residential Development** located in at **2715 E 6200 S, Holladay, Utah** with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Dustin Rudd

Rocky Mountain Power

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 22-1-03-3 "OLY VISTA" SUBDIVISON AMENDMENT

ADDRESS:

4877 S Holladay Blvd

LEGAL DESCRIPTION: *22-10-276-014*

LOT 2, OLY VISTA SUBDIVISION. 11387-0775

APPLICANT/REPRESENTATIVE:

Buck Swaney

PROPERTY OWNER:

Landblu, LLC

ZONING:

R-1-10, one home per 10,000 sq ft

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

NA

REQUEST:

SUBDIVISION AMENDMENT

APPLICABLE REGULATIONS:

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A	SUBDIVSIONS
13.10A.070	PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.10A.150	VACATING OR ALTERING A SUBDIVISION FINAL PLAT

EXHIBITS:

Staff Report
Subdision amendment plat

STAFF:

Carrie Marsh, City Planner

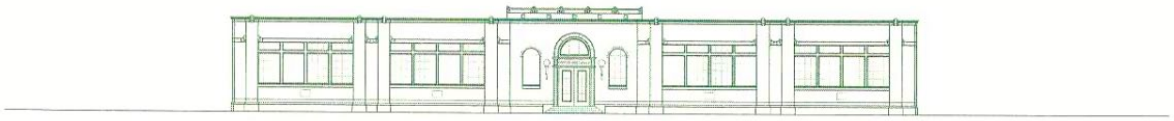
DECISION TYPE:

Administrative:

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

SITE VICINITY MAP

Notes:



City of Holladay
Community and Economic Development
Planning and Zoning

PLANNING COMMISSION STAFF REPORT

August 19, 2025

ITEM # 2

Request: SUBDIVISION AMENDMENT (3rd) – BOUNDRY CHANGE
Project: "Oly Vista" Subdivision Amendment
Address: 4877 South Holladay Blvd, Holladay Utah 84117
Applicant: Buck Swaney, representing property owner Landblu, LLC
File No.: 22-1-03-3
Notice: N/A
Staff: Carrie Marsh

GOVERNING ORDINANCES:

13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDUREs - *ADMINISTRATIVE*
13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
13.10A	SUBDIVSIONS
13.10A.070	PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
13.10A.150	VACATING OR ALTERING A SUBDIVISION FINAL PLAT

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

No 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

Amendment of a subdivision plat which changes the boundaries of the subdivision requires review and approval by the Land Use Authority (Planning Commission), as detailed in 13.10A.150 Decisions must be made during public meeting.

SUMMARY

In April 2022, property owner and applicant, Buck Swaney received subdivision plan approval to split an existing .801 acres (34,891 sq ft) lot according to R-1-10 zone lot creation standards regulations. Amendments to the landscaping within the subdivision were approved since the initial creation of the subdivision. following approval of the subdivision.

The property owner is currently seeking to add an area of land located on the east side of their property to the existing subdivision. This land area is 15 feet wide and 140.84 feet long. It is adding 2,112.6 square feet of land to Lot 2 in the Oly Vista subdivision. The new land area for lot 2 is .51 acres (22,115 sq. ft).

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.. The following is provided to the Planning Commission as a summary of a **recommendation of approval** from the TRC:

- The proposed addition of land to the subdivision increases conformity as it does not add enough land for any additional subdivision of land
- No additional dwelling units
- Fire access unchanged
- No impacts to stormwater or engineering

RECOMMENDATION

The TRC recommends that the commission consider comments from the applicant be presented. The CED Director has found that all required elements of a subdivision amendment are complete as per the City's submission requirements. The TRC recommends approval of the subdivision amendment.

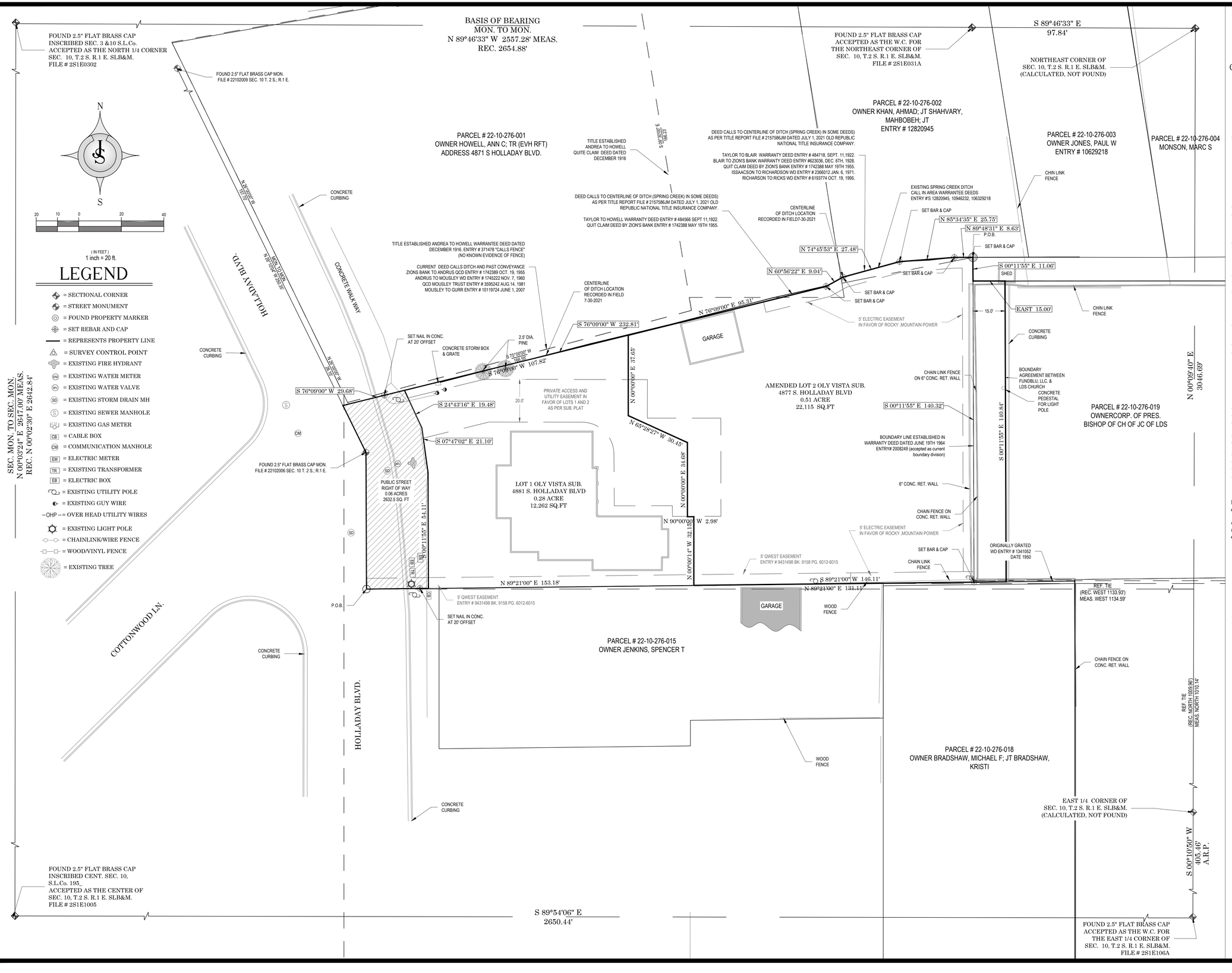
STAFF FINDINGS:

1. No petition from other owners in the subdivision has been received *(both lots are owned by the same owner)*
2. The subdivision amendment complies with all ordinances
3. The amendment does not create any non-conformities
4. Fire access is unchanged

SUGGESTED MOTIONS

"I ____ Motion to (approve / deny / continue for further discussion) the **SUBDIVISION AMENDMENT** application by Landblu, LLC to **Lot 2 of Oly Vista subdivision**, located at 4877 South Holladay Blvd, in the R-1-10 zone based upon the findings… *(see above)*

And subject to the following requirements … *[if any]*



DRAWING TITLE

RECORD OF SURVEY

CLIENT CONTACT

BUCK SWANEY

4877 S. HOLLADAY BLVD. LOCATED WITHIN, SALT LAKE COUNTY, UTAH. A PART OF THE N.E. 1/4 SEC. 10, T. 2 S., R. 1. E. S.L.B.&M.

PROPOSED AGREEMENT PARCELS

Tax Parcel # 22-10-276-019
Owner Church of Jesus Christ of Latter-Day Saints
2601 E MILO WY

Beginning at the Southwest corner of Lot 1 Block 2, Andlor Subdivision and Milo Way, the 50-foot county road, (Described as per vesting deed entry # 2008248 recorded June 19, 1964). Said point is located North 826.27 feet (Deed) and West 394.79 feet (Deed) from the East quarter corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being South 71°36' 31" East, 779.45 from a street monument located in Holladay Boulevard and Cottonwood Lane.

Thence S 89° 50' 30" W a distance of 408.00 feet, Thence North a distance of 186.87 (Deed 187.57) feet to a line originally granted in warranty deed #1341052, recorded 1950, Thence S 89° 21' 00" W along said warranty deed a distance of 32.16 feet to a mutually agreed boundary line with FUNDBLU LLC, Thence N 00° 11' 55" W a distance of 140.84 feet to a line originally granted in warranty deed #1341052, Thence N 89° 59' 52" E a distance of 327.39 feet, Thence S 34° 24' 00" E a distance of 204.58 feet, Thence S 89° 52' 30" W a distance of 2.34 feet, Thence South a distance of 157.41 feet to the point of beginning.
Containing 2.95 Acres, or 128,525 square feet.

Tax parcel 22-10-276-024
Owner Fundblu LLC
Address 4877 S HOLLADAY BLVD

Beginning at the northeast corner of Oly Vista Subdivision, recorded in November of 2022 in book 2022P at page 292 of plats, which point is located N 72°10'10" E 298.30 feet from a street monument located in Holladay Boulevard and Cottonwood Lane.

Running Thence S 00° 11' 55" E a distance of 11.06 feet to the north bounds of a parcel owned by the Church of Jesus Christ of Latter Day Saints, a boundary originally created in 1950 by warranty deed entry #1341052, Thence East along said boundary a distance of 15.00 feet, Thence S 00° 11' 55" E a distance of 140.84 feet to south bounds of said LDS church parcel boundary originally created in 1950 by warranty deed entry #1341052, Thence along said original deed in common with described above Oly Vista Subdivision, the remaining courses S 89° 21' 00" W a distance of 146.11 feet, Thence N 00° 00' 11" W a distance of 32.15 feet, Thence West a distance of 2.98 feet, Thence North a distance of 34.68 feet, Thence N 65° 28' 27" W a distance of 30.45 feet, Thence East a distance of 37.65 feet, Thence N 76° 09' 00" E a distance of 95.31 feet, Thence N 60° 56' 22" E a distance of 9.04 feet, Thence N 74° 45' 53" E a distance of 27.48 feet, Thence N 85° 34' 35" E a distance of 25.75 feet, Thence N 89° 48' 31" E a distance of 8.63 feet to the point of beginning.
Containing 0.51 Acres, or 22,115 square feet.

