



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, AUGUST 28, 2025**

5:00 p.m. **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*

5:30 p.m. **Briefing Session** - *The Council will review and discuss the agenda items; NO decisions will be made*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting on **Thursday, August 28, 2025, at 6:00 pm**. Members of the Council may participate by electronic means if needed. The Council Chambers shall serve as the anchor location.

** Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents available to the City Council are accessible on the City's website or linked in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting - [agendas/https://holladayut.gov/government/agendas_and_minutes.php](https://holladayut.gov/government/agendas_and_minutes.php)

Citizens desiring to make public comments or to make comments during any public hearing may provide such comments as follows:

1. **In-person attendance:** at Holladay City Hall
2. **Email** your comments by 5:00 pm on the date of the meeting to scarlson@cityofholladay.com

AGENDA

- I. **Welcome** – Mayor Dahle
- II. **Pledge of Allegiance**
- III. **Public Comments**
Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council before 5:00 p.m. on the day of the meeting to scarlson@holladayut.gov with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below
- IV. **Consideration of the Appeal of Christian and Amanda Hansen for the Subdivision and PUD Approval at 4867 S Floribunda Dr**
- V. **Public Hearing on Proposed Text Amendment to Title 13.86.020 to add 4659 S Highland Dr to Holladay's Historic Designation List**
- VI. **Consideration of Ordinance 2025-14 Amending Title 13.86.020 to add 4659 S Highland Dr to Holladay's Historic Designation List**
- VII. **Consideration of Ordinance 2025-15 Repealing Ordinance 2025-13 and Re-Adopting a New Title 13.84 of the City Code Relating to Outdoor Lighting Standards (proposed new and expanded outdoor lighting section for the city)**

VIII. ***Consideration of Resolution 2025-21 Granting Advice and Consent of the City Council for the Appointment of Members to the Planning Commission***

IX. ***Consideration of Resolution 2025-22 Granting Advice and Consent of the City Council for the Re-Appointment of Members to the Historical Commission***

X. ***City Manager Report - Gina Chamness***

XI. ***Council Reports & District Issues***

XII. ***Recess City Council in a Work Meeting:***

- a. **Discussion of a Proposed Territorial Expansion of the Holladay Justice Court to Include Brighton - Gina**
- b. **Funding Options for City Hall Upgrade & Spring Lane Overview – Gina**
Building Authority & Scenarios – Laura Lewis
Funding models - Fred Philpot
- c. **Calendar**

Council Meetings – Sept. 11 & 18, Oct. 2, 23, Nov. 6 & 20, Dec. 4 & 11

ULCT Conf - Oct 1-2

XIII. ***Closed Session for the Purpose(s) Described in U.C.A. 52-4-204 and 205 (if needed)***

XIV. ***Adjourn***

Public Comment Policy & Procedure: During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

CERTIFICATE OF POSTING

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

DATE POSTED: Monday, August 25, 2025 at 11:00am

Stephanie N. Carlson MMC
City Recorder City of Holladay

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



August 14, 2025

Sent via email to:
cchansen@gmail.com

Christian & Amanda Hansen
4867 S. Floribunda Dr.
Holladay, Utah 84117

Duangkamon Rennie
3361 W. Cramden Dr.
Lehi, Utah 84043

duangkamon.rennie@gmail.com

Re: Appeal of Planning Commission Decision

Dear Mr. & Mrs. Hansen and Ms. Rennie;

This letter is to advise you of the procedures that will be followed for the hearing on your appeal before the Holladay City Council on August 28, 2025. The hearing will be held during the City Council meeting which will begin at 6 pm. This matter will be heard as soon as is practicable after that time.

Standard for Decision

You have appealed the decision of the Planning Commission generally. That encompasses the subdivision decision and the Planned Unit Development approval. The City Council will review the subdivision approval to determine if the Planning Commission's approval is supported by substantial evidence in the record. This review will be solely focused on whether or not the subdivision decision is consistent with the City's ordinances. The Council will also review the Planned Unit Development Approval to determine if Commission's decision on the PUD approval is supported by any rational basis in the record.

Procedure on Appeal

The procedure will be as follows:

1. Appellants Presentation. You will be given seven minutes to explain the purpose of your appeal and to present your arguments as to why the Planning Commission's decision was in error. Please be advised the City Council will have your appeal letter and will have reviewed that. Members of the City Council may ask you questions regarding your arguments. Please make sure and direct your presentation to the City Council, and not to the applicant or the City staff. While the appeal hearing will be less formal than a court proceeding, the order of presentation and the decorum of the parties is expected to be appropriate and civil.

2. Staff Presentation. City staff will then give their presentation of the Planning Commission's decision. They will also have seven minutes to explain the Planning Commission's decision. The City Staff's presentation will be governed by the same expectations of decorum and order as the Appellant's presentation.

3. Applicant's Presentation. The land use applicant will then seven minutes to make their presentation on the issues of the appeal, under the same rules and expectations as the others.

4. Appellant's Rebuttal Presentation. You will then have 3 minutes to present any final rebuttal you wish based on the other presentations. This time should be used to address issues raised by the other presentations and not to introduce new matters.

Following these presentations, the City Council will deliberate and may render a decision or may continue the matter to a future date to permit for discussion and deliberation. A final written decision, encompassing the Council's decision, will then be prepared and entered.

Because the City Council's deliberations on this matter are quasi-judicial, they will be advised to decline any requests for meetings or contact with you, pending the appeal. They likewise will not confer on this matter with the applicant or City Staff. The City Council will be assisted and represented on this appeal by the City Attorney. The City Council will rely on the record of proceedings before the Planning Commission, but may ask additional questions of the presenters during the appeal hearing. The City Council will not hear evidence in the form of any additional public hearing or testimony of neighbors or interested parties beyond those presenting during the hearing.

Should you have any questions regarding the foregoing, please direct them to the City Recorder, Stephanie Carlson. She will be sure those questions are routed to an appropriate party to be addressed if they can be at this stage of proceedings.

Thank you for your attention to these matters.

Sincerely.
HAYES GODFREY BELL, PC

Todd J. Godfrey
City Attorney



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

GENERAL APPEAL APPLICATION

Name of Project:	Hinckley Estates
Address of Project:	4888 S. Floribunda Dr.

TYPE OF APPEAL	
<small>APPEAL AUTHORITY: ADMINISTRATIVE APPEALS OFFICER (ORD. 13.09)</small>	<small>APPEAL AUTHORITY: CITY COUNCIL (ORD. 13.07)</small>
<input type="checkbox"/> VARIANCE* – WAIVER/MODIFICATION to ZONE ORDINANCE	<input checked="" type="checkbox"/> PLANNING COMMISSION ACTION – 10 days from date decision
<input type="checkbox"/> ADMINISTRATIVE DECISION – 10 days from date decision	

*Please review the FAQs on Variances at Utah Property Rights

Appellant Name: (Please Print) <small>**ATTACH PROPERTY OWNER AFFIDAVIT**</small>	Appellant's Agent: (Please Print)		
Christian & Amanda Hansen			
Appellant's Mailing: Address: 4867 S. Floribunda Dr	City: Holladay	State: UT	Zip: 84117
Appellant's Phone: 8012017761	Appellant's Email Address: cchansen@gmail.com		
Main Contact Person (Please Print): Name: christian hansen	Phone: 8012017761	email: cchansen@gmail.com	

Brief description of decision being appealed: (attach written, detailed ground for the appeal to this application)		
*see attached		
*see attached		

FILING FEES: (ORD 3.35)			OFFICE USE ONLY
<input type="checkbox"/> VARIANCE - RESIDENTIAL	\$500.00	<input checked="" type="checkbox"/> APPEAL TO CITY COUNCIL	\$150.00
<input type="checkbox"/> VARIANCE - COMMERCIAL	\$750.00		FILE NUMBER _____
<input checked="" type="checkbox"/> APPEAL of ADMINISTRATIVE DECISION	\$500.00		PARTY NUMBER _____
FINAL TOTAL DUE: \$ 150.00			GENERAL PLAN: _____
			ZONE: _____
			PC ACTION: _____ DATE: _____
			CC ACTION: _____ DATE: _____
			FILE DATE: _____

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



Appeal Statement – Hinckley Estates PUD – Setback and Building Pad on Lot 4880

Brief Description of Decision BeingAppealed:

The Planning Commission's approval of the Hinckley Estates PUD site plan as it relates to:

The placement and size of the building pad on Lot 4880 S. Floribunda Dr.

The reduced setbacks (8' primary, 4' secondary) on the shared property line with our lot at 4867 S. Floribunda Dr.

We are appealing the Planning Commission's decision to approve the building pad location and setbacks on Lot 4880 S. Floribunda Dr., which is directly next to our home at 4867 S. Floribunda Dr. We're focused on one issue: the way setbacks were approved based on a tree preservation plan that left out all the trees along our shared property line. Because those trees weren't shown on the plans, the outcome was inconsistent with how other lots in the PUD were handled and had a much greater impact on us than it should have. We believe this was an arbitrary and inconsistent application of standards.

Trees Along the Shared Property Line Were Missing from the Record

In the site plans and tree survey reviewed by the Commission, no trees were shown along the property line we share with 4880 S Floribunda. Three of those trees are on our property, but most are within the PUD boundary. They simply weren't included. However we did show them in our written public comment.

This is important because the Commission shifted building pads and adjusted setbacks on other lots to preserve mature trees. That was the reason given for moving the 4880 building pad closer to our property than is normal in the underlying zoning. It was also the reason setbacks were increased on the southern lot, after Cindy raised concerns about tree impact during the meeting. We also submitted comments and spoke in the hearing about our concerns, but they weren't acknowledged the same way.

Since the trees near us weren't on the plans, they didn't come up in discussion, they were not acknowledged from the written comments... no similar consideration was given. The trees along our shared line were either not considered or were treated differently without explanation. We're not asking for anything special. We're just asking to be treated with the same care that other neighbors received.

Inconsistent Application of Setback Adjustments

In the July 15 hearing, the Commission responded to Cindys concerns by increasing side setbacks on the southern lot from 8 feet to 10 feet to protect tree canopy. That lot is only 60 feet

wide. In contrast, Lot 4880 is over half an acre, yet was granted smaller setbacks: 8 feet for the primary structure and only 4 feet for the secondary structure on our shared property line.

This outcome is not only inconsistent but unfair. Most homes along Floribunda have side setbacks of 12 feet or more. Our home, on a .58-acre lot, has setbacks of 15 feet on both sides and 24 to 36 feet in the front and rear. Lot 4880 is .55 acres, yet was allowed to push a significantly larger building envelope into a corner of the lot that directly abuts our property.

The Shape of the Pad Cancels Out the Secondary Setback

The building pad on 4880 wraps tightly into the northeast corner of the lot near our property. Both our lots are over half an acre. The plan shows an 8-foot primary setback and a 4-foot secondary setback, but because of the angle of the pad, there is only about five feet between where a primary and secondary structure could be placed.

On most lots, a secondary structure sits in the back as a separate building. But here, because of how everything is placed, it would be one continuous structure built right up against our property line. Since no specific building plans have been submitted, we can only evaluate what the proposed pad and setbacks would legally allow.

We ask that this side of the lot be treated as primary setback area, since the layout doesn't allow for the kind of space a secondary structure usually needs.

The Shed Isn't the Issue — Future Development Is

During the hearing, the Commission referenced the existing shed on 4880 as part of the reason for approving the reduced 4-foot setback. But we're not concerned with what's currently there. We're focused on what this approval allows in the future.