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Buck Swaney for the purpose to establish the boundary of this Subdivision and to show the proposed purchase options from the adjoining LDS church property, to come to a mutual boundary agreement.

The basis of bearing was derived from found street monumentation, section corners, and utilized on this survey as N 89°46'33" W as shown here on. Area surveys as recorded within the records of the Salt Lake County Surveyor's Office have been pulled and examined during the coarse of this survey. Which coincides with this bearing base depicted on this survey.

NOTE:

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which are disclosed by the details of the Old Republic National title Insurance Company Entry # 2157586JM dated July 1,2021.

2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.

3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that by the owners' authority, I have made a survey of the tract of land shown on this plat and described hereon. The same has been correctly surveyed and referenced with ground measurements and other data as shown on this plat. This survey retraces lot/deed lines and may have corrected said lot/deed lines to coincide with found evidence and other interpolations and conclusions, based on said ground measurements, data surveys and other information and records. Furthermore, other unwritten rights of ownership or lines of occupation may have implied rights or may exist, and in conducting this survey and preparing this plat it is expressly understood that I do not warrant or certify any of those rights unless evidence and records of agreements or acts among the appropriate parties are provided to me sufficient to establish the existence and position of those lines.

JOHANSON
PROFESSIONAL LAND SURVEYORS
SURVEY• DESIGN• SEPTIC• PLANNING
SURVEYING

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

STAMP

STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
7-13-2025
PROFESSIONAL LAND SURVEYOR

PROJECT NO. S-25-063
DATE: 7-23-2025
DRAWN BY: BROCK T. CISNEROS
OVERSEEN BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER
SHEET-1

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# n/a COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: *n/a*

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

Tuesday, May 6, 2025
6:00 PM
City Council Chambers
4580 South 2300 East
Holladay, Utah

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Dennis Roach, Chair	Carrie Marsh, City Planner
Karianne Prince	Jonathan Teerlink, Community and Economic Development Director
Brian Berndt	
Angela Gong	
Paul Cunningham	
Jill Fonte	

WORK SESSION

Chair Dennis Roach called the Work Session to order at 5:30 p.m. He reported that there are four items on the Regular Meeting agenda, including two Public Hearing items and two Action Items. All Commissioners were present at the meeting with the exception of Commissioner Ginger Vilchinsky.

The first item on the Regular Meeting Agenda was the Hinckley Estates Subdivision. City Planner, Carrie Marsh, explained that the applicant was originally trying to move lot lines around. It was determined that a subdivision was needed to create legal property. Based on the layout of the lots, it was also determined that a Planned Unit Development ("PUD") would be the best option to pursue. The packet includes a layout of what a standard subdivision would be with two lots. The total number of units that could be on the property is six to seven, once access is considered.

PUDs are open as far as where lot lines are located. In this case, all of the property will be retained by family members. The family wants to change the property line that runs down the middle and bring it over so the parcels can be accessed from the road more directly. She reviewed several potential layout options with the Commission, as well as the proposed layout. Ms. Marsh explained that the family is interested in a PUD to maintain some open space and have connections. The setback is the same as what it would be on a standard lot, so there is an eight-foot setback proposed on the side next to the adjacent property. The front yard setbacks are 20 feet, which is the same setback that would be allowed on a private road. The building areas were reviewed. The existing houses will remain but building areas are identified on the plan so there is clarity in the event of future additions.

Chair Roach asked if the PUD will limit the applicant to four structures. Ms. Marsh confirmed this and explained that the applicant is applying for four units. If there is a desire to modify that in the future to add more units, the applicant will need to come to the Commission with a PUD subdivision modification. The family is interested in subdividing, but there is still a desire to maintain open space. Limiting some of the structural areas and the number of units ensures that can happen.

Commissioner Fonte identified the gray area. There is currently a dirt road that goes in there and she wondered if the proposal is to extend that road and pave it. Ms. Marsh explained that because the property was originally developed in the 1950s or 1960s, it did not have improved fire access. There have not been improvements made since that time. Adding new dwelling units to the land means the fire access needs to be improved to meet the current fire access standards. The improvements would involve paving so that it is able to withstand the weight of a fire engine. In addition, there needs to be a full turnaround area. The trees shown on the plan are on a separate property. Based on the conversation with the property owner who owns the property and the trees, there is a possibility of removing some trees to locate the fire access there. However, that will need to be worked out between the applicant and the owner of the neighboring property. Ms. Marsh clarified that since that is outside the boundaries of the PUD, it cannot be included in the PUD.

Commissioner Fonte believed three homes would be accessed from Floribunda and the home on Sleepy Hollow would have a different access point. Ms. Marsh confirmed this. She shared the elevations with the Planning Commission and identified the location of the steeper slope. Staff will review the Final Plat to make sure there are easements noted on the plat but those are all private agreements worked out between property owners. Commissioner Cunningham felt the main issue with the PUD proposal was the benefit to the City. One of the arguments made by the applicant was the preservation of open space and trees but Ms. Marsh mentioned the potential removal of trees on a neighboring property. He is not certain the argument can be that trees will be maintained when the PUD could potentially result in the removal of trees outside of the PUD area. Ms. Marsh pointed out that those trees are outside the control of the applicant due to their location.

There was additional discussion about the City benefiting from the proposal. Ms. Marsh noted that during the Neighborhood Meeting that was held, it was noted that there would be fewer paved surfaces as a result of the one access road. Commissioner Cunningham stated that the burden is on the applicant to show the value to the City. He looks forward to hearing more about that during the meeting. Chair Roach believes that with a PUD, the Commission has more liberty to impose vegetation restrictions than if it were a subdivision. For instance, there could be a 1:1 ratio or canopy ratio replacement in the preserved open space areas for whatever is removed as a result of the application.

Ms. Marsh reported that there have been some comments from neighbors regarding potential covenants that are on the property. After doing some research on that, there might be an issue with covenants that are recorded. The applicant has a lawyer looking into this matter. It is not the

responsibility of the City to enforce or follow covenants that may or may not be on a property. That is the responsibility of the applicant and will not impact the Planning Commission determination.

The next item on the Regular Meeting agenda is the Davies Subdivision. Ms. Marsh reported that this is a three-lot subdivision request on the corner of 6200 South and Holladay Boulevard. It is located in the R-1-43 Zone and will divide the property into one-acre lots that will be accessed from Holladay Boulevard. There was a conceptual process that took place in 2022, but the applicant did not come back for the preliminary process. The applicant has now reapplied with a Preliminary Plat.

The applicant's engineer was currently working on updates to the Civil Plan. Ms. Marsh believes some of those updates were submitted, but there might be some additional corrections that need to be made, so this is listed as a Condition of Approval. Commissioner Cunningham asked if there was anything conceptually different between the previous plan and the current plan, which was denied.

The Action Items on the Regular Meeting agenda were discussed. There is the Site Plan Amendment for 5025 South Highland Drive. Ms. Marsh reported that the applicant has returned to show the 10-foot sidewalk. A 10-foot setback along Highland Drive has also been added as part of the PUD. The patio areas have been removed and the required landscaping in the parking lot has been added. Chair Roach asked about the trees along the east property line. Ms. Marsh confirmed that there are more than required. The last item on the agenda is a Text Amendment to Chapter 13.84 – Outdoor Lighting Standards. Chair Roach noted that it might be possible to make a motion on that amendment.

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. All Commissioners were present with the exception of Commissioner Vilchinsky. There were four items on the meeting agenda. Commissioner Prince read the Opening Statement for the benefit of those present.

PUBLIC HEARING

1. 'Hinckley Estates' Subdivision - Preliminary Plan/Plat - 4888 South Floribunda (R-1-10) Preliminary Level Review and Consideration of Development Details by Applicant/Property Owner, D. Rennie. Review of this 1.65-Acre (71,874 Square Feet) 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.*

Ms. Marsh presented the Staff Report and stated that the request is for a residential subdivision and PUD. It involves four separate parcels. All of the parcels are owned by the Hinckley Family or members of the Hinckley Family. The applicant wants to keep the property within the family, but the current parcels on the south side are not subdivided. The intention is to subdivide those to enable future development when each family member is ready to do so. The total area is 1.65 acres, which is 71,874 square feet. This is located in the R-1-10 Zone, which has a minimum lot

size of 10,000 square feet. This project area would allow for a total of seven dwelling units based on the gross land area, but only four are proposed. Ms. Marsh reviewed some of the R-1-10 Zone standards as follows:

- 10,000 square feet of land per lot;
- 80-foot minimum lot width for each lot;
- 60-foot minimum frontage width at the street;
- 20-foot front setback from a private right-of-way;
- Rear setback of 22 feet (increases with lot size);
- Side setbacks of 25% of the minimum lot width;
- Lot coverage is 31% for structures and 36% total;
- Building height is 32 feet for lots under half an acre and 35 feet for lots half an acre to one acre. Building height is 40 feet for lots that are over one acre; and
- Graduated height standards require that the structure fit within a building envelope created by a 45-degree angle at a point that is 8 feet above the property line.

The purpose of a PUD is included in the Staff Report. A Technical Review Committee ("TRC") analysis was prepared for the Preliminary Plat and PUD. The details of that analysis were provided for the Planning Commission to review. The recommendation from the TRC is to approve the application. The Commission can speak to the applicant about the various elements of the PUD.

The applicant, Christian Rennie, reported that the property has been in the family for the last 90 years. Work has been done with his grandmother for the last few years to ensure that it remains in the family. Plans are being made for the future, but there is no immediate intention to build. There are two elements of the proposal. The first is a new subdivision that changes the property lines. He explained that the existing property line runs north to south, but there is a desire to move that so it runs east to west instead. The second element of the proposal is the creation of a PUD. The new subdivision will align the lots to the existing road, Floribunda Drive, and eliminate the need for a private road to be built. This would preserve green space. Mr. Rennie reported that a road would be required to access the landlocked western lot as it currently stands. When the lot configuration was shared with the City, the suggestion made by Staff was to create a subdivision in conjunction with a PUD. This allows for flexibility in building areas while focusing on the preservation of the existing greenery, mature trees, and open space. The PUD consists of the following four lots:

- 4880 South Floribunda Drive;
- 4888 South Floribunda Drive;
- 4890 South Floribunda Drive; and
- 2830 East Sleepy Hollow Drive.

Mr. Rennie believes the project meets the standards outlined in 13.08.040(F). The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The project involves a low-density residential use that aligns with the surrounding properties and

will not introduce any unusual or incompatible impacts to the neighborhood. There is a desire to work collaboratively to ensure the best outcome for the neighborhood and the City of Holladay.