We confirmed with city staff that the approved pad and setback could allow for a secondary structure up to 55 feet long and 16.8 feet tall. That structure could be placed just 4 feet from our property. That would directly affect our privacy and the tree canopy.

We also wonder whether the Commission considered if the existing shed qualifies to be retained under code, given its condition.

Disproportionate Impact on our lot

Our shared property line is the only one in the PUD where:

- An accessory structure is allowed with only 4 feet of setback, and
- A primary pad was pushed to the far corner of the lot, instead of being centered or balanced like other PUD lots.

What We're Asking

We're simply asking for 4880 building pad and setbacks — to be reviewed again with the full context in mind.

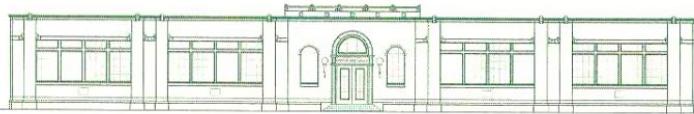
We respectfully ask the City Council to:

1. Reconsider the 4-foot setback on the shared property line between Lot 4880 and our lot, and adjust it to match the setbacks used elsewhere in the PUD (6 to 12+ feet).
2. If secondary setbacks of 4 to 6 feet are still considered appropriate elsewhere, we ask that this side of Lot 4880 be treated as primary setback space due to the lot's geometry and the lack of separation between structures.
3. Recognize that the trees along our shared line were left off the maps, which affected how the pad and setback were evaluated by the commission.
4. Clarify whether the "existing structure" qualifies for retention under current code, which prohibits rebuilding noncompliant structures unless brought into compliance.
5. Clarify whether this 4-foot secondary setback is meant to apply across the PUD or if it was just for us.
6. Extend the same tree protections on our side that were given to the southern lot, where the Commission adjusted setbacks based on tree-related concerns. We also ask that Lot 4880 be reviewed under the same logic, given the conditions along our shared boundary.

Final Thought

This isn't about challenging the process. It's about fairness. Other lots in the PUD were adjusted to protect trees. In our case, the trees weren't even shown. That gap in the record led to a decision that affects us more than anyone else in the neighborhood. We're just asking the Council to take another look with the full picture in mind.

Sincerely,
Amanda & Christian Hansen
4867 S. Floribunda Dr., Holladay



City of Holladay
Community and Economic Development
Planning and Zoning

PLANNING COMMISSION STAFF REPORT
July 15, 2025

ITEMS # 2, 3, and 4

Request: Residential Subdivision as a Planned Unit Development

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

Project: "Hinckley Estates"

Address: 4888 S. Floribunda Dr.

Applicant: D. Rennie, representing property owner JFH Trust

File No.: 25-1-07

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

Staff: Carrie Marsh

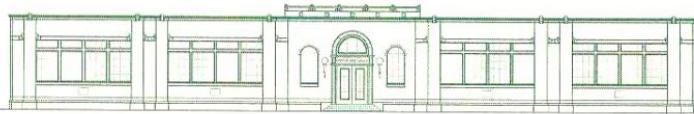
GOVERNING ORDINANCES:

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

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

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

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



City of Holladay
Community and Economic Development
Planning and Zoning

SUMMARY

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

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

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

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

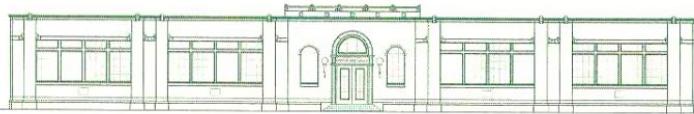
BACKGROUND

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

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

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

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



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

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

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

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

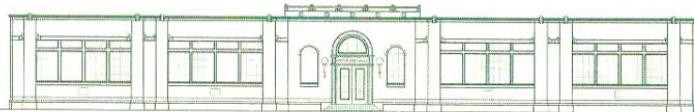
Other zoning standards for the R-1-10 zone relevant to a proposal for a PUD:

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



City of Holladay

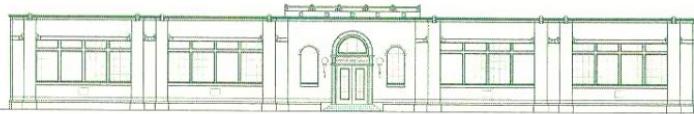
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- *Imaginative site planning and maximizing energy utilization efficiency are significant advantages that can be secured through a PUD, with the objective of preserving existing greenery and significant trees on site.*
- *The PUD must create unique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

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

Along with a narrative, the applicant has provided

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



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STEP 1: CONCEPTUAL SUBDIVISION TO ESTABLISH BASE DENSITY

TECHNICAL REVIEW COMMITTEE ANALYSIS

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

RECOMMENDATION

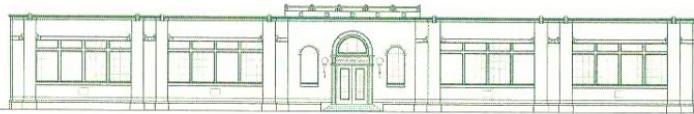
The TRC recommends that the commission hold the required public hearing and consider comments presented. The CED Director has found that all required elements of a CONCEPTUAL residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be substantially complete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

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

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

And with the conditions that:

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



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Community and Economic Development
Planning and Zoning

STEP 2: CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT

TECHNICAL REVIEW COMMITTEE ANALYSIS

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

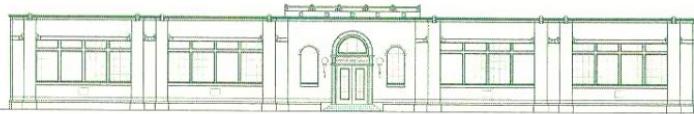
Lot Size: The total land area is 71,642 square feet. The number of units allowed using the Maximum Density Calculation (13.04.040) is 7.

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

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

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

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



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

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

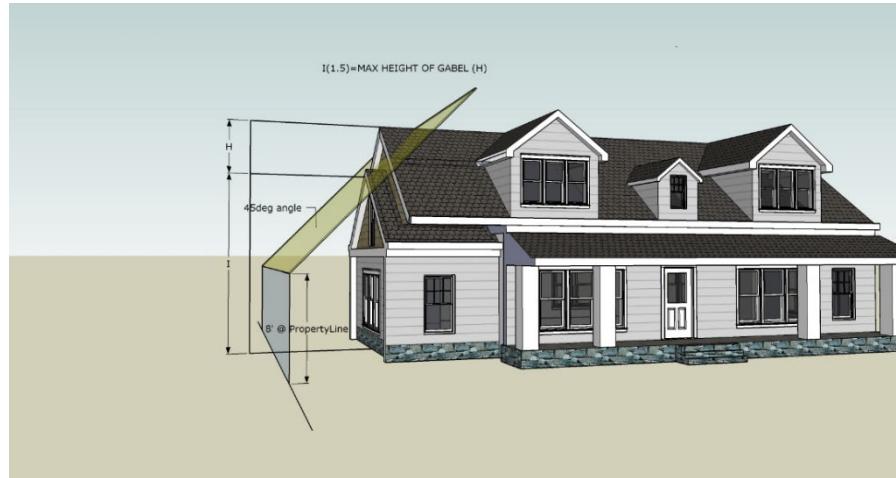
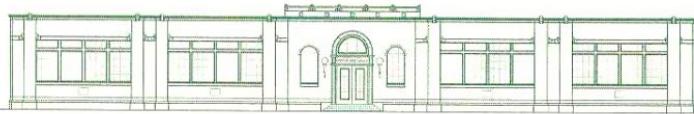


Figure 1

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



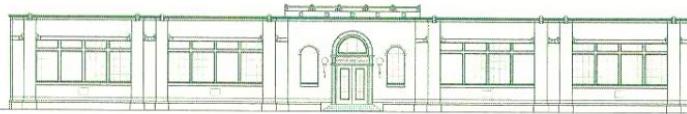
City of Holladay

Community and Economic Development
Planning and Zoning

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

Purpose statement and objectives:

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



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

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

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

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

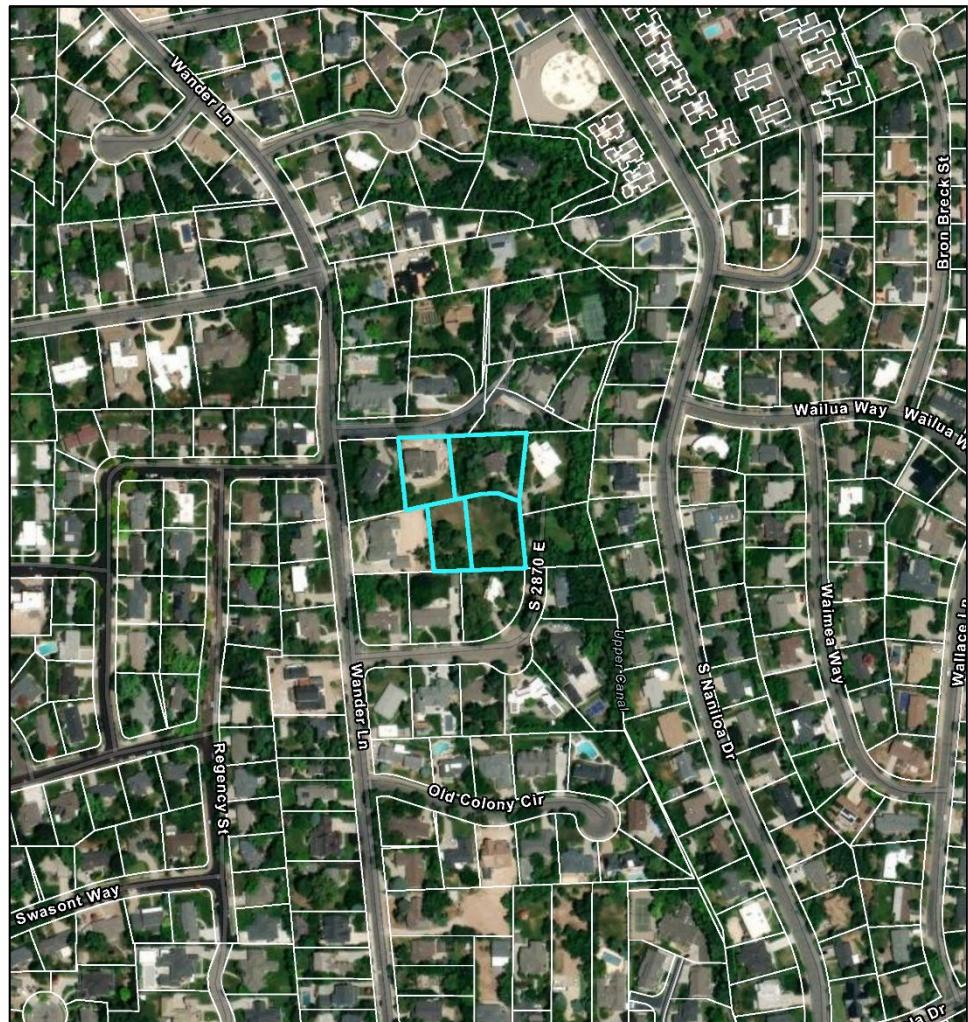
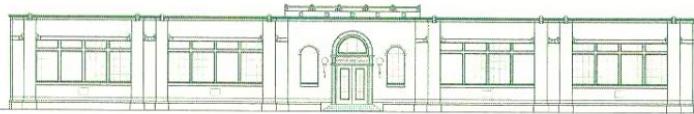