Chair Roach explained that during the Work Session, there was a question about tree preservation with the current lot layout. It sounds like the intention is to maintain that open space and try to protect a lot of the tree canopy. This was confirmed. Chair Roach asked if there would be opposition or concern about a Condition of Approval related to tree replacement. Mr. Rennie expressed support.

Chair Roach opened the public hearing.

Christian Hansen gave his address as 4867 South Floribunda Drive. He identified the location of his home on a map of the area. Mr. Hansen has written out several comments and concerns. There are copies available for the Commission to review. It was noted that the emailed version has been reviewed. Mr. Hansen informed those present that he found out about this proposal eight days ago. Based on what he has heard so far, there is no urgency to build. Given that, he wondered if it was possible to pause this process and talk through some of the key issues. One of the main issues is the fact that there is no recorded easement over his driveway and that is their proposed access. That is something that needs to be discussed so more clarity can be provided. He asked if it is legal to approve a PUD without confirming access to the road. It would be possible to access their homes through the right-of-way that terminates at his property line, so an adjustment might be needed.

Mr. Hansen noted that there are setbacks for Floribunda Heights of 35 feet and those are in the covenants. He feels additional conversations are necessary before moving forward. There is no unified design and there is no public benefit. He does not believe the application should be approved until there is more clarity about access and setbacks. He feels this process has been rushed.

Dave Dellenbach gave his address as 4015 South Floribunda Drive. His wife's trust owns the vacant lot to the north at 4891 South Floribunda Drive. He identified the properties on a map of the area. It is his understanding that when a home is built on either the proposed subdivided lots or the Dellenbach lot, the City will require a permanent asphalt road. The road is expected to be placed on the westernmost boundary of the Dellenbach lot. He did not object to the subdivided lots unless the City of Holladay were to assume the permanent road would be placed in a location other than along the westernmost boundary of the Dellenbach lot. He shared comments about the removal of the trees. It is his understanding that Mr. Rennie is committed to keeping the trees within the boundaries of the PUD. However, that does not apply to the properties that are located outside of the PUD area.

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

Mr. Rennie explained that there is a desire to be a good neighbor. He acknowledged the need to work through some of the easement issues, but clarified that the Hinckley properties are not part of Floribunda Heights. All of the setbacks are in accordance with the City ordinances, so

everything is in line with the Holladay requirements. He reiterated that there is a desire to preserve as much green space as possible with the new subdivision lines. The PUD allows them to save some significant trees on the property line.

Commissioner Berndt asked how the northeast lot will have access. Ms. Marsh pointed out the property line on a map of the area. The lot was previously owned by a member of the family, so there was an easement put in place. That being said, she does not know the details of that easement or how it relates to this particular property. That would need to be clarified before a Final Plat was recorded. There can be a Condition of Approval included to ensure that this information is verified. She noted that during the Final Plat, there is a check done to make sure easements and access are noted.

Chair Roach mentioned Floribunda Heights and noted that there seems to be a disagreement about the properties included. He clarified that the Planning Commission does not adhere to Homeowners Association ("HOA") restrictions, but abides by the City Code and property rights. Ms. Marsh echoed this and explained that Planning Commission approval is based on the City standards. If there are additional covenants and restrictions, it is the responsibility of the property owner to address them.

Commissioner Prince had a question about access. There is currently an existing home that someone lives in. She asked how the current resident accesses the home. Ms. Marsh reported that there is already access in place, but it is unclear whether there is a legally recorded access in place. There was discussion about the easements and the permissions currently in place in the area.

Commissioner Cunningham struggled with the timeline. If the subdivision is approved during the current meeting, there is language in the proposed motion that states fire access requirements are met. He does not believe that statement is accurate. The language also states that PUD elements are found to be incorporated on the approved drawings, but the PUD has not been approved, so it is not possible to include that as part of the motion. Commissioner Cunningham pointed out that, according to the applicant, there is no rush to build. It might make sense to allow more time for discussion between the applicant and the neighbors. Chair Roach asked for input from Staff on this matter. Community and Economic Development Director, Jonathan Teerlink, explained that it is not the role of the Planning Commission to make a judgment on private easement requirements. However, continuing this to ensure there is clarification about the access easement section is something to consider.

Commissioner Cunningham does not have an issue with approving the subdivision as long as the reference to the fire access and PUD has been removed. He does not feel comfortable approving the PUD at this time, as he believes more clarification is needed. Mr. Teerlink confirmed that two motions will need to be made by the Planning Commission for this application. Chair Roach believed there is comfort from Commissioner Cunningham to move forward with the subdivision, but he would like to continue the PUD. Commissioner Cunningham confirmed this and asked that #5 and #7 be removed from the findings that are included in the motion language for the subdivision. Commissioner Fonte was not certain how to remove #5 from the language. Commissioner Cunningham does not believe the fire access requirements can be met until access

is resolved. Mr. Teerlink explained that the language is based on the drawing that has been proposed and reviewed. Commissioner Cunningham still thought it made sense to remove #7 from the subdivision motion.

Commissioner Prince asked if the Planning Commission should look at a continuation to address some of the issues that have been raised. She pointed out that the issue related to access seems to be fairly significant. Commissioner Fonte wanted to know what the harm is in continuing these items. Commissioner Prince is not convinced there would be harm, especially since there is no plan to build on the site in the near future. More time to settle these issues might be preferable.

Commissioner Prince made a motion to continue the Preliminary Plat. Commissioner Fonte seconded the motion. Following the vote, Ms. Marsh asked for additional information about what the Commission would like to see. It was reiterated that there are unknowns about access that need to be addressed. As far as the trees, Chair Roach would like to see ISA standards for tree protection zones put in place for construction near the tree canopies that are proposed to be preserved on the south side. He does not want to see trees harmed because of the construction methods. If there are trees that have to come out because of the size of the construction pad on the south lot, he would like to see language that states the canopy size taken out will be replaced in one of the other dedicated green space areas. Based on feedback from the Commission, Mr. Teerlink suggested that the motion be amended to include tree protection standards and to include the PUD in the continuance.

Commissioner Prince moved to CONTINUE the Preliminary Plat and PUD for "Hinckley Estates," a Four-Unit Residential Subdivision in the R-1-10 Zone, located at 4888, 4890, 4880 South Floribunda Drive and 2830 East Sleepy Hollow Drive, to allow more time for the property owners to discuss access and consider tree protection, with the item returning at the May 20, 2025, Planning Commission Meeting. Commissioner Fonte seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Fonte-Yes; Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed unanimously.

2. <u>'Davies' Subdivision - Preliminary Plan/Plat - 6171 South Holladay Boulevard (R-1-43) Preliminary Level Review and Consideration of Development Details by Applicant/Property Owner, Jonathan Davies. Review of this 3.28-Acre (142,922 Square Feet) Development is Conducted According to R-1-43 Zone Compliance and Subdivision Development Submittal and Review Standards According to Holladay Ordinance §13.10a.</u> ***<u>File #22-1-07-01</u>***

Ms. Marsh presented the Staff Report and stated that the request is for the Davies Subdivision located in the R-1-43 Zone. It is a three-lot single-family residential subdivision. There is a one-acre minimum lot size in this zone. The subject property is located on the corner of 6200 South and Holladay Boulevard. There are notes in the Staff Report related to the requirements. Ms. Marsh reported that the property has a 500-year floodplain on the west side of the property and a significant slope on the east side. All three lots comply with the standards in the R-1-43 Zone as far as width, street frontage, and total land area. The City Engineer has a few requirements, so in

the motion language, one of the Conditions of Approval is to address all comments by the City Engineer prior to final approval.

The applicant's representative, Kent Withers, is with McNeil Engineering and he submitted the application on behalf of Jonathan Davies. Mr. Withers appreciated the presentation made by Ms. Marsh and shared some additional information. The house on the south, which is Lot 3, is to remain as it currently exists, along with most of the vegetation. He discussed the slope on the east side. The applicant is interested in maintaining that slope and the vegetation that currently exists there. On the left side, there has been a recommendation made to widen the road. In connection with the subdivision, it is proposed that there be some dedication across the frontage of the street to allow for some curb improvements. Mr. Withers discussed the existing conditions in the area and reported that the Davies family is planning to construct a house on Lot 2, but that has not been brought forward to the Commission at this time. There are no immediate plans for development on Lot 1.

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

Commissioner Prince reported that the Planning Commission has seen this property before. She asked why the application did not move forward previously. Mr. Withers's understanding was that work was put on hold. The property owner, Jonathan Davies, stated that there was a desire to ensure that all three lots complied with the one-acre requirement. This process will now ensure there is still compliance. He asked about pedestrian access. Ms. Marsh reported that this was reviewed with the City Engineer. The City Engineer has made some recommendations about improving the corner slightly and making the bicycle lane safer by increasing the distance between the travel lane and the bicycle lane. There could also be a slight curb bump out to protect bicyclists in a small section. These items were discussed earlier in the day. The recommendations will be shared shortly.

Ms. Marsh explained that the previous process was concept, preliminary, and final. The concept process took place with a public hearing and approval but the applicant did not come back for the preliminary process. Since then, the Subdivision Ordinance has changed, and now it is just preliminary that goes to the Planning Commission. Commissioner Angela Gong expressed support for improving the bicycle lane. There were no additional Commissioner questions for Staff.

Commissioner Cunningham moved to APPROVE the Preliminary Plat application by Kent Withers for "Davies Subdivision," a Three-Lot Subdivision, located at 6171 South Holladay Boulevard in the R-1-43 Zone, based upon the following findings:

1. ***Development details required for a Preliminary Plat have been submitted and reviewed by the Technical Review Committee.***

2. ***The proposal is in accordance with the development, land use standards, and lot size criteria specified in the Holladay City General Plan and Title 13 of the Holladay zoning and subdivision regulation codes.***

3. The new lots are proposed to have direct access to public street(s).

4. Fire access is existing, labeled, and approved by the Unified Fire Authority.

5. Utilities are all readily available and connection letters have been submitted.

6. Areas of steep slopes are indicated and labeled as unbuildable as per Holladay Grading Standards 13.76.

This is also subject to the following conditions:

1. Delineate the 500-Year Flood Plain area on the plat.

2. Address all comments by the City Engineer prior to final approval.

Also, within one year and in accordance with 13.10A.070.E to complete administrative review and approval of the Final Plat by the Technical Review Committee.

Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Fonte-Yes; Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed unanimously.

ACTION ITEMS

3. Site Plan Amendment - '5025 South Highland Drive.' Subdivision and Mixed-Use PUD 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 stated that this is a Site Plan Amendment application for 5025 South Highland Drive. It is a mixed-use commercial and residential subdivision and PUD that has been discussed by the Planning Commission previously. Since the last time the Planning Commission discussed this item, some changes have been made. For example, a 10-foot setback from the property line is shown. In addition, the commercial building square footage has increased. Ms. Marsh clarified that the previous version of the plan showed patios. There is also a 10-foot sidewalk shown in the updated plan. The requirements for the parking lot landscaping have been added. The required trees for the townhomes on the east side of the property are shown as well.