Figure 2

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

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



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

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

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

RECOMMENDATION

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

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

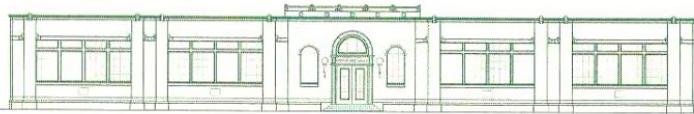
PLANNED UNIT DEVELOPMENT, CONDITIONAL USE MOTION

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

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

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

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



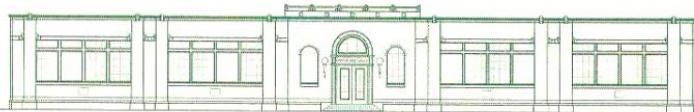
City of Holladay
Community and Economic Development
Planning and Zoning

9. Preserves existing structures, though no historical or architectural significance is identified
10. Maximizes and preserves vegetation as a buffer between adjacent properties and creates large areas of open space that provide passive and active recreation space for the residents of the 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
14. ...other findings as deemed appropriate to support the motion"

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

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

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



City of Holladay
Community and Economic Development
Planning and Zoning

STEP 3: PRELIMINARY PLAT DEVELOPMENT

TECHNICAL REVIEW COMMITTEE ANALYSIS

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

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

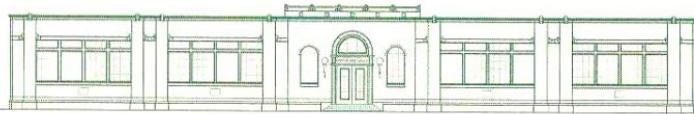
RECOMMENDATION

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

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

PRELIMINARY SUBDIVISION MOTION

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



City of Holladay

Community and Economic Development
Planning and Zoning

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

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

And with the conditions that:

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

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



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Residential Subdivision PUD – “Hinckley Estates”

Date: **Tuesday, July 15th 2025**

Time: As close to 6:00 pm as possible

Location: City Hall – City Council Chambers

Hearing Body: Planning Commission

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

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

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

ATTENTION: This notice was mailed on 07/02/2025 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

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Hinkley Estates Proposed Subdivision and PUD.



4/25/2025

Zones

R-1-10

Subject Area

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Parcel Boundaries

World Imagery

Citations

15cm Resolution Metadata

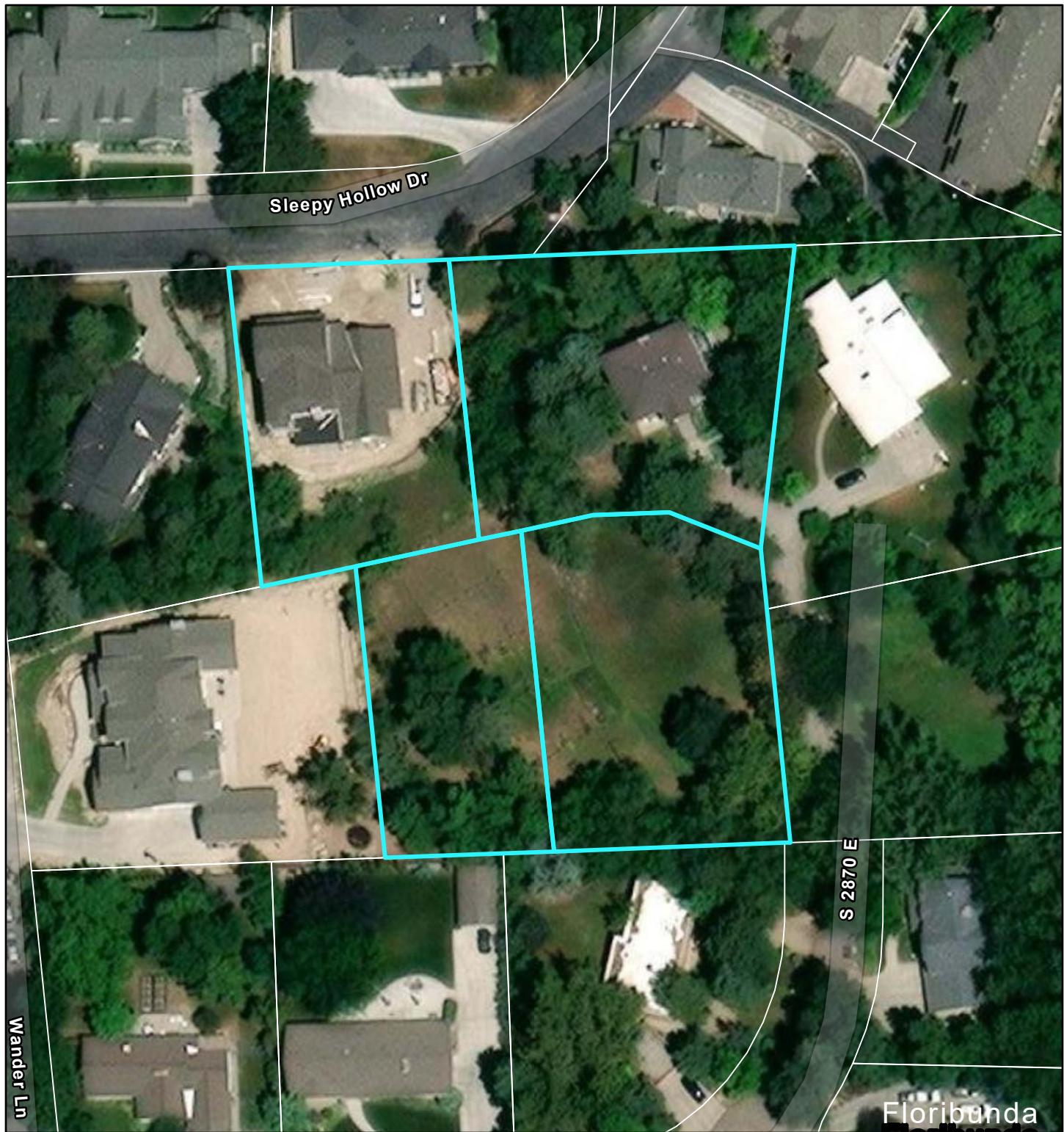
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0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km



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

Hinckley Estates Proposed Subdivision and PUD.



5/2/2025

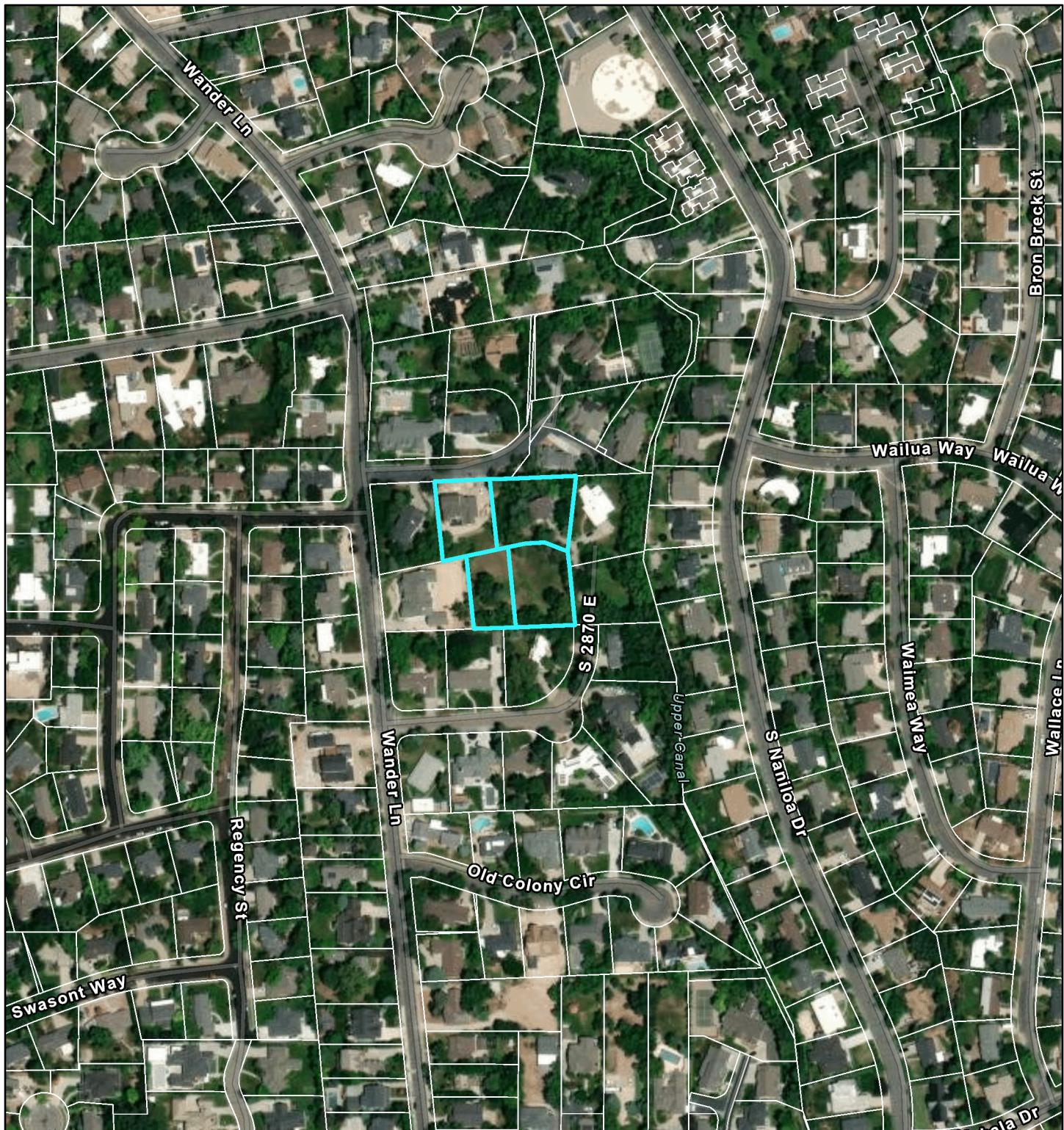
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 Subdivision PUD Boundary



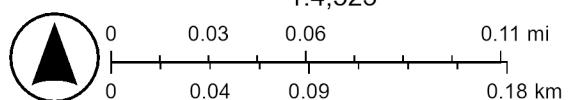
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Hinkley Estates Proposed Subdivision and PUD.

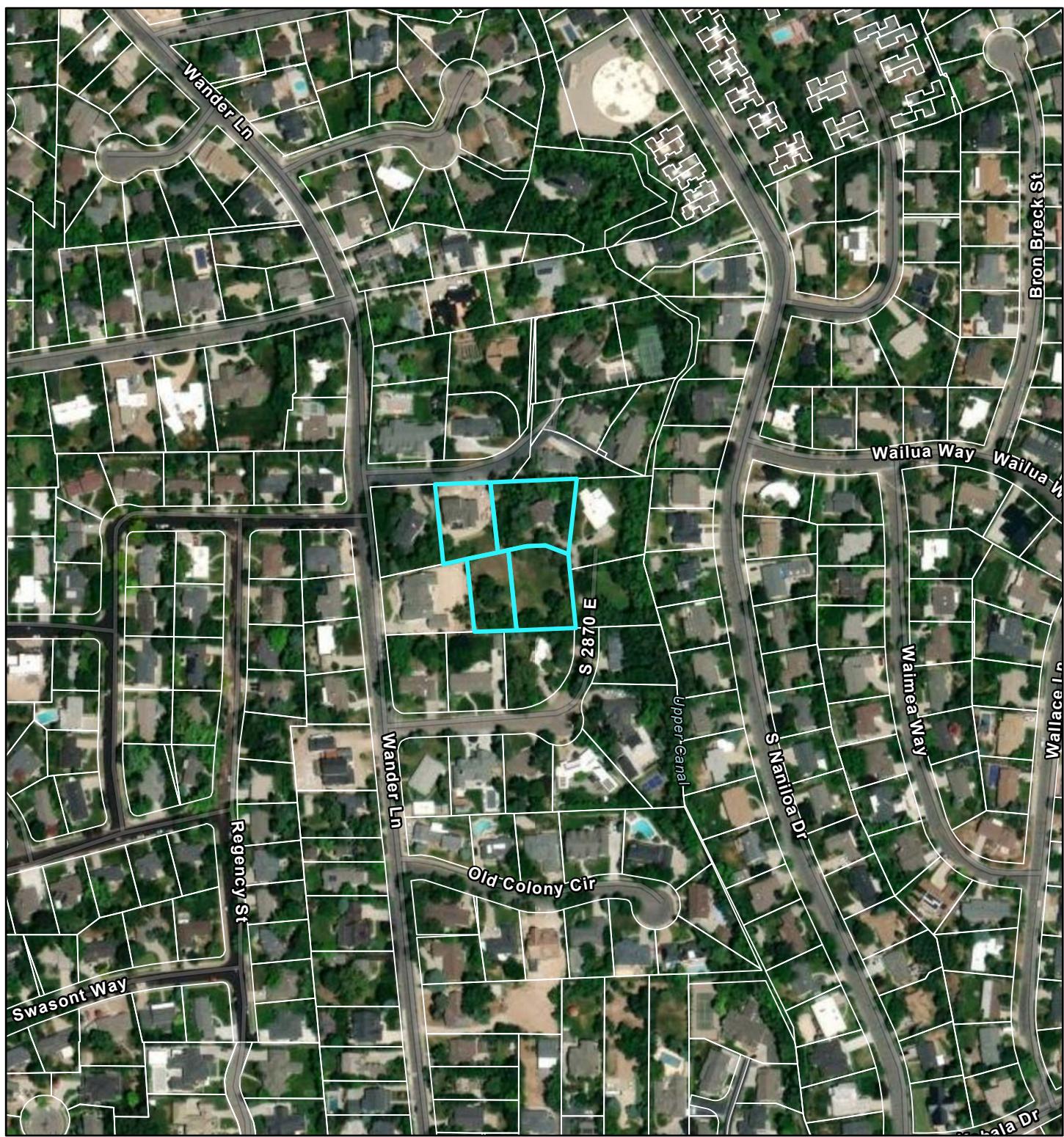


5/2/2025

1:4,523



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



HINCKLEY ESTATES SUBDIVISION & PUD

4888 & 4890 S FLORIBUNDA DR.

03/31/22

Architectural Building Elevations

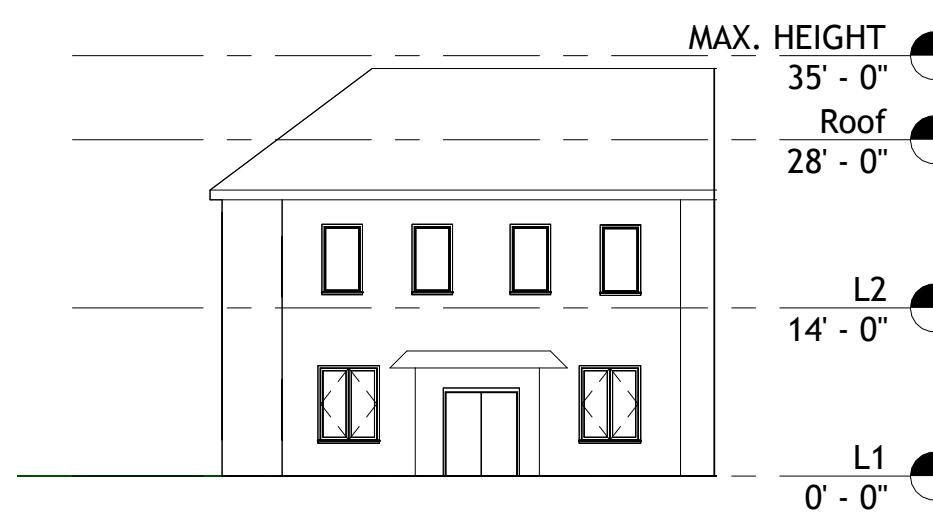
A201

ELEVATION NOTE

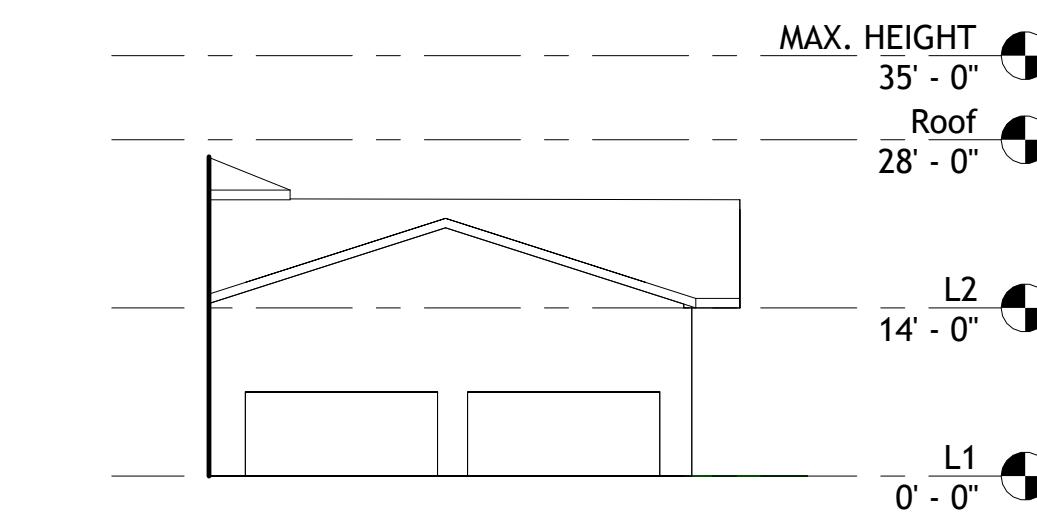
THESE ELEVATIONS ARE NOT REPRESENTATIVE OF FINAL DESIGN. THIS IS TO SHOW REPRESENTATION OF THE TWO FUTURE CUSTOM RESIDENTIAL HOMES ON TWO PROPOSED LOTS WITHIN THEIR BUILDABLE AREAS.



1 EAST ELEVATION B
1/16" = 1'-0"



2 NORTH ELEVATION A
1/16" = 1'-0"



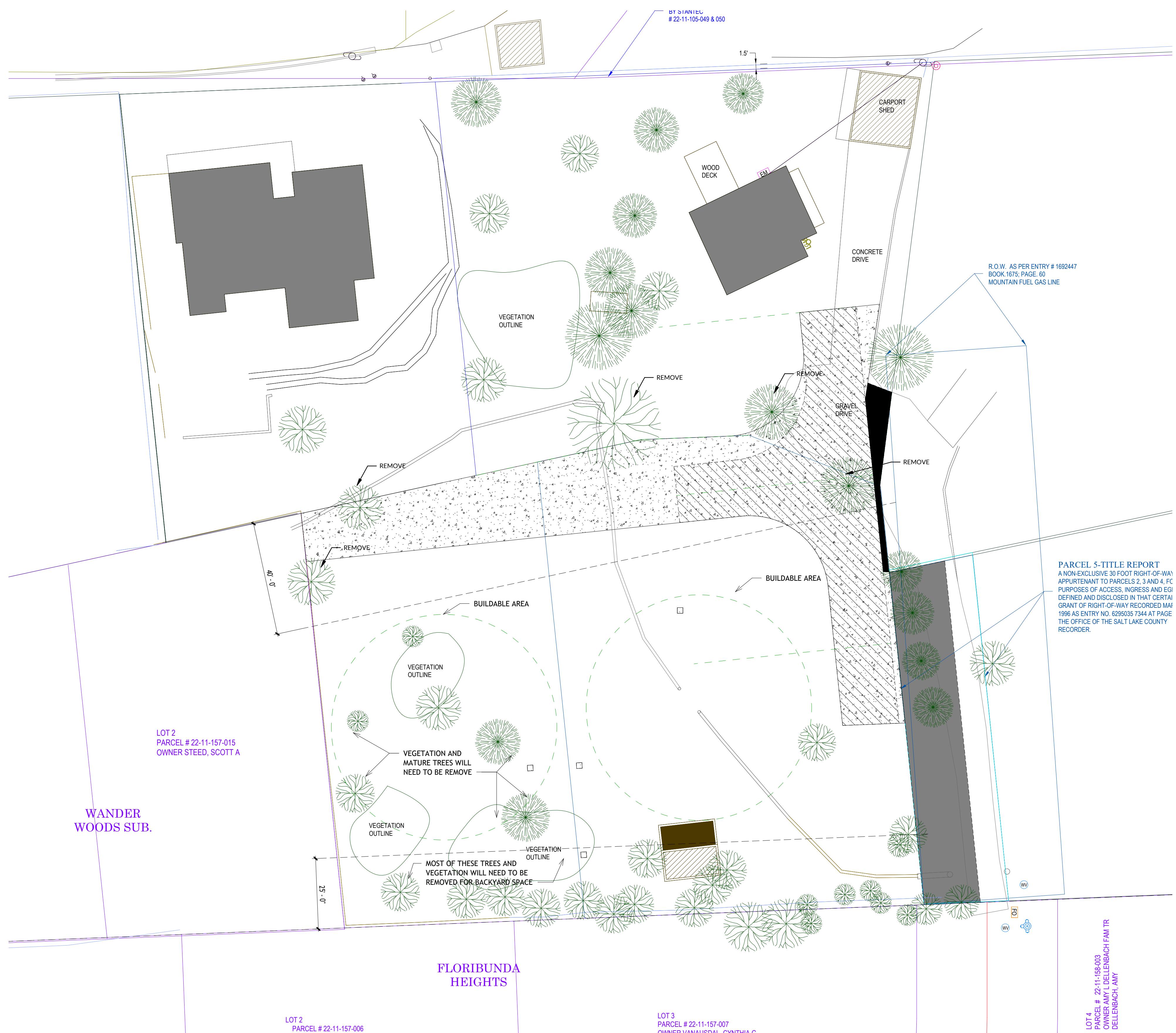
EAST ELEVATION A



4 EAST ELEVATION
1/16" = 1'-0"

HINCKLEY ESTATES SUBDIVISION & PUD

4888 & 4890 S FLORIBUNDA DR.