The applicant, Bret Laughlin, hopes the Planning Commission is pleased with what has been done since the last meeting. He asked that the application be approved during the meeting. Chair Roach noted that the building has been moved back and the desired changes have been made. According to City Staff, there are more trees along that eastern edge than required. He discussed tree canopy coverage and suggested that the motion language specify trees that will branch out a little bit to provide more canopy than a columnar tree would. This would address concerns about long-term tree coverage on the east side. There is no suggestion to increase the count, but rather the growth pattern.

Commissioner Gong asked about the recommendation to the City Council to vacate an unused portion of the Arbor Lane right-of-way. Ms. Marsh reported that this was discussed at the last Planning Commission Meeting. She mentioned the old alignment of Arbor Lane. It was realigned and there was a large area still owned by the City. The City is willing to dedicate that to the property owner.

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 on 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 accommodate constructed and proposed improvements to Arbor Lane, a secondary roadway.***

6. ***The Landscaping Plan meets requirements for parking lots and shows the additional trees required on the east side of the property (rear of townhomes).***

This is also subject to the following conditions:

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

    a. ***Address Civil Plan comments by the City Engineer.***
    b. ***Submit Grading and Drainage Plan.***
    c. ***Provide Utility Service Letters with approved plans.***

This is with a FAVORABLE recommendation to the City Council to vacate an unused portion of the Arbor Lane right-of-way, combining that area within the boundary of the plat. Also, within one year and in accordance with 13.10A.070.E to complete administrative review and approval of the Final Plat by the Technical Review Committee.

Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Fonte-Yes; Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed unanimously.

Commissioner Prince moved to APPROVE the Mixed-Use Planned Unit Development Site Plan Application Submitted by Bret Laughlin for "5025 South Highland Drive," a Mixed-Use Planned Development Unit in the C-2 Zone, based on the following findings:

1. ***Separation of residential units into four twin-home structures meets the requirements of a PUD.***

2. ***Previously approved 10-foot setback for new townhomes can be maintained.***

3. ***A 10-foot sidewalk on Highland Drive with dedication is shown on the plat.***

4. ***A 10-foot setback from the back of the sidewalk is approved.***

5. ***Landscaping and open space around the perimeter of the property, with patio areas, and in residential spaces, meet requirements for open space.***

6. ***Additional trees above the required amounts are to be located in the rear yards of units one, two, three, and four, on the east side of the property.***

This is also subject to the following conditions:

1. ***Address all other requirements and conditions from the subdivision amendment.***

2. ***Any trees planted on the east side must involve a larger canopy that is not only columnar.***

Commissioner Berndt seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Fonte-Yes; Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed unanimously.

4. <u>Continued - Text Amendment - Chapter 13.84 - Outdoor Lighting Standards Continued Review and Recommendation of Proposed Amendments to Title 13 of the Holladay City Code, Land Use and Development Regulations. Under the Direction of the Holladay City Council, the Proposal is a New and Expanded City Outdoor Lighting Section Proposed as Holladay Ordinance §13.84. Item Reviewed as a Legislative Action, According to Procedures Set Forth in Holladay Ord. §13.07. *File #25-4-02.*</u>

Mr. Teerlink presented the Staff Report and explained that the Text Amendment relates to Chapter 13.82 – Outdoor Lighting Standards. Members of the City Council had been approached by citizens looking for residential lighting code standards rather than commercial ones. A full draft was presented to the Planning Commission. Several amendments have been made based on the feedback received during previous meetings. There was a desire to have as many Commissioners as possible vote on the Text Amendment, which is the reason it is now before the Planning Commission.

Commissioner Fonte moved to RECOMMEND the Proposed Section 13.84 – Outdoor Lighting Standards, as amended, to the City Council for their Final Review and Consideration. Commissioner Gong seconded the motion. Vote on Motion: Commissioner Berndt-Yes; Commissioner Gong-Yes; Commissioner Prince-Yes; Commissioner Fonte-Yes; Commissioner Cunningham-Yes; Chair Roach-Yes. The motion passed unanimously.

Mr. Teerlink took a moment to acknowledge the work that Ms. Marsh does behind the scenes. He thanked her for all of her efforts ahead of each Planning Commission Meeting. Commissioners echoed their appreciation, especially when there are more complicated applications to consider. Commissioner Prince thanked City Staff for providing quality information to the Commission.

ADJOURN

Chair Roach moved to ADJOURN the Planning Commission Meeting. There was no second. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:20 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, May 6, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# n/a COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: *n/a*

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

Tuesday, July 15, 2025
6:00 PM
City Council Chambers
4580 South 2300 East
Holladay, Utah

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Dennis Roach, Chair	Carrie Marsh, City Planner
Karianne Prince	Jonathan Teerlink, Community and Economic Development Director
Angela Gong	
Jill Fonte	Brad Christopherson, City Attorney

WORK SESSION

Chair Roach called the Work Session to order at 5:30 PM.

The agenda items were reviewed and discussed.

The first agenda item was the Russell Corner Subdivision Preliminary Plan and Plat. City Planner, Carrie Marsh, reported that the lot is greater than 16,000 square feet in size in the R1-8 Zone, where the minimum lot size is 8,000 square feet. The frontage dimensions were met by the two lots. There is a dedication area on Russell Street that is within the property area where there is a sidewalk requirement. In response to a question raised, Ms. Marsh stated that there is existing sidewalk on the Russell Circle side but not on Russell Street.

The second, third, and fourth agenda items were identified as the Hinckley Estates Subdivision. Ms. Marsh stated that each item will require its own public hearing. The first public hearing is to establish the legal number of units or lots on the property based on the zone requirements. Once the fire access was removed from the total land area, there is enough property to accommodate six units. The Commission's decision should be based on whether the request meets the legal requirements of the zone. There will likely be public comment from a neighbor about the easement, as it is a private road. The easement currently provides access for two parcels.

In response to a question raised, Ms. Marsh reported that there is one home on the road and a parcel related to that dwelling. There is another parcel in the corner on the east side of the road that is owned by Christian Hansen. The applicant's property is on the west side of the private road. The current lot configuration is to be stacked one in front of another. Two houses will be able to be accessed directly from the private road instead of having to install a long driveway back and providing access from the north side. There is a new home on the west side of Sleepy Hollow Drive and a second house that is

owned by Jean Hinckley, who owns the family property. The parcels they are reconfiguring are related to that house. Because they are related parcels, it is not buildable legal property. It was clarified that the easement allows for a total of four homes, which will remain with an easement. Access issues were discussed. It was noted that one home has access currently, but is being moved off that site. The existing easement will provide access to four lots. The easement access will establish and limit the number of units. It was noted, however, that easements can be modified if all parties are in agreement.

Ms. Marsh explained that the second public hearing will be for the Planned Unit Development ("PUD") element. PUDs are Conditional Use Permits ("CUP"), so generally, conditions are imposed to mitigate potential impacts. Potential impacts could pertain to privacy. The Commission could consider potential mitigations and conditions that could be imposed based on the comments received. With regard to the third public hearing, if conditions are imposed within the PUD, if approved, that is where the conditions will be applied to a subdivision plat. The third motion will create a subdivision that incorporates the PUD elements.

A question was raised about how the PUD element is related to the easement. Ms. Marsh explained that in this case, the issue is that they are taking their access and placing it on their property. They have worked out easement access outside of their property with the property owner. Based on the existing easement, the two new lots that are to be created, which are legal buildable lots, will still have access through the easement. The concept plan shows that it is shortened. Instead of the two lots having the full length of the private road access, it will be converted to be entirely on their property. To accomplish this, they will create an additional 20-foot-wide road inside their property.

In response to a question, Ms. Marsh stated that the hatched area will be 20 feet wide, which is the minimum required for fire access. As a result, there can be no parking in that area. Driveway areas will be provided for parking. She explained that with private roads and easements, it is important to ensure that there is access for the dwelling units being created. In this case, the neighbors agreed that the easement already exists and they will maintain it. The property owner doing the PUD will improve the lane and have it asphalted and improved for fire access. The Fire Marshall reviewed the plan and determined that the proposed configuration meets all fire access requirements.

Ms. Marsh explained the reason for the PUD in the area rather than standard zoning. The applicants wanted to create a lot that does not meet the 80-foot width requirement. What is proposed is a preference, but it creates some restrictions. With standard lots, they will be able to have accessory structures that are four to six feet from the property lines. Their building area will also be much larger than what they are restricting themselves to. She commented that the applicants are increasing the amount of green space and limiting their building space. Options available to the applicants were discussed. It was confirmed that the PUD proposal does not increase or decrease setbacks from what would be applicable if they were to move the lot lines.

Community and Economic Development Director, Jonathan Teerlink, presented the Royal Holladay Hills Redevelopment and stated that there are two site plans on different blocks from the site. Block C is a Site Plan Amendment Subdivision Amendment where a new retail pad is being added for a retail center that complies with the Site Development Master Plan ("SDMP"). The Commission will review site plan elements for the parking, landscaping, and architecture. The second site plan, Item

7, is an amendment. The Commission reviewed and approved Block K, which is the easternmost side up against Memory Lane that has both single-family homes and what was previously approved as multi-family. The applicant is now revising the plan to eliminate multi-family complex buildings and replace them with townhomes. The unit count will be reduced from 100 to 93. All else will remain the same, other than the architectural style.

Agenda Item 6 is a text amendment where the Commission will make a recommendation to the City Council. The SDMP requires clarity with regard to parking within the document, specifically as it relates to the uppermost northwest corner at Murray Holladay Road and Highland Drive. There is a large portion of Block A that is designated as surface parking. In the concept plan, the applicant is proposing retail buildings on the corner. The parking element limits development there to surface parking only. What is proposed is an amendment to the SDMP to exclude parking for 30 to 40 percent of Block A so that the rest of it can be both parking and commercial building lots.

Mr. Teerlink explained that the SDMP includes locations for project signage around the perimeter of the site along Murray Holladay Road and Highland Drive. There is an entrance to the site on Murray Holladay Road where they would like to place a monument sign. It is not included in the SDMP, and the applicants are asking that it be added back in.

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

Chair Roach called the Regular Meeting to order at approximately 6:00 PM. It was noted that because there were only four Commission Members present, all votes would need to be unanimous in order to pass. Commissioner Fonte read the Commission Statement.

PUBLIC HEARING

1. "Russell Corner" Subdivision – Preliminary Plan/Plat - 4585 South Russell Street. (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*.

City Planner, Carrie Marsh, presented the Staff Report and stated that the Russell Corner Subdivision is a two-lot subdivision located on the corner of Russell Street and Russell Circle in the R-1-8 zone. The R-1-8 Zone requires an 8,000-square-foot minimum lot size. The property in question is over 16,000 square feet in size and dividing it into two still meets the minimum requirement. There is an area on Russell Street that would need to be dedicated to the public right-of-way. Sidewalk improvements will be required as part of the subdivision. The sidewalk will carry through on Russell Street and around the corner and incorporate an Americans with Disabilities Act ("ADA") ramp at that corner. One lot will face Russell Circle and the other onto Russell Street. Both lots are accessible from public roadways and all fire requirements have been met. Utility letters have all been submitted with water approvals from Holliday Water, power approval from Rocky Mountain Power, sewer approval from Mount Olympus, and gas approval from Enbridge. The City Engineer has reviewed and approved all engineering details.

The applicant, Mark Snow, was present to answer questions. He confirmed that there is just one home on the lot to be subdivided.

Chair Roach opened the public hearing.

Robyn Bechthold gave her address as 4572 South Russell Street and questioned whether the height and setback restrictions will be met. She also asked if the homes would be designed to fit into the neighborhood. She stated that the proposal calls for two single-family homes; however, she was concerned with the neighborhood being inundated with Airbnbs. Her understanding was that that was something the City was working to control.

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

Mr. Snow confirmed that they have met all setbacks and stated that the legal height requirement is set by the City of Holladay. They are proposing traditional homes.

With regard to Airbnbs, Ms. Marsh stated that the Code for short-term rentals requires them to be located in an R-2 or R-M Zone. A second requirement is that they be located on a street that is 60 feet wide or wider. Most neighborhood streets in the City are 50 feet wide. A third requirement is that it go to the Planning Commission for a CUP. The City has a record of CUPs for short-term rentals with there currently being three in the City.

Commissioner Gong felt that the request seemed reasonable. The lot sizes comply with the zone, and the property is accessible. It seemed to her that allowing two homes on the proposed lots would be in keeping with the character of the area. Chair Roach agreed and liked the idea of getting a sidewalk. The downside was losing some of the tree canopy.

Commissioner Gong moved to APPROVE the Preliminary Plat Application by Mark Snow for Russell Corner, a two-lot subdivision located at 4585 South Russell Street in the R-1-8 Zone subject to the following:

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 through public roads, utility easements, and right-of-way improvements has been provided.***

6. Within one year, in accordance with 113.10A.070, the final plat approval shall be completed by the Community and Economic Development Director following a positive recommendation from the TRC.

Commissioner Prince seconded the motion. Vote on motion: Commissioner Fonte-Yes, Commissioner Prince-Yes, Commissioner Gong-Yes, Chair Roach-Yes. The motion passed unanimously.

The Commission took a short break.

2. <u>"Hinckley Estates" Residential Subdivision – Concept Plan – 4880 South, 4888 South, 4890 South Floribunda Drive and 2830 East Sleepy Hollow Drive (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 the zone and subdivision standards required by Holladay Ord §13.10A. *File #25-1-07.*</u>

Ms. Marsh presented the Staff Report and stated that the project has been before the Planning Commission before. The applicant is applying for a Planned Unit Development ("PUD") subdivision. A concept subdivision layout was presented with R-1-10 zone standards. The project involves four different parcels located at 4880, 4888, and 4890 South Floribunda and 2830 East Sleepy Hollow Drive. The properties are all owned by the same family. Two parcels are related and are not legal, buildable parcels. In an effort to create legal, purchasable property, the applicant has begun the subdivision process and opted for the subdivision to be a PUD. The first step in the concept subdivision is to review the legal requirements under the R-1-10 zone, which requires a 10,000-square-foot minimum lot size, and an 80-foot wide lot with a 60-foot wide street frontage. The layout includes six lots that each exceed 10,000 square feet. All have fire access and the required frontage and lot width. The allowed number of units was established based on that and after taking out fire access, six units would be allowed within the PUD project area. The applicant is requesting four lots.

Ms. Marsh reported that the property is accessed through a private road with existing access easements. The existing easement allows calls out four parcels specifically and includes the original property owner, Ms. Hinckley on the far northwest side, the property owner on the northeast side, and the two parcels that are related. All are designated in the existing easement.

The applicant, Christian Rennie was present with his wife Dee. Mr. Rennie stated that they were given three items to address including the road access, fire access, and tree canopy. They are legally entitled to six lots in the subdivision, which differs from what they are proposing. Dee <u>Rennie</u> stated that according to the R-1-10 zone requirement and setback, their total site is 71,642 square feet, which could potentially turn into seven lots; however, due to private road access, they were able to subdivide into a total of six lots. The intent is to maximize lots without considering existing or mature trees or green space. The study was intended to show the significant savings and consideration put into the beauty of the property. They kept as much green space as possible to help support natural habitats in the area.

Commissioner Gong asked about the street configuration on the property. Ms. Marsh explained that the Easement Agreement will have to change to allow three lots that would be accessed from outside.

There is a possibility that one of those could be accessed through Sleepy Hollow. All of the access easements will have to be worked out to approve six lots.

Chair Roach opened the public hearing.

Christian Hansen gave his address as 4867 South Floribunda Drive. He referred to the right-of-way and stated that the right-of-way shall be terminated and all rights extinguished to all benefiting parties if any of the benefiting properties are subdivided, amended, or altered for any development. His understanding is that this is why the applicants are limited to four lots. If they were to pursue six lots, Mr. Hansen would no longer have access to his home.

Dave Dellenbaugh gave his 4915 South Floribunda Drive and assumed that the six-lot graphic is academic since no one present supports six lots and that is not proposed. Six lots would be opposed by everyone on the street.

Cindy Gubler gave her address as 2865 South Floribunda Drive. She has been a neighbor to the Hinckleys for 22 years and has known them for 55 years. She felt they have a right to develop their property, she just wants to ensure that it is done right.

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

Mr. Rennie confirmed that although they could legally develop six lots, they are only seeking four.

In response to a question raised by Commission Prince, Ms. Marsh explained that the PUD process includes establishing the legal number of dwelling units, which is determined by how many lots meet the minimum requirements can fit on the property. That must be done as part of a PUD process. PUDs allow the flexibility to move the total number of units around in different configurations depending on the features of the property. The applicant can choose to develop fewer units than are allowed. In this case, the PUD concept is for four units. In order to change that to six units, they would need to amend their application and concept plan. Before the Commission is an application for four units as part of a PUD. To change that in the future would require the applicants to come back to the Planning Commission and hold a neighborhood meeting and a public hearing.

Commissioner Prince moved to APPROVE the Conceptual Subdivision for Hinckley Estates, a six-lot residential subdivision in the R-1-10 zone located at 4888, 4890, 4880 South Floribunda Drive and 2830 East Sleepy Hollow Drive subject to the following:

Findings:

1. ***The development complies with the R-1-10 zone standards.***

2. ***Utility letters have been provided.***

3. ***Fire access requirements are met.***

Conditions:

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 the required fire access areas.***

Commissioner Fonte seconded the motion. Vote on motion: Commissioner Gong-Yes, Commissioner Prince-Yes, Commissioner Fonte-Yes, Chair Roach-Yes. The motion passed unanimously.

3. <u>"Hinckley Estates" – Planned Unit Development Conditional Use Permit – 4880 South, 4888 South, 4890 South Floribunda Drive and 2830 East Sleepy Hollow Drive. (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.*</u>

Ms. Marsh presented the Staff Report and stated that for this approval, the elements can be changed from the standard six-lot layout with standard setbacks and lot sizes. The applicant has proposed to develop four dwelling units. Typically, a smaller home would be developed on a 10,000-square-foot lot as it would be restricted by the size of the property. With the proposed layout, they will have a larger area for building space that has been consolidated into a couple of areas for the two new houses and allowed additional space for the existing homes. The one on the northeast side has a deck with a building area around a deck that already exists on the property. There is an existing shed in the far corner as well that has been incorporated into the building area. The intent is to encapsulate things that exist and allow space to expand the existing older home.

Ms. Marsh reported that the building areas are consolidated and the applicants have detailed in the PUD what the total coverage is. She recalled that it is around 37% in an R-1-10 zone where the maximum coverage is 35%. The structures will not cover the fully identified building area. What is likely to be built will be under the total coverage that would be allowed in a 10,000 square foot lot. There are slopes and mature trees that the applicants have worked around and they provided a plan that shows the tree removals that are affected by building areas. Some are too close to building areas and could be impacted. Some of the trees may be able to remain if a home is designed to work around the existing trees. It is, however, safer to call them out as removals. For the most part, those building areas are in the more open areas on the property.

The applicant identified trees that will be impacted by the building areas. The four units have fire access with a 40-foot wide road and adequate radius for a fire turnaround. The hatched areas shown are no parking and no access to meet the standard setbacks. The other perimeter setback is on the northeast side, which was in line with the existing accessory structure. They delineated between a primary building setback and an accessory building setback. An accessory building setback would

have a four-foot setback while a primary building would have an eight-foot setback, which is standard with a 10,000-square-foot lot that is 80-feet wide. All of the other setbacks are interior. The building lots are more traditional and slightly larger. The applicants will still be required to meet height requirements based on the lot size. With regard to graduated height, Ms. Marsh stated that it is not modified by a PUD. When a structure is built, the closer it is to a property line, the shorter it has to be. Ms. Marsh reported that when a structure is moved eight feet from the property line and adds the additional eight feet for the 45° angle, the intersection point is 16 feet. The result is a tiered effect that is designed to push taller structures away from property lines.

Ms. Marsh explained that the front setbacks are 30 feet for the second structure. The first structure must be 20 feet from the property line. Chair Roach asked about the setback on Lot 4. Ms. Marsh explained that the south property line, which is a side property line, is eight feet. It backs backyards that have much larger setbacks. That is the result on any corner when a side yard is next to a rear yard. Chair Roach questioned how the existing trees can survive with an eight-foot setback. Ms. March stated that consideration could be given to allowing an average of eight feet. The closest point would then be eight feet and potentially provide space for some trees there. The ability to allow for setbacks to be averages would be detailed on the plat. Ms. Marsh explained that the City of Holladay allows for averaging with setbacks, which allows an applicant to move setbacks 15% closer but it must be averaged out elsewhere to meet the overall average. The averaging is designed to create buildings and structures that do not have just a flat face and allows for more variation such as window pop-outs. The result is building variation and better architectural design.

Ms. Marsh referenced the PUD elements set forth in the Staff Report and stated that those shown in bold were taken from the Code on PUDs. With regard to compatibility, this area has been zoned R-1-10 by Salt Lake County. The Floribunda Subdivision, which was created in 1950, included lots that were larger than the minimum required at that time. That was the choice of the developer based on their own parcel. The result was that the lots ended up being larger than legally required. Other subdivisions in the area were identified. Ms. Marsh noted that the Floribunda Heights Subdivision is an outlier in the overall context of the area. This often occurs when large properties are held by families for a long time and then divided. When there are larger pieces of land that are developed by a developer, the result is typically a more standardized minimum lot size.