SITE INFORMATION

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

ZONING INFORMATION

LOT 3
ZONE : R-1-10
SETBACK :
REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR
SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE
13.14.053
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY
WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT
OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT : MAXIMUM HEIGHT 32 FT

LOT 4
ZONE : R-1-10
SETBACK :
REAR SETBACKS: LOT SIZE 19001-22000 SQFT AVG REAR
SETBACK IS 34' WITH NO POINT CLOSER THAN 29 FT SEE
13.14.053
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY
WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT
OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT: MAXIMUM HEIGHT 35 F

CONCEPTUAL ROS SUBDIVISION NOTE

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

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

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

06/23/2025

SUBDIVISION & PLID

Site Plan_TYP SUBDIVISION (CURRENT BOUNDARY)

AC101A

VE LOTS SUBDIVISION STUDY

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

DKR DESIGN, LLC
3361 W CRAMDEN DR LEHI
UTAH 84102

INTERIM REVIEW ONLY

ONING INFORMATION

SIZE 13,001-16,000
NIE, P. 1, 12

NE:R-1-10
BACK:

REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE 13.14.053
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT OF WAY LINE. SEE 13.14.055

LDING HEIGHT : MAXIMUM HEIGHT 32 FT

Page 6 of 10

LOT SIZE 10,001-13,000
FRONT SETBACK: R-1-10
REAR SETBACK: 22'
FRONT SETBACK: 20FT
REAR SETBACK: 18 FT SEE 13.14.053
FRONT SETBACK: 20FT SEE 13.14.055

LDING HEIGHT: MAXIMUM HEIGHT 22 FT

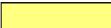
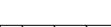
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ASSUMES FULL RESPONSIBILITY AND HOLDS DKR DESIGN HARMLESS OF ANY AND ALL
LIABILITIES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA
FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND DKR DESIGN LLC AND ITS
CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE
OF THE INFORMATION PROVIDED HEREIN

WHITE PLAN LEGENDS

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

HINCKLEY ESTATES SUBDIVISION & PUD

04/29/2025

SUBDIVISION & PUD

Site Plan_FIVE LOTS STUDY

AC101B



1 Site Plan_Five Lots

PLUT DATE: 7/8/2025 1:41:22 PM

SIX LOTS SUBDIVISION STUDY

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

DKR DESIGN, LLC
3361 W CRAMDEN DR LEHI
UTAH 84102

INTERIM REVIEW ONLY

ZONING INFORMATION

LOT SIZE 13,001-16,000
ZONE: R-1-10
SETBACK:
REAR SETBACKS: LOT SIZE 13001-16000 SQFT AVG REAR
SETBACK IS 25' WITH NO POINT CLOSER THAN 21 FT SEE
13.14.053
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY
WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT
OF WAY LINE. SEE 13.14.055

BUILDING HEIGHT : MAXIMUM HEIGHT 32 FT

LOT SIZE 10,001-13,000
ZONE: R-1-10
FRONT BACK:
REAR SETBACKS: LOT SIZE 10,001-13,000 SQFT AVG REAR
SETBACK IS 22' WITH NO POINT CLOSER THAN 18 FT SEE
13.14.053
FRONT SETBACK: WITH 20FT AND ABOVE RIGHT OF WAY
WIDTH FRON SETBACK WILL BE 20FT FROM THE RIGHT

WIDTH FRONT SETBACK WILL BE 20FT FROM THE RIGHT
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CONCEPTUAL ROS SUBDIVISION NOTE

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ADDITIONAL HOME

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

ITF PLAN | LEGENDS

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

HINCKLEY ESTATES SUBDIVISION & PUD

EDITIONS
NO. DESCRIPTION DATE

4/29/2025

SUBDIVISION & PUD

Site Plan_SIX

LOTS STUDY

AC101C



1 Site Plan_Six Lots

PLUT DATE: 7/8/2025 1:41:23 PM

HINCKLEY ESTATES SUBDIVISION & PUD

4888 & 4890 S FLORIBUNDA DR.



SITE INFORMATION

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

COMMON AREA	9455 SQFT	13%
COMMON AREA WILL BE TAKEN CARE BY OWNER OF THE HOME WHERE THE COMMON AREA IS LOCATED. FOR THE GREEN COMMON IS FOR PRESERVATION OF THE HABITATS. RESIDENTS IN THESE SUBDIVISION CAN GO TO PORCH AREA FOR SIGHTSEEING OR PICNICS. FOR THE PRIVATE ROAD STARTING IN LOT 4888 AND END AT 4880 BOTH OWNERS WILL BE SHARING PRIVATE STREET. MAINTENANCE AND SNOW PLOW WILL BE TAKEN CARE OF BY OWNER OF LOT 4880 AND LOR 4888		

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

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

SCOPE OF WORK

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

ZONING INFORMATION

1. R-1-10
2. SETBACK
 - FRONT SETBACK LOT 4888 - 30' FROM CENTER OF RIGHT C
 - LOT 4890 - 20' FROM LINE OF THE RIGHT C
 - REAR SETBACK : < 40'
 - SIDE SETBACK : LOT 4880 & 4890 - 8'
LOT 4888 - 10'
3. BUILDING HEIGHT - NOT EXCEED 35 FT
4. DENSITY: LOTS ALLOWED - 7 TOTALS

CONCEPTUAL SITE PLAN SUBDIVISION & PUD NOTE

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

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

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

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

SITE PLAN LEGENDS

4/29/2025

SUBDIVISION & PUD

Site Plan_PUD SUBDIVISION

AC102

HINCKLEY ESTATES SUBDIVISION & PUD

4888 & 4890 S FLORIBUNDA DR.



CONCEPTUAL SITE PLAN
1" = 20'-0"

SITE INFORMATION

SLEEPY HOLLOW HILLS PUD SUBDIVISION		
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TOTAL SITE	71,642 SQ FT 1.646 ACRES	100%

COMMON AREA 9455 SQFT 13%

COMMON AREA WILL BE TAKEN CARE BY OWNER OF THE HOME WHERE THE COMMON AREA IS LOCATED. FOR THE GREEN COMMON IS FOR PRESERVATION OF THE HABITATS. RESIDENTS IN THESE SUBDIVISION CAN GO TO PORCH AREA FOR SIGHTING OF TNC'S. FOR THE PRIVATE ROAD STARTING IN LOT 4880 AND END AT 4880 DR OWNERS WILL BE SHARING PRIVATE STREET. MAINTENANCE AND SNOW PLOW WILL BE TAKEN CARE OF BY OWNER OF LOT 4880 AND LOR 4880

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

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

SCOPE OF WORK

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

ZONING INFORMATION

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FRONT SETBACK LOT 4888 - 30' FROM CENTER OF RIGHT OF WAY
LOT 4890 - 20' FROM LINE OF THE RIGHT OF WAY
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PROPOSED 4 TOTALS WITH TWO EXISTING

SITE PLAN LEGENDS

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

REVISIONS	NO. DESCRIPTION	DATE

06/23/2025

SUBDIVISION & PUD

Site Plan_Tree Study

AC102T

Preserving Green Area 2



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

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

3 4 8 10



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

5



To keep or be trimmed down

1 6 7 9



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

HINCKLEY ESTATES SUBDIVISION & PUD

4888 & 4890 S FLORIBUNDA DR.



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PROPOSED 4 TOTALS WITH TWO EXISTING

SITE PLAN LEGENDS

06/23/2025

SUBDIVISION & BLD

Site Plan_Tree Study

DRAWING TITLE
RECORD OF SURVEY

CLIENT CONTACT
RENNIE DUANGKAMON

4 PARCEL OF LAND LOCATED
WITHIN, SALT LAKE COUNTY,
UTAH. A PART OF THE N.W. 1/4 SEC.
11, T. 2 S., R. 1. E. S.L.B.&M.

PROPERTY DESCRIPTION

PARCEL 1: 22-11-157-011
Beginning at a point that lies North 44°52'11" East a distance of 1349.03 feet from the (calculated) West One Quarter corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 05°58'30" West along the monument line a distance of 297.62 feet, and North 77°45'00" East a distance of 268.97 feet from a Street monument located at the intersection of Floribunda Drive & Wander Lane, Thence South 77°45'00" West a distance of 112.65 feet, Thence North 05°56'00" West a distance of 159.87 feet, Thence North 87°45'00" East a distance of 100.00 feet, Thence North 87°43'31" East a distance of 12.19 feet, Thence South 05°56'00" East a distance of 140.27 feet to the point of beginning.

PARCEL 2: 22-11-157-012
Beginning at a point that lies North 44°52'11" East a distance of 1349.03 feet from the (calculated) West One Quarter corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 05°58'30" West along the monument line a distance of 297.62 feet, and North 77°45'00" East a distance of 268.97 feet from a Street monument located at the intersection of Floribunda Drive & Wander Lane, Thence North 05°56'00" West a distance of 140.27 feet, Thence North 87°43'31" East a distance of 177.55 feet, Thence South 07°21'00" West a distance of 151.81 feet, Thence North 68°40'00" West a distance of 50.00 feet, Thence South 87°45'00" West a distance of 38.52 feet, Thence South 77°45'00" West a distance of 59.53 feet to the point of beginning.

PARCEL 3: 22-11-157-010
Commencing North 41°40' East 1054.4 feet from the Southwest corner of the Northwest 1/4 of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Thence North 87°45' East 202.44 feet to the true point of beginning; Thence North 5°56' West 148.02 feet; Thence North 77°45' East 86.22 feet; Thence South 5°56' East 163.52 feet; Thence South 87°45' West 85.0 feet to the point of beginning.

PARCEL 4: 22-11-157-004
Commencing North 41°40' East 1054.4 feet from the Southwest corner of the Northwest 1/4 of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Thence North 68°40' West 50.00 feet, Thence South 77°45' West 38.52 feet, Thence South 77°45' West 37.54 feet, Thence South 5°56' East 163.52 feet, Thence North 87°45' East 120.0 feet to the point of beginning.

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

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Craig Provost for the purpose to establish the south boundary of this lot and located the major improvements in relation to the intended positioning of this lot.

The basis of bearing was derived from the street found monumentation accepted as original subdivision staking, and utilized on this survey as "East" as shown on this NorthCrest Subdivision plat as recorded within the official records of Salt Lake County Recorder's Office.

Area surveys as recorded within the records of the Salt Lake County Surveyor's Office have been pulled and examined during the course of this survey. No Survey discrepancies were found, that relate to this lots location.

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 may be disclosed by the details of a current title insurance policy.
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 utility prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
4. The location of each easement, rights of way, and other plottable information affecting the subject property as shown, has been relied upon as listed in the title insurance commitment. Dated February 11, 2025 issued by Cottonwood Title Insurance Company, issued File # 187165-RCF, with respect to the subject property. Labeled with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. All information of record has been solely relied Upon as shown in said Title commitment.