Ms. Marsh stated that with the CUP, the Commission can assess the impacts of privacy and how a setback can affect a neighboring property on the perimeters of a subdivision. They can also consider how to mitigate those impacts by potentially placing requirements within the PUD element. Mitigations could include increased trees, vegetation, and fencing on the perimeter.

Mr. Rennie wished to address the topics brought up at the last meeting, which included road and fire access and preserving the trees. These were concerns that were addressed and to be resolved before granting approval. With regard to road and fire access, after considering different options and proposals, one of the options was to have a separate road and fire access. This was decided upon to prevent the need to cross the neighbor's property. The applicants plan to provide their own road access that meets all fire access requirements for the lots and the current layout was accepted by the Fire Marshall. With regard to the tree canopy, there will be a Tree Protection Zone ("TPZ") protection around the Mulberry tree, the Oak tree, and others as necessary during construction. After careful study of the subdivision, they currently have approximately 13,902 square feet of canopy space and

they will be removing around 1,023 square feet, which is roughly 7% of the total canopy. The trees along the southern lot that are connected to the neighbors can be preserved or replanted for privacy as well.

Mr. Rennie explained that when they presented the lot configuration to the City, the suggestion from staff was to create a subdivision in conjunction with a PUD, which allows for flexibility in building areas while preserving existing greenery, mature trees, and open space. The specifics of two different graphics were discussed. The crosshatched area showed the preservation area. It was clarified that areas outside of the building areas are considered open space because they cannot be developed. The areas shown in yellow are the building areas. Common spaces were also delineated.

Chair Roach opened the public hearing.

Jane Hinckley gave her address as 4880 South Floribunda Drive. She provided a history of the property, which is dear to her. Her father purchased four acres of land from Christian Pedersen, who lived on Casto Lane in the early 1930s. Her family lived in Chile until 1944, so her grandfather and uncles planted and watered many of the trees. They still have Sycamore, Maple, Ash, Mulberry, and Scotch Pines in her backyard from the original trees. They built their Holladay home in 1949. Her brother built his home, which is now owned by Christian Hansen, in the early 1960s, and her father built Ms. Hinckley's home in 1964. The children of herself and her brother had an amazing childhood and her father taught Ms. Hinckley's sons how to work hard. She now owns about 1¼ acres of the original four acres with her home and the two lots. She was grateful to have a grandson who is able and desires to continue this family heritage. His parents built the home on Sleepy Hollow after a 20-year wait. She looked forward to having family traditions carried on. Dee and Christian have allowed her to stay in her home as long as she is able and no development will take place while she is still alive.

Cindy Gubler gave her address as 2865 Floribunda Drive and expressed her love for the Hinckley Family and the area. She was, however, concerned as to whether a PUD is the right choice. She wondered if something similar could be accomplished without a PUD. She commented that every home on Wander Lane to Floribunda Drive has mature trees and shrubs, which creates a feeling of seclusion. She did not want to jeopardize that. She provided a photo of the south corridor near her home. What she sees out her window resembles a forest canopy. She was concerned that a large number of trees will be removed and those that remain will have a diminished chance for survival. She asked that the Hinckleys push the homes out further and eliminate the pocket park and have a larger side setback or put a Tree Protection Plan in place. She also asked that they be held accountable for any damage to her trees. Ms. Gubler loves her property, which is surrounded by trees and she considered it a tragedy to potentially lose that. She values the City's tree canopy and hopes it will be maintained.

Rob Nydegger gave his address as 2870 East Floribunda Drive and stated that he is a fan of the Hinckley Family. He has a handwritten copy of Ms. Hinckley's history in his files with the covenants. He purchased a property that was subdivided and was unsure how that happened because it was not compatible with the covenants. When he recombined the properties, his neighbors thanked him for preserving the history and character of Floribunda Drive. Although the applicant is not subject to them, it distressed him that the setbacks were not consistent with those covenants.

Christian Hansen gave his address as 4867 South Floribunda Drive. He and his wife have lived in their home for seven years and they purchased it for the privacy. It is surrounded by trees. In the summer they cannot see their neighbors. He supports planned development that fits the character of the neighborhood and respects the Holladay City Code. He noted that the City Planners explained that their legal role is to assist the applicant with the law, so in that way they are the applicant's advocate. He asked who his family's advocate is. They were told that the Code is their advocate. Ms. Marsh mentioned that six lots will be allowed in the R-1-10 zone, but he believed a more accurate comparison would be four lots because the easement does not allow six. In addition, the lots will be one-half acre in size, not 10,000 square feet, and he believed a four-foot setback was too small. They were told that driveway access needs to be five feet from the property's corner, and it looked like the driveway was at the corner of his property.

Mr. Hansen's main concern was the inconsistency in setbacks as the PUD proposed a 10-foot setback between the homes, eight feet on the southern property line, and four feet on the shared property line. He asked why shared property lines with neighbors who are not in the PUD were not at least the same or better than those within the PUD in order to respect the character of the R-1-10 neighborhood. It is not a high-density area, but rather a private lane with 0.50-acre lots. Larger setbacks provide more area for trees and most mature trees in the neighborhood are on property boundaries. The City Code specifies that the Planning Commission must decide whether the size, shape, and placement of homes in a PUD fits the character of the surrounding area and does not negatively affect adjacent properties, however, four- and eight-foot setbacks are not typical for Floribunda Drive and the homes are centered on the 0.50-acre lots. The layout will affect spacing, privacy, light, and shade of nearby homes. He believes those are reasonable concerns under City Code. He also asked that the Planning Commission require legal verification that his right-of-way will remain valid if a PUD is approved. He does not believe a PUD will protect against future subdivision as had been asserted.

Mr. Hansen was not opposed to development but he believed it was worth asking if the proposed PUD really fit the purpose of the Code and neighborhood, or if it only benefited the applicant. City Code states that a PUD must be better for the community than standard zoning. He encouraged the Planning Commission to look carefully at access, setbacks, building and driveway placement, and tree preservation, and that they postpone the final decision until construction plans are submitted. No construction has been proposed and it is difficult to analyze how the Code will apply to something that has not yet been proposed.

Dave Dellenbach gave his address as 4915 South Floribunda Drive and thanked Ms. Hinckley for detailing the property's history. He asked that the Civil Plans be displayed and if they were included in the packet. Ms. Marsh confirmed that the addendum posted to the website on Monday, July 14, 2025, and included the updated Civil Plans and additional citizen comments.

Matt Pearson gave his address as 2841 East Floribunda Drive and stated that his home is on the south side of the proposed PUD. He and Ms. Hinckley were previously in negotiations for the sale of the 65-foot south parcel. The Planning Department indicated that he could not build on that parcel, so he then asked that the parcel be increased to 80 feet. He ultimately did not purchase the property. He believes an 80-foot lot would solve many of the neighbors' concerns, as a 65-foot lot does not fit the area. It is approximately 42% of the average lot width on the private road, 52% of the average lot

width in the subdivision, and 19% narrower than lots to the east on Wander Lane. He was unsure if there was a way to keep the trees on a 65-foot lot. He believes that more neighbors would be amenable to the project if the lots were larger and that there was no cause to approve a PUD when the underlying zoning was sufficient. Because the adjoining lots to the north have the same owner, they could move the project to the north and do lot line adjustments to gain the extra space needed.

Paul Rennie gave his address as 2830 East Sleepy Hollow Drive and identified himself as Ms. Hinckley's son-in-law and Christian Rennie's father. He believed they were there because Mr. Pearson wants an 80-foot-wide lot on the southern part of Ms. Hinckley's property. People were concerned about the PUD but that solution was suggested by the City. He understood concerns about beauty, views, and privacy, and the neighborhood had Ms. Hinckley to thank for that. She spent hundreds of thousands of dollars to make the land beautiful for her neighbors, who now do not want her grandchild to go through with the PUD suggested by the City. He thanked the Planning Commission and City Planners for working through the process. The applicant had met every requirement. The City of Holladay is a wonderful place to live and his son and his wife want to raise their family here. He believed the City was very wise in its planning and asked that the application be approved. They had heard a lot about lot sizes but the lots in the proposed PUD are larger than the lots at the top of Sleepy Hollow Drive.

Amy Dellenbach gave her address as 4915 South Floribunda Drive and reported that she also owns the vacant lot with right-of-way access. She has lived in her home for over 20 years and she thanked Ms. Hinckley for preserving her land. She was happy that it was going to Ms. Hinckley's grandchildren. They like the Rennie family and will be happy to have them as neighbors. She hoped to see them continue Ms. Hinckley's stewardship of the land.

Andi Pearson gave her address as 2841 East Floribunda Drive and commented that she was raised in the City of Holladay and loves the Floribunda neighborhood. One highlight of the neighborhood is that every property is 0.5-acre in size. She was grateful to have that space for her children to grow up in. She expressed concern about the amount of land that is disturbed to dig foundations as she did not believe the trees near her fence line can be preserved with an eight-foot setback. She would love to preserve the trees and the lot size along the private lane.

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

Ms. Rennie stated that the Engineer left the street location as-is because of the need for access to existing utilities. The turn shown on the PUD Site Plan in the Staff Report would be required if the road was extended, but it will not be needed. Ms. Marsh added that the existing road location is shown on the Civil Plans included in the addendum and the location could shift based on negotiations with the owner of the property where the road is located. The fire access works in the current location and would shift with the road if it were moved.

Chair Roach referred to the comments regarding the narrow southern lot and clarified that the setbacks would be the same with an 80-foot lot. A PUD allows the buildable space to be moved forward to preserve trees and an 80-foot lot would require the removal of more trees than proposed in the PUD. Ms. Rennie stated that they will try to preserve trees to create privacy for the southern neighbor. If trees are removed during construction, they plan to replant them. Their attorney confirmed that the

property is not part of the Floribunda Subdivision. Mr. Rennie added that they will do everything they can to preserve the property and the PUD allows for additional greenspace and preservation of trees. They want to preserve the beauty of the City of Holladay.

In response to a question raised by Chair Roach, Ms. March confirmed that the southern setback will be an eight-foot hardline, but the average setback will be 10 feet. Some parts of a structure may be at the eight-foot line, but others must be set back at 12 feet to create the 10-foot average. Mr. Rennie had no concerns about meeting that requirement.

Commissioner Gong stated that what is required in the R-1-10 Zone is 20 feet from the right-of-way line and the proposal is 20 feet from the center line. The required rear setback is 22 feet and the proposal is for a 55-foot setback. In response to her question about common areas, it was clarified that they will be common to the PUD but not the surrounding neighborhood. No fencing was proposed.