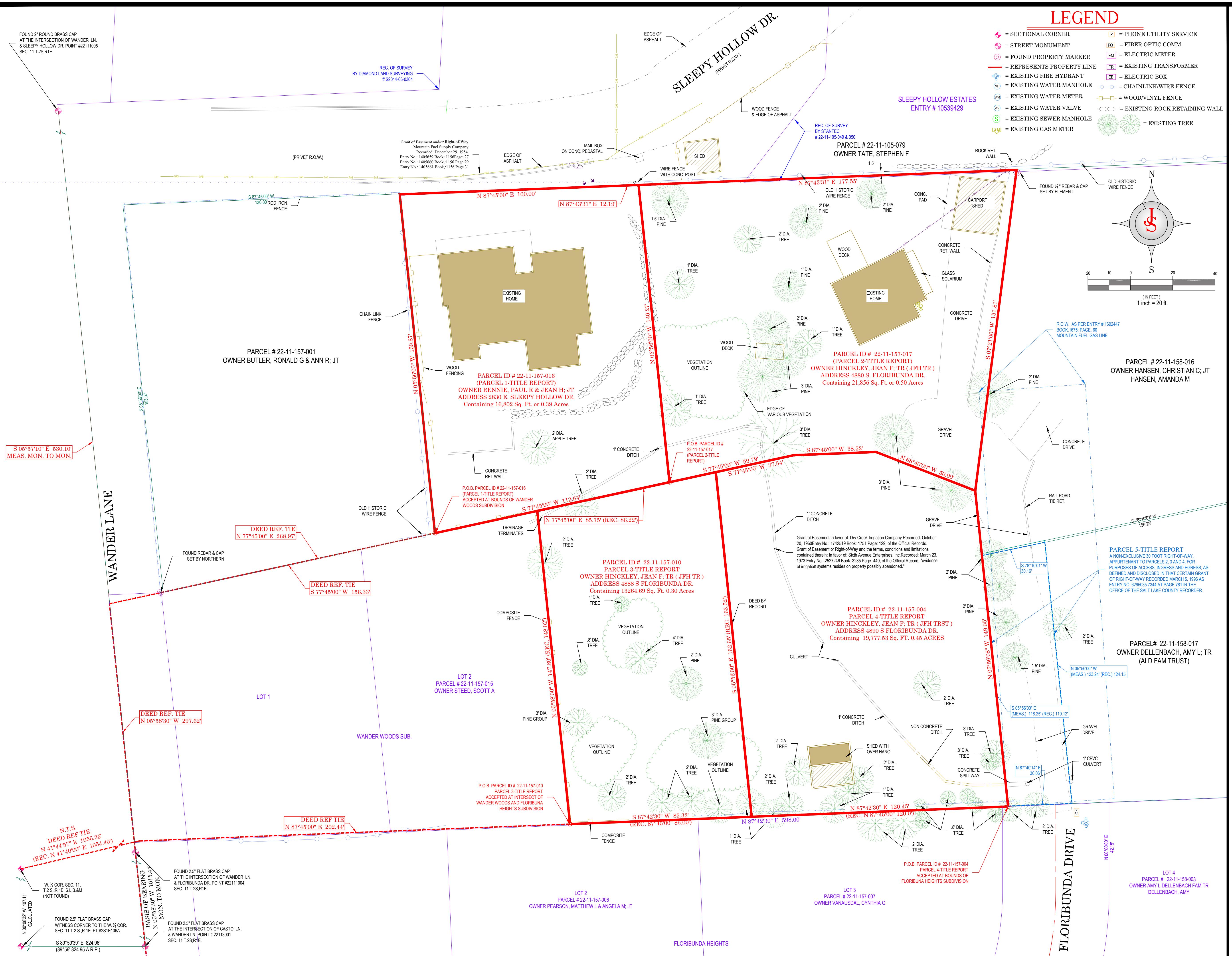
SURVEYOR'S CERTIFICATE

I, R. Shane Johnson, 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 owner's authority, I have made a survey of the tract of land shown on this plat and described herein. The same has been correctly surveyed and referenced with ground measurements and other data as shown on this plat. This survey retraces lot/land lines and may have corrected said lot/land 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


COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Surveying. Surveying shall not be used without complete authorization and written support.

STAMP
S-25-014
DATE: 3-25-2025
DRAWN BY: SHANE R. JOHANSON P.L.S.
OVERSEEN BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER
SHEET-1

UTILITY INFORMATION

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

BENCHMARK

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

HOLLADAY, UT SURVEY DATA REQUIREMENTS

COORDINATE UNITS: INTERNATIONAL FEET

DISTANCE UNITS: INTERNATIONAL FEET

DATUM

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

ZONE: CENTRAL (0202)

VERTICAL DATUM

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

PROJECT COORDINATE SYSTEM

NORTHING = 7,292,953.26

EASTING = 1,569,731.24

NOTES

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

CONTRACTOR TO LOCATE AND DELINATE TEMPORARY CONSTRUCTION EASEMENTS.

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

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

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

CLIENT

D. RENNIE
4888 & 4890 FLORIBUNDA DRIVE
HOLLADAY UTAH
PH 702-592-7799

ARCHITECT

SURVEYOR

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

SUBMITTED BY

CAREY JOHANSON P.E.
CIVIL ENGINEER

4/28/25
DATE
5563750

UTAH REGISTRATION NO.
DR. HUA XU

HYDROLOGY & DRAINAGE REPORT
SUPPORTING DOCUMENTS



COVER SHET

HINCKLEYS ESTATES SUBDIVISION

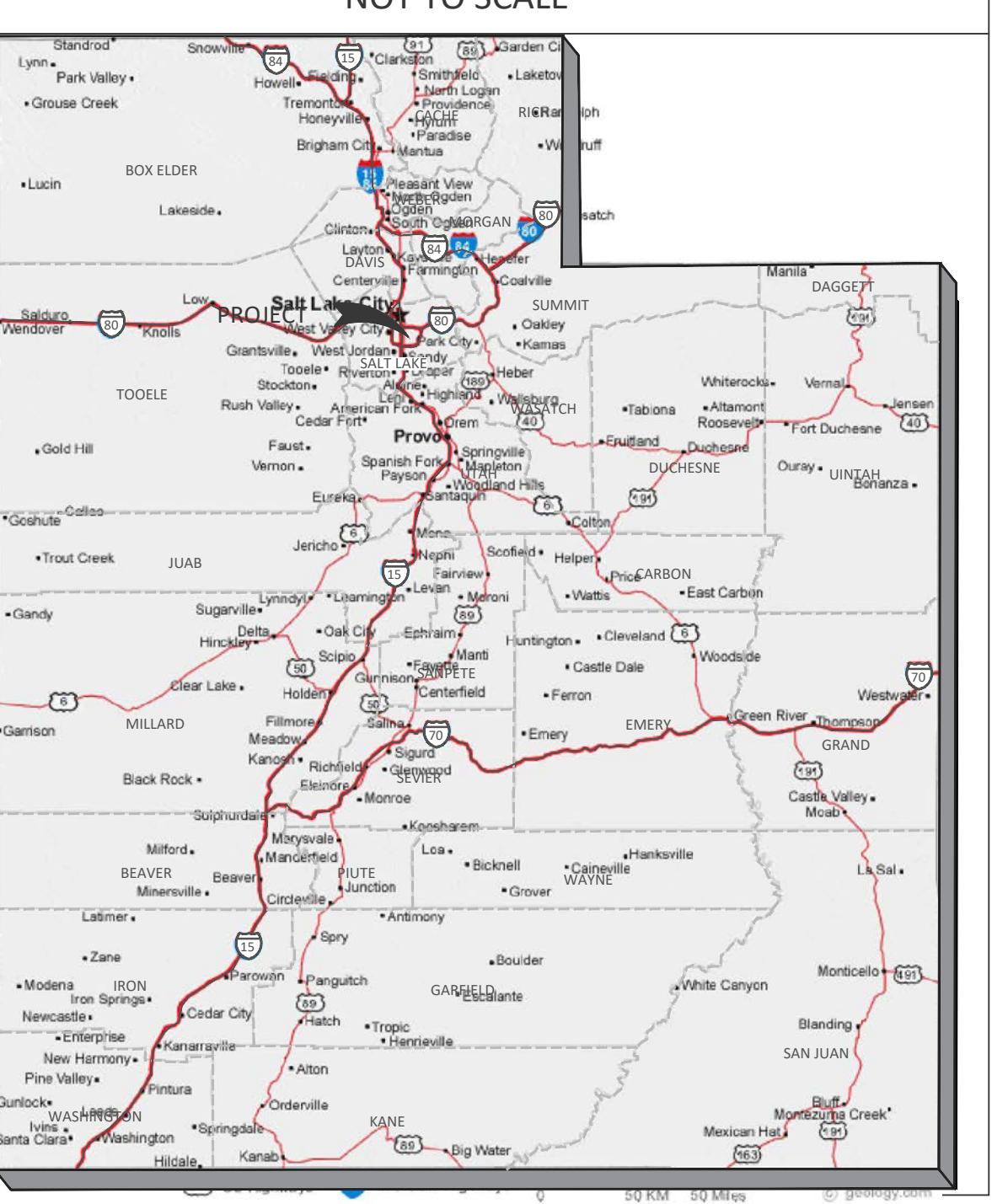
4880 SOUTH FLORIBUNDA
DRIVE HOLLADAY, CITY UTAH

DETAILS CALLOUTS



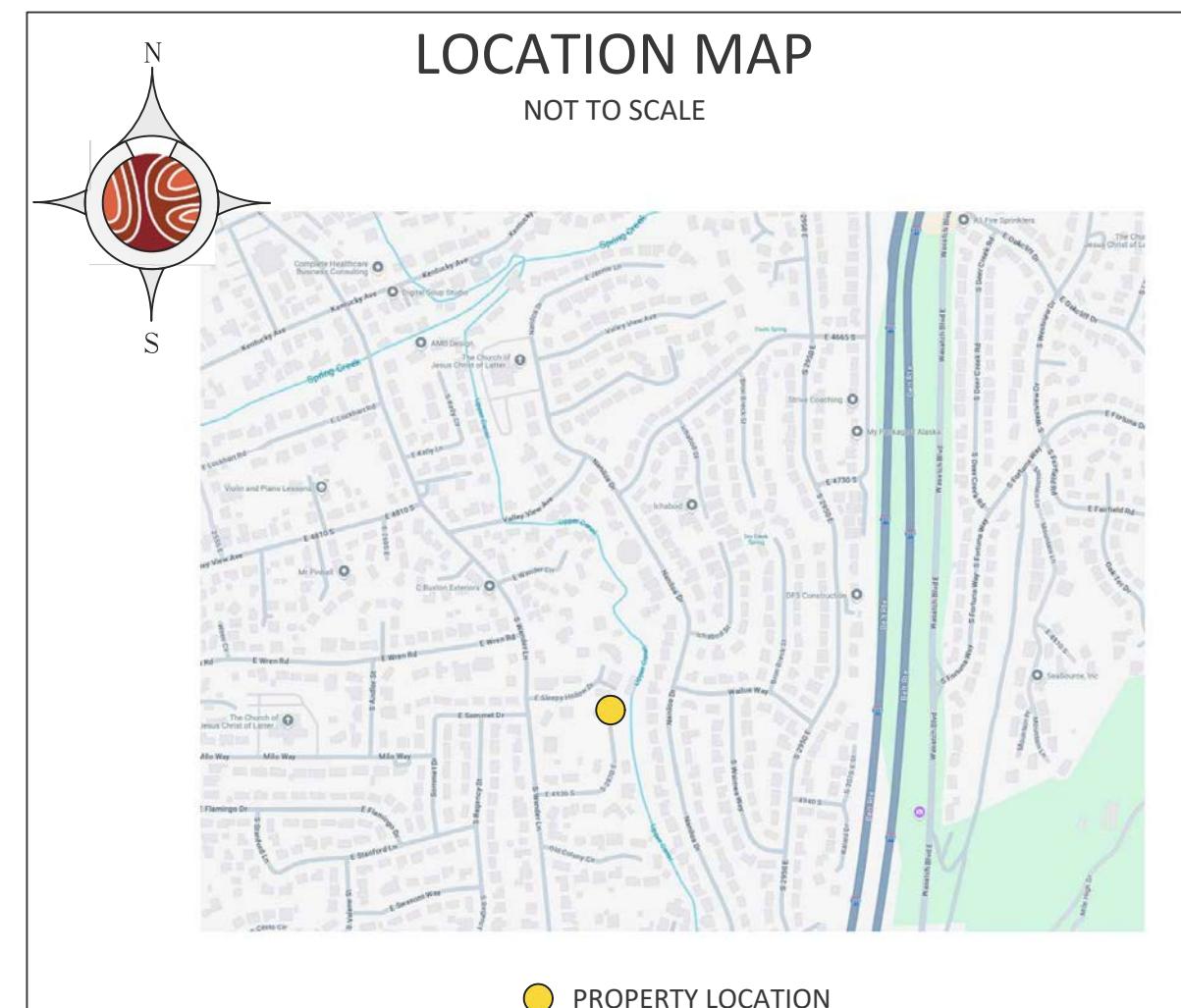
VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



VERIFY SCALE

BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

JOHANSON
ENGINEERING

JOHANSON ENGINEERING
SALT LAKE CITY, UT 84106



City of Holladay
4580 SOUTH 2300 EAST
HOLLADAY, UT 84117
801-272-9450

HINCKLEY ESTATES
PUD

4888 & 4890 FLORIBUNDA
DRIVE
HOLLADAY, UTAH 84117



CONCEPTUAL CIVIL NOT
FOR CONSTRUCTION
NO.02786-OSR-3

DATE
5-3-25

JOHANSON PROJECT #
E-25-8

FOR PERMIT REVIEW
ONLY
C-01

1. INSTALL IMPROVEMENTS TO HOLLADAY STANDARDS. CONTRACTOR TO OBTAIN AND FOLLOW HOLLADAY SPECIFICATIONS.

2. MAINTAIN A MINIMAL 10' DISTANCE BETWEEN WATER AND SEWER LINES.

3. MINIMAL 18" OF CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.

4. MINIMAL 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.

5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.

6. MINIMUM OF FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.

7. CONTRACTOR RESPONSIBLE FOR OBTAINING HOLLADAY STANDARDS AND APWA 2017 SPECIFICATIONS AND CONSTRUCTION STANDARDS.

8. CONTRACTORS RESPONSIBILITY TO OBTAIN AND FOLLOW THE SOILS REPORT AND ITS RECOMMENDATIONS.

9. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH HOLLADAY PUBLIC WORKS DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS.

11. ALL UTILITY LINES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS HOLLADAY OR APWA 2017 STANDARDS.

12. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.

13. CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.

14. THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO HOLLADAY FOR REVIEW AND APPROVAL.

15. REVIEW AND INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

16. LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.

17. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE JOB.

18. CALL BLUE STAKE BEFORE YOU DIG.

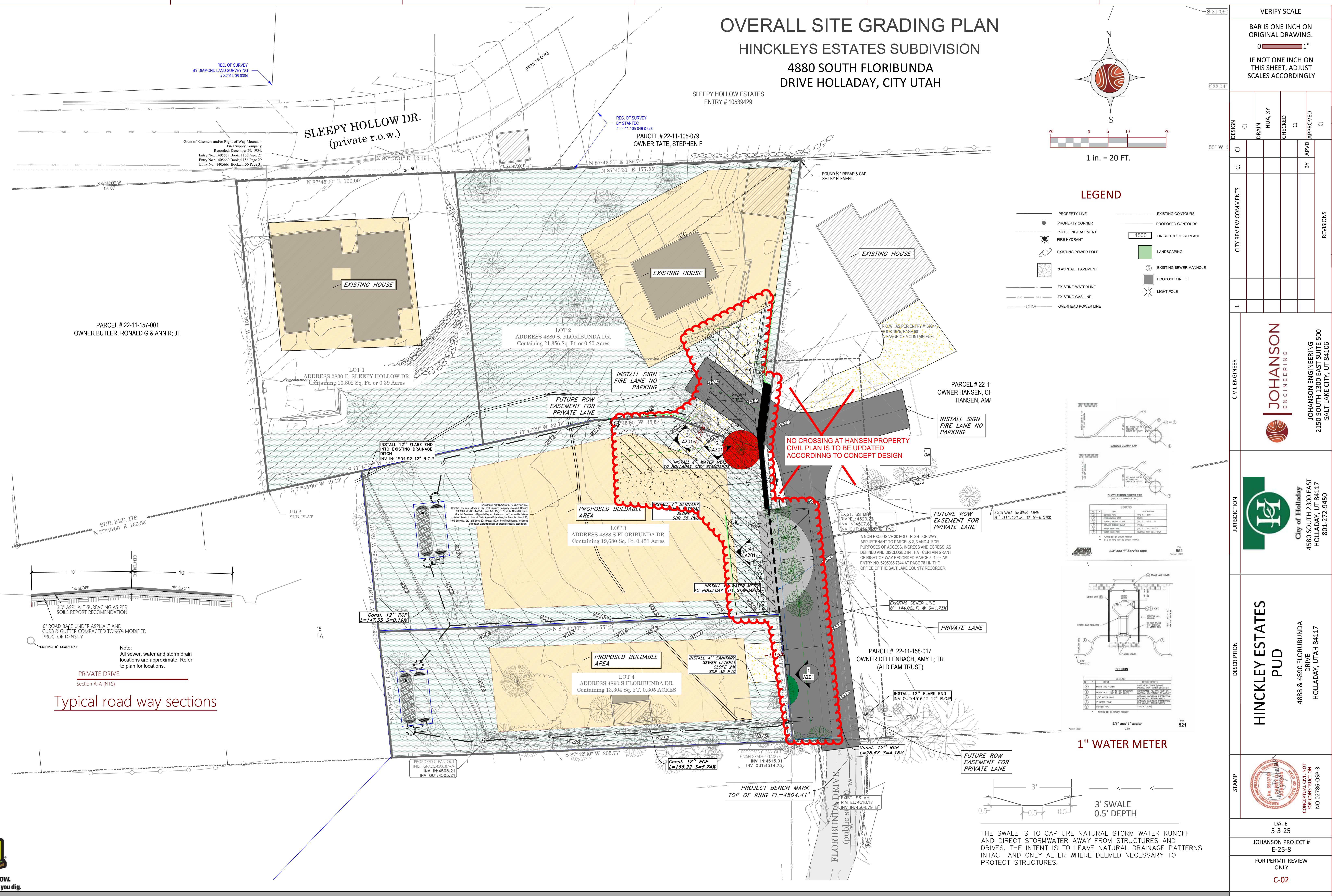
19. THE LOCAL AUTHORITY RULES, REGULATION AND SPECIFICATION GOVERN. SEE HOLLADAY CITY NOTES

20. CONTRACTORS RESPONSIBILITY FOR SAFETY ON JOB SITE AT ALL TIMES

CAUTION NOTICE TO CONTRACTOR

A. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location for utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

B. The contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability real or alleged, in connection with performance of work on this project.



1

2

3

4

5

6

DRAINAGE PLAN

HINCKLEYS ESTATES SUBDIVISION

4880 SOUTH FLORIBUNDA DRIVE HOLLADAY, CITY UTAH

Hydrology Report

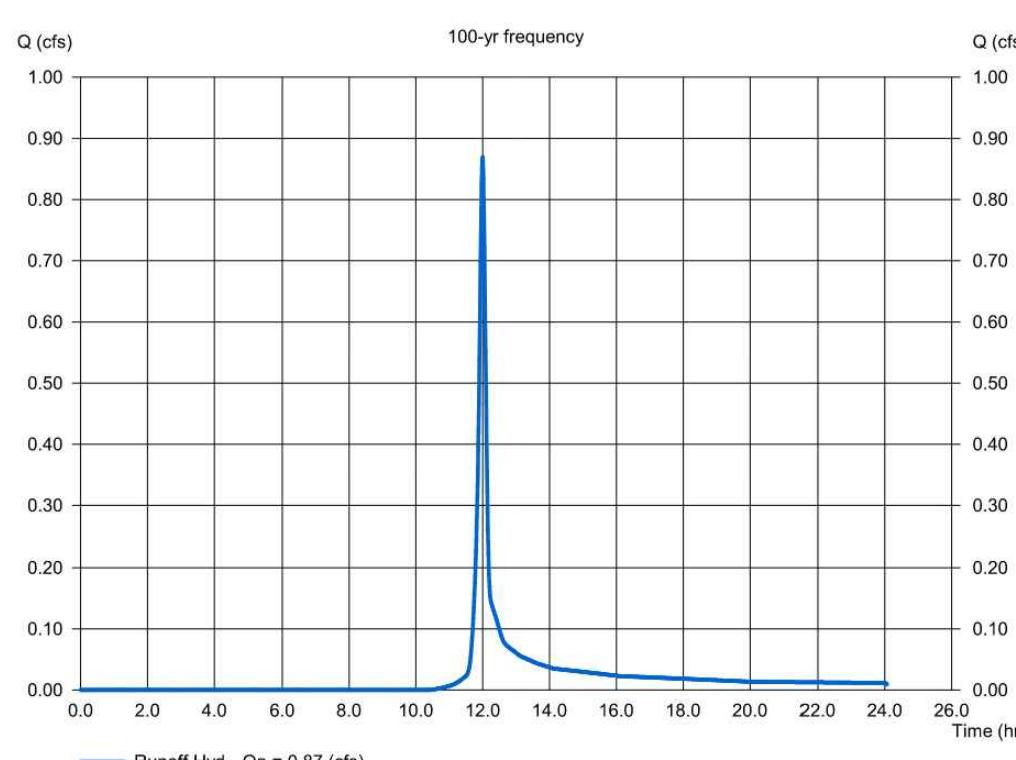
Hydroflow Express Extension for Autodesk Civil 3D® by Autodesk, Inc. Saturday, May 3 2025

LOT 3 100YEAR 24HR EVENT

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.869
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.540	Curve number (CN)	= 79
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 10
Total precip. (in)	= 2.75	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.978 (cubic ft); 0.045 (acre ft)

Runoff Hydrograph



LOT 3 HYDROLOGY CALCS 2,000 CU.FT

Hydrology Report

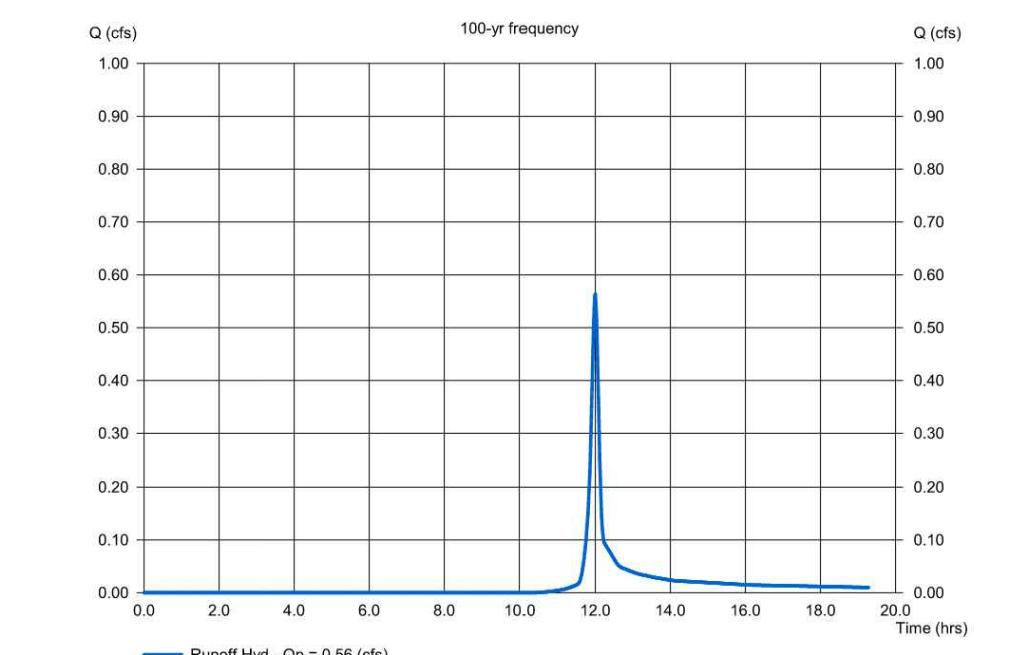
Hydroflow Express Extension for Autodesk Civil 3D® by Autodesk, Inc. Saturday, May 3 2025