Commissioner Fonte recognized that the neighbors are concerned about privacy. She assumed that the applicant was concerned about preserving the integrity of the neighborhood. Mr. Rennie believed their commitment was evident in their research regarding the canopy space, as well as their dedication to carrying on the family history of the lots and preserving the greenspace. He lived in his grandmother's home for three years as a child and enjoyed the privacy and community. They intend to do everything in their power to preserve it. Whether it is developed through a PUD or current zoning, the land will be developed and they firmly believed that the PUD will allow them to preserve more trees and green space.

In response to a question from Commissioner Prince, Ms. Marsh clarified that a 10,000-square-foot or larger lot would allow a four-foot setback for accessory buildings in the R-1-10 zone. On an 80-foot lot, the 10% minimum side setback would be eight feet. A 10,000-square-foot lot could be created between Ms. Hinckley's home and the Rennie home with those setbacks. While the existing lot is larger, they could move the lot lines and create a smaller lot.

Chair Roach was a staunch supporter of trees and loves the City of Holladay. He encouraged everyone to attend Holladay City Tree Committee Meetings and plant trees in their yards because that is what makes the City of Holladay great. However, legal property rights and the future big picture for the City must be weighed, and in doing so, they must consider the short-term pain for the long-term gain. The proposed private urban development will provide a healthy amount of open space. If someone purchased the four properties, they could build six homes with a private driveway and no trees under the current zoning. He believes the PUD would preserve the open space. There could be short-term pain in the process but much of what makes the community great will be preserved.

Commissioner Gong asserted the integrity of City Staff and stated that the same Code that protects everyone is applied equally. Staff working to find a solution for a homeowner is not the same as bending the law, which she believes was implied in the public comments.

City Attorney, Brad Christopherson, reported that City Staff helps process applications and they do so in the same way regardless of who is applying. One of the main functions of a city is to create Land Use Ordinances so that when development occurs, it does so in an orderly way, preserves

property rights, and mitigates potential impacts. It does not and was not intended to mitigate those impacts. All homes in the City of Holladay have gone through the subdivision process at some point. It is not a question of Staff advocating on behalf of a particular applicant.

With regard to the citizen who requested that legal research be conducted to ensure that one particular property owner's easement will remain in force, Mr. Christopherson clarified that the City does not consider private easements, as its job is not to enforce or manage private easements. The applicant appeared to have considered that easement. It is City Staff's job to ensure that City Code is complied with. They provide options but do not advocate for a particular outcome.

Mr. Christopherson also addressed CUPs and reported that approval is not conditional. If there are Reasonably Anticipated Detrimental Effects ("RADEs") that are identified through the planning process, the Planning Commission has the authority to impose reasonable mitigating conditions to address those specifically identified RADEs. Utah State Code allows that restriction to reduce impacts but not eliminate them. During any construction process, there will be dust, traffic, tradesmen, etc. Those are not RADEs. RADEs are the long-term, permanent impacts that can be mitigated with things like fencing or additional trees to maintain privacy.

Property owners have property rights. Often when notices are posted about development occurring on a neighboring property, residents believe that a large turnout at the meeting can prevent the development. That is not the case. The City wants the public to be involved in the process and engage with the Planning Commission but the Planning Commission does not have wide authority to prevent development. They have the narrow authority to approve with conditions. Previously, the Planning Commission or City Council did not have to grant CUPs, but the law changed. The Utah State Legislature is very pro-development and recognizes that the State has housing constraints and is landlocked. As a result, infill development is the only option. The Planning Commission only has the ability to impose additional mitigating conditions within reasonable limits.

Mr. Christopherson clarified that areas listed as "common" on the plat were Tree Canopy Preservation Areas and the applicant would be limited in the amount of tree canopy removal that could take place in those areas. The word "common" is used to denote how the space is owned and maintained by the Covenants, Conditions, and Restrictions ("CC&Rs").

Mr. Christopherson reported that denotations may be missing from the Civil Plans for the northern lot and asked Staff to follow up on that item. In response to a question from Chair Roach, he stated that the information was required to establish the building pads and common area for each lot and will be required for the Subdivision Plat as well. The item could be continued, or a Condition of Approval could be added to the motion to extend the common area to include the rest of the northeast lot if that was the applicant's intent. The applicant clarified that the white area shown around the existing home on the northeast lot should be part of the preserved common area. Chair Roach stated that any motion should specify that all green and white delineated areas on the Civil Plans are preserved as open space.

Commissioner Prince stated that the Commission had not discussed fencing as mitigation for the privacy concern and asked about the fencing requirements for a PUD. Ms. Marsh stated that there is no fencing requirement in a PUD. The standard fence height is six feet. Fences of up to eight feet in

height are allowed adjacent to private roads as well as along property lines if there is a signed agreement between all parties. Fencing Permits are required. Chair Roach noted that no members of the public requested fencing.

Commissioner Prince believed the Rennie Family was more motivated than the average developer to preserve the property and asked if best practices could be required for tree preservation. Ms. Marsh responded that the Tree Preservation Standards were detailed on the PUD Site Plan. In response to a question from Chair Roach, it was clarified that a condition could be added to include International Society of Arboriculture ("ISA") standards, which are stricter and intended to help trees survive construction.

Chair Roach moved to APPROVE the Planned Unit Development for "Hinckley Estates", a residential four-unit development within the R-1-10 zone located at 4888 South Floribunda Drive and adjacent properties as included in the application, subject to the following:

Findings:

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 four units is within the allowed density of seven 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.***

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 PUD.***

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.

Conditions:

1. Tree removal is only permitted in identified buildable areas and vehicular access areas (private lane and driveways), in addition to removals necessary for the installation of swimming pools or other recreational elements in the backyards 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. A 10-foot average side setback is required on the Lot 4 south property line, with eight feet to the closest point.

3. Tree protection zones mentioned in the application must be held to ISA standards.

4. Civil Plan C-02 must become consistent with the PUD Site Plan for Lot 1, and all green and white areas must be designated as preservation zones and tree canopy protection zones.

Commissioner Prince seconded the motion. Vote on motion: Commissioner Fonte-Yes, Commissioner Prince-Yes, Commissioner Gong-Yes, Chair Roach-Yes. The motion passed unanimously.

4. <u>"Hinckley Estates" Subdivision – Preliminary Plan/Plat – 4880 South, 4888 South, 4890 South Floribunda Drive and 2830 East Sleepy Hollow Drive (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.</u> ***<u>File #25-1-07.</u>***

Ms. Marsh presented the Staff Report and stated that for this approval, the PUD elements would be applied to the legal plat. The Technical Review Committee reviewed the Preliminary Plat and determined it to be compliant with the R-1-10 zone. Utility connection Will-Serve letters had been received. Stormwater and Erosion Control Plans had been or would be addressed with the City Engineer. A Stormwater Pollution Prevention Plan ("SWPPP") will be required prior to construction. Civil Plans will be updated to reflect the PUD Site Plan and any outstanding civil comments must be addressed prior to final approval. All buildable areas shown on the PUD Site Plan were verified to be included on the Preliminary Plat.

Ms. Marsh reported that subdivision plats typically include lot lines and buildable areas, as well as all relevant plat notes regarding easements, stormwater management for each lot, and other technical aspects of ownership. Staff recommended approval of the Preliminary Plat with the condition that all PUD elements be incorporated on the final plat.

In response to a question from Commissioner Gong, Ms. Marsh confirmed that stormwater fixtures were not included on the Preliminary Plat as they will be managed during the Building Permit stage.

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

Commissioner Prince moved to APPROVE the Preliminary Plat for "Hinckley Estates" a four-unit residential Subdivision in the R-1-10 zone located at 4888, 4890, 4880 South Floribunda Drive and 2830 East Sleepy Hollow Drive, subject to the following:

Findings:

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 the PUD site plan; updates to the civil set to reflect what is shown on the PUD site plan – no fire access on any portion of parcel # 22111580160000 (4867 South Floribunda Drive).***

6. ***Construction elements and details are found to be acceptable by various divisions of the Technical Review Committee.***

7. ***PUD elements are found to be incorporated on the approved drawings.***

Conditions:

1. ***Provide an updated civil plan that reflects accurate access.***

    a. ***All comments on the civil set of plans by the City Engineer shall be addressed prior to final approval.***

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. ***A 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 the required fire access areas.***

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

Commissioner Gong seconded the motion. Vote on motion: Commissioner Fonte-Yes, Commissioner Prince-Yes, Commissioner Gong-Yes, Chair Roach-Yes. The motion passed unanimously.

The Commission took a short break.

5. <u>"Royal Holladay Hills; Block C, Lot 2a"- Preliminary Plan & Subdivision Amendment – 1888 East Rodeo Walk Drive (R/MU). Preliminary review and consideration of a commercial site development details as proposed by Applicant, Denise Knoblich. The 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, a two-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.*</u>

Mr. Teerlink presented the Staff Report and stated that the proposed Site Plan will be on the Royal Holladay Hills Redevelopment Site. The Block C Subdivision Plat was approved with a Site Plan for the Chase Bank, which is currently under construction. The Applicant now has additional tenants for Block C and applied to amend the subdivision to include a new lot for retail space fronting on East Rodeo Walk Drive.

Mr. Teerlink reported that other building pads indicated on the Site Plan were intended as placeholders, as only the two-story Roth Living Building was being considered by the Commission. The development was in the "Open" Land Use District, which allows for retail uses. The site would have a total of 62 parking stalls, with an additional 80 stalls included in a Shared Parking Allowance for the development. The Landscaping Plan was determined to comply with the SDMP and Parking Lot Landscaping Ordinance.

In addition to Preliminary Site Plan approval, the Planning Commission will consider a Subdivision Amendment to create Lot 2a for the Roth Living property. Mr. Teerlink reported that the SDMP requires the Planning Commission to review architecture based upon a palette of styles and recommended that the Commission speak to the applicant regarding how the chosen style for the building matches that proposed for the overall site. Staff recommended approval of the Preliminary Site Plan and Subdivision Amendment.

In response to a question, Mr. Teerlink clarified that the Parking Lot Landscaping Ordinance is detailed in Section 13.77.060 of Holladay City Code. A landscaping island with a tree is required for every certain number of stalls.

The applicant, Steve Petersen, was present to answer questions. He reported that Block C will have four buildings, including the Chase Bank and Roth Living Buildings. Site Plans for Arhaus and Visual Comfort would be presented later in 2025. The subdivision would be a design center similar to one in Scottsdale, Arizona, that offers high-end furniture and appliances. Roth Living will have a showroom but most purchases are made online and it is expected to have a low traffic impact.

Chair Roach asked how the exterior style will tie into the other buildings in the development. Mr. Petersen stated that the building will have contemporary flat window lines and a flat roof, similar to buildings in future Lots 2b and 2d.

Commissioner Fonte asked Mr. Petersen to indicate specific elements of the SDMP style guide that were utilized in the design. Mr. Petersen reported that a building on the water has a more contemporary feel with a flat roof and a lot of glass. The architectural style guide lends more towards Tuscan, which was relevant 15 years previously. They incorporated elements like the flat roofs and glass into the design, and those elements comply with the guidelines. Chair Roach noted that the rendering shows slate or stone, as well as stucco on the first floor. Mr. Petersen confirmed that those elements would be incorporated.

In response to a question raised by Commissioner Prince, Mr. Petersen confirmed that Roth Living provided input on the exterior design and they will own the building pad.

Chair Roach noted that two sides of the building have a graduated height, and one side will have a straight wall. Mr. Petersen confirmed those details and indicated that it would be a two-story building. Building 2b will be three stories, and 2d will be five stories.

Kathy Olson, Director of Development for Woodbury Corporation, noted that the renderings were preliminary. The developer did not like the brown wall indicated in the renderings and would require that it be changed. The second floor will be approximately 50% the size of the first floor, and the roof areas will either be green roofs or terraced.

In response to a question from Commissioner Fonte, it was clarified that the Planning Commission was considering the Preliminary Site Development Plan, and final renderings would be reviewed by Staff at a later stage.

Jeff Jonas spoke on behalf of Roth Living and stated that the company has been in Foothill Village for approximately 35 years. They are happy to be moving to the City of Holladay. In response to a question from Mr. Teerlink, he reported that cooking classes and lessons would be conducted in the Culinary Center for customers who purchase appliances from them. Classes are conducted primarily in the evening when there is less retail need for parking.

Commissioner Gong was excited to hear about the specific tenants and visualize what will be in the spaces and draw people to the development. She understood that they were preliminary but recommended that the applicant consider not having a green lawn as shown in the conceptual renderings. She also believed that the number of parking lots will have a negative impact on walkability and aesthetics.

Chair Roach indicated that the application was straightforward and appeared to fall within the required scope.

Commissioner Prince moved to APPROVE the Preliminary Commercial Site Development Plan and Amendment to the Subdivision Plan 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 and Plat approvals to be delegated to Staff, subject to the following:

Findings:

1. ***Proposed land use of commercial retail use is an allowed permitted use.***

2. ***Access, site details and construction elements and details are found to be acceptable by the Technical Review Committee.***

3. ***All development details and all related components comply with the R-M/U zone and SDMP as a master planned project.***

4. ***The subdivision plat amendment.***

Conditions:

1. ***Work with the City Engineering on any clarifications to the submitted Stormwater Drainage Report.***

2. ***Applicant to work with Staff on all needful clarifications, if any, made by the Commission during this meeting.***

Commissioner Fonte seconded the motion. Vote on motion: Commissioner Gong-Yes, Commissioner Prince-Yes, Commissioner Fonte-Yes, Chair Roach-Yes. The motion passed unanimously.

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. *File #07-7-01-2.*

Mr. Teerlink presented the Staff Report and stated that elements of the SDMP for Royal Holladay Hills require clarification. This application would clarify requirements for parking and exterior signage.

Page 3, Permitted Land Uses by District and Building Function, is the primary page used to confirm that proposed uses are in compliance. Three Land Use Districts are include Open, Limited, and

Restricted. The majority of the site is designated Open, which includes all uses in the Land Use Table. A Land Use Block Plan was included on this page, which indicated that the designated Land Use for Block A is surface parking. However, the applicant now intends to develop building pads on Block A. They proposed eliminating the Land Use Block Plan and using the Open, Limited, and Restricted designations to determine permitted uses within each zoning district.

Page 8, Site Parking Plan, specifies parking on the site. It includes an analysis that addresses how parking structures are to be placed within each block. Block C, for example, has internal structured parking that supports parking for that specific use. To clarify changes to the Block A surface parking, the image included on this page needed to be modified.

Changes to the Site Parking Plan would include making 40% of Block A available for buildings. The northwest and southwest corners would be made available for commercial pads. The parking structures would remain in place on each block, but their masses would be clarified and they would be moved based on current development. In response to a question raised by Chair Roach, Mr. Teerlink confirmed that the amendment would primarily address Block A but would also reduce the size of the Project Improvement District ("PID") parking structure between Blocks I and J. The number of parking stalls would not change.

The Text Amendment also addressed the Conceptual Site Lighting and Signage Plan. All entrance points have an allowance for monument signs, excluding one on Murray Holladay Road. The applicant proposed to allow a sign at that location.

Mr. Teerlink reported that the Planning Commission would be making a recommendation to the City Council as amendments to the SDMP are legislative in nature.

The applicant, Steve Petersen, stated that every other entrance has a sign, and Trader Joe's would like to install a sign at that location. Trader Joe's will be in the northwest corner of the Macy's building.

With regard to parking changes, they are in talks with restaurants to occupy building pads in the area of the former parking lot in Block A. Two restaurants with patios will be on the northwest corner, with one additional restaurant on the corner of Rodeo Walk Drive. The total square footage of all three restaurants will be approximately 15,000 square feet. A three-story parking structure will be constructed in the northeast corner, with the third story at ground level. Block H will have a three-story parking structure constructed in two phases. The parking structure in Block D is already constructed and hidden by the building above it. Block E will have a sister building to Block D. Block F will have retail and some residential spaces. The amendment would clarify the exact locations of those parking structures.

In response to a question from Chair Roach, Mr. Petersen clarified that most parking would be free but there may be a charge for parking on the second level of the residential parking structure, which is private and gated.

Mr. Petersen reported that the final amendment was to add the word "conceptual" to page 8 to clarify the intent of the Conceptual Use Regulatory Plan.

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

Commissioner Fonte moved to forward a recommendation of APPROVAL of 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 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 clarifies parking and signage locations within the Royal Holladay Hills Redevelopment Site and is found not to 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.***

Chair Roach seconded the motion. Vote on motion: Commissioner Gong-Yes, Commissioner Prince-Yes, Commissioner Fonte-Yes, Chair Roach-Yes. The motion passed unanimously.

ACTION ITEMS

7. "Royal Holladay Hills, Block K" – Site Plan Amendment – 1915 East 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.*

Mr. Teerlink presented the Staff Report and stated that the applicant requested a reduction in unit counts and types for Block K as he intends to construct townhomes and not multi-family buildings. The Site Plan was originally approved in December 2023 and included single-family homes against Arbor Lane and a multifamily complex on Sunset Drive. The application to amend the Site Plan required Planning Commission approval due to changes in the unit types and architecture.

Architectural renderings were reviewed, indicating that the proposed style was similar to that which was approved for Block G. Townhomes will be in blocks of three to five units. The site layout will follow the original road configuration with the exception of driveway entrances for each row of townhomes. Townhomes on the north end of the block will have garages facing onto the private roadway.

Mr. Teerlink reported that the amendment included reducing the unit count from 100 multi-family units to 93 townhomes, as well as the associated architectural changes. Staff recommended approval of the Site Plan Amendment so the applicant could move forward with the subdivision plat.

In response to a question raised by Chair Roach, Mr. Teerlink clarified that a modified landscaping plan had not been provided. Street alignments had not changed for the single-family homes but the reduced number of townhomes should create more common area open space, as the interior courtyards indicated on the amended Site Plan did not exist previously. Chair Roach stated that the previous plan showed more landscaping along the private alley. Mr. Teerlink clarified that there was no landscaping in that area on the previous plan. Rather than numerous driveway approaches in that plan, there would now be a common alley that fronts on a common courtyard.

Ms. Olson stated that the green areas indicated on the Site Plan would be sidewalks between the buildings and Sunset Drive. Trees and landscaping would be installed along the sidewalk and at the front of Sunset Drive. Chair Roach indicated that he was trying to determine if a noise barrier of landscaping would be created or if it would be minimal landscaping in pots.

Mr. Petersen stated that the approved plan was for four-story 12-plexes up to 60 feet tall. The new plan would have three-story townhomes. The lot count was reduced from 26 to 19, so there will be more green space on each lot. Tri Pointe Homes will build the homes, which he believes will sell quickly. The homes will have small back and side yards. The townhomes and single-family homes will have complementary architecture.

Chair Roach liked the product better and stated that it looks nicer than the multi-family project. There will be tree-lined streets throughout the project, and he wanted to ensure that the private alley would have them as well. Mr. Petersen stated that the alley will be similar to Block G, but the front doors will open into greenspace. There were some challenges along Sunset Drive. Shrubs will be installed above the buried power lines on the west side and they would plant trees on the east side. The developer will be responsible for other landscaping. He then discussed the challenges they faced in burying the power lines.

In response to a question from Commissioner Gong, Mr. Petersen stated based on studies conducted by the developer, the larger single-family homes will be in high demand and the townhomes will have a similar demand in younger demographics.

Chair Roach stated that the last time they considered this type of plan, there were questions regarding access to Memory Lane. It was reported that an access gate was previously planned near the dog park between Block L and Block K but they were asked to remove it from the drawings. They did not object to interconnection between neighborhoods. Mr. Teerlink stated that the request to remove the gate was made by the Engineering Department and suggested that they discuss the matter with that department. Ms. Olson indicated that neighboring property owners originally insisted that there be no connection between the communities. Chair Roach stated that there may be less pushback with the townhomes than the multi-family development. Mr. Petersen stated that they were in favor of interconnectivity if the community to the east would support it.

In response to a question from Commissioner Prince, Mr. Petersen stated that the townhomes would sell for approximately $700,000. The multi-family units were intended to be rentals at a lower price point. The detached homes will cost approximately $1.5 million. Commissioner Prince stated that they were proposing fewer units at a higher price point, which would remove potential moderate-income housing from the City of Holladay. Mr. Petersen reported that they are working with the City to build 50 affordable housing units in Block D. It was noted that the development will include several different townhome sizes and price points.

Commissioner Prince moved 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 Boulevard Lane, with Final Site Plan and Plat approvals to be delegated to Staff, subject to the following:

Findings:

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 Technical Review Committee.***

3. ***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 the Community and Economic Development Director.

1. ***Work with the City's Engineering Department to finalize all civil development details.***

2. ***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.***

Chair Roach seconded the motion. Vote on motion: Commissioner Gong-Yes, Commissioner Prince-Yes, Commissioner Fonte-Yes, Chair Roach-Yes. The motion passed unanimously.

8. <u>Approval of Minutes – April 15, 2025.</u>

Chair Roach moved to APPROVE the Meeting Minutes from April 15, 2025, as presented. Commissioner Prince seconded the motion. Vote on motion: Commissioner Gong-Yes, Commissioner Prince-Yes, Commissioner Fonte-Yes, Chair Roach-Yes. The motion passed unanimously.

ADJOURN

The next Planning Commission meeting was scheduled for August 5, 2025. Ms. Marsh reported that no applications had been received, so that meeting may be cancelled. There would be a meeting on August 19, 2025.

The Planning Commission Meeting adjourned at approximately 8:43 PM.

I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held on Tuesday, July 15, 2025.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____