LOT 4 100YEAR 24HR EVENT

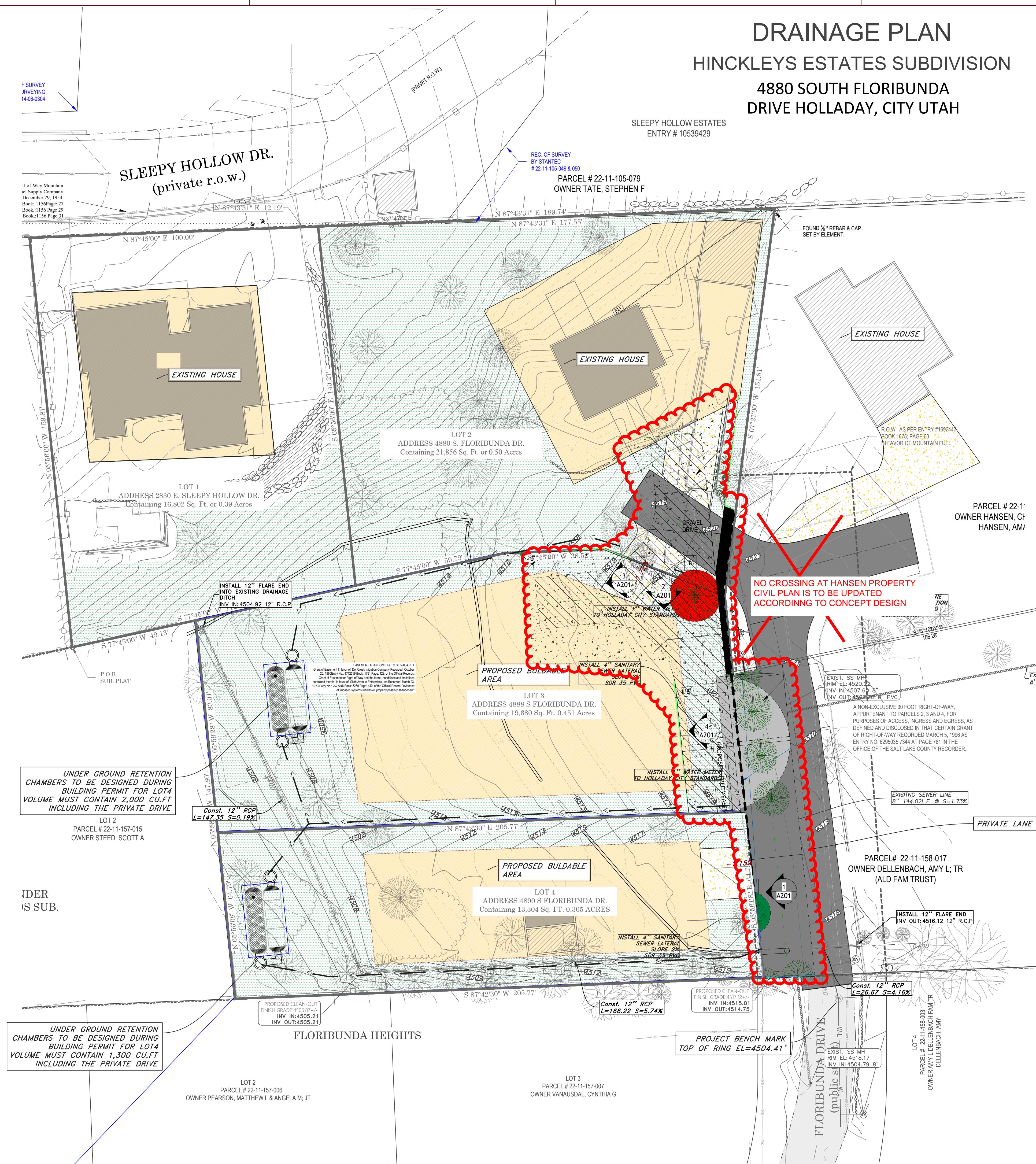
Hydrograph type	= SCS	Peak discharge (cfs)	= 0.564
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.350	Curve number (CN)	= 79
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 10
Total precip. (in)	= 2.75	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.262 (cubic ft); 0.029 (acre ft)

Runoff Hydrograph



LOT 4 HYDROLOGY CALCS 1,300 CU.FT



HINCKLEY ESTATES SUBDIVISION & PUD SUBDIVISION

LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF
THE N.W. 1/4 SEC. 11, T. 2 S., R. 1. E. S.L.B.&M. CITY OF
HOLLADAY, UTAH.

SLEEPY HOLLOW DR. (private r.o.w.)

Grant of Easement and/or Right-of-Way Made
Full Surveyor's Company
Recorded December 29, 1954.
Entry No.: 1405659 Book: 1156 Page: 27
Entry No.: 1405660 Book: 1156 Page: 29
Entry No.: 1405661 Book: 1156 Page: 31

PARCEL # 22-11-157-001
OWNER BUTLER, RONALD G & ANN R, JT

SUBDIVISION NOTES:

1. STORM WATER ANALYSIS AND INFILTRATION REPORTS WILL BE PROVIDED ALONG WITH FUTURE BUILDING PERMITS. PARCEL 3 AND 4 WILL HAVE ITS OWN STORM WATER DRAINAGE.

FOUND 2" ROUND BRASS CAP
AT THE INTERSECTION OF WANDER LN.
& SLEEPY HOLLOW DR. POINT #2211005
SEC. 11 T2S R1E

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City of Holladay

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

GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project:	Hinckley Estates subdivision & PUD
Address of Project:	4888 S Floribunda Dr & 4890 S Floribunda Dr, Holladay UT

TYPE OF REQUEST: (mark all that apply)			
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)	
<input type="checkbox"/> SITE PLAN (<input type="checkbox"/> PERMITTED of <input type="checkbox"/> CONDITIONAL)		REZONE of PROPERTY	
<input checked="" type="checkbox"/> SUBDIVISION PLAT		GENERAL PLAN AMENDMENT	
CONDOMINIUM PLAT		CODE AMENDMENT	
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION	
SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION	
NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEMENT AMENDMENT	
OTHER:		ANNEXATION	

Applicant Name: (Please Print)	Duangkamon Rennie			Property Owners Name: (Please Print) <i>**ATTACH SIGNED "OWNER AFFIDAVIT"**</i>																																												
Applicant's Mailing Address:		City: Lehi	State: UT	Zip: 84043																																												
Applicant Phone:	(702) 592-7799	Applicant's Email Address:	duangkamon.rennie@gmail.com																																													
Main Contact Person (Please Print):	Name: Duangkamon Rennie			Phone: 702-5927799																																												
				email: duangkamon.rennie@gmail.com																																												
Brief summary of proposal / request: <u>We are proposing this subdivision in conjunction with PUD so we can provide essential protection for existing greenery and significant trees on site. PUD will also provide us with the ability to build two residential homes on both of the new proposed parcels. Changing lines as proposed will also help us avoid adding a private road.</u>																																																
<table border="1"> <thead> <tr> <th colspan="3">FILING FEES: (ORD 3.35)</th> <th>OFFICE USE ONLY</th> </tr> </thead> <tbody> <tr> <td>SITE PLAN REVIEW</td> <td>\$600.00</td> <td>REZONE of PROPERTY</td> <td>\$900.00 + \$85.00/acre</td> </tr> <tr> <td>SITE PLAN AMENDMENT</td> <td>\$250.00</td> <td>CODE AMENDMENT</td> <td>\$600.00</td> </tr> <tr> <td>SUBDIVISION: Final = 6% of the cost of improvements)</td> <td>\$2,000.00 + \$100.00/unit</td> <td>GENERAL PLAN AMENDMENT</td> <td>\$300.00 + \$50.00/acre</td> </tr> <tr> <td>CONDOMINIUM</td> <td>\$1,000.00 + \$100.00/unit</td> <td>HISTORIC SITE DESIGNATION</td> <td>\$600.00</td> </tr> <tr> <td>CONDITIONAL USE PERMIT - COMMERCIAL</td> <td>\$1,000.00 + \$35.00/acre</td> <td>PUBLIC STREET:</td> <td>\$300.00 - vacation \$600.00 - dedication \$260.00 - namechange</td> </tr> <tr> <td>CONDITIONAL USE PERMIT - RESIDENTIAL</td> <td>\$900.00 + \$50.00/unit</td> <td>ANNEXATION</td> <td></td> </tr> <tr> <td>CONDITIONAL USE PERMIT - HOME BUSINESS</td> <td>\$100.00</td> <td>DEVELOPMENT AGREEMENT AMENDMENT</td> <td></td> </tr> <tr> <td>CONVERSION TO CONDOMINIUM</td> <td>\$50.00/unit</td> <td>OTHER:</td> <td></td> </tr> <tr> <td>SPECIAL EXCEPTION</td> <td>\$600.00</td> <td>OTHER:</td> <td></td> </tr> <tr> <td>SUBDIVISION AMENDMENT</td> <td>\$600.00</td> <td>FINAL TOTAL DUE:</td> <td></td> </tr> </tbody> </table>				FILING FEES: (ORD 3.35)			OFFICE USE ONLY	SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre	SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00	SUBDIVISION: Final = 6% of the cost of improvements)	\$2,000.00 + \$100.00/unit	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre	CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00	CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$600.00 - dedication \$260.00 - namechange	CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION		CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT		CONVERSION TO CONDOMINIUM	\$50.00/unit	OTHER:		SPECIAL EXCEPTION	\$600.00	OTHER:		SUBDIVISION AMENDMENT	\$600.00	FINAL TOTAL DUE:		OFFICE USE ONLY
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				FILE DATE: _____																																												

NEXT STEPS FOR APPLICANTS:

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

STAFF ACKNOWLEDMENT OF COMPLETE APPLICATION: _____ DATE: _____



CITY OF HOLLADAY

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

AFFIDAVIT OF PROPERTY OWNERSHIP for property located at

Address: 4888, 4890, 4880 S. Floribunda Dr.

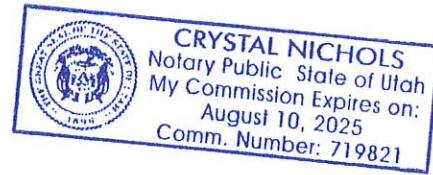
Subdivision: _____ Plat: _____ Lot: _____

PROPERTY OWNER

I/we, Jean F. Hinckley being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statement herein contained and any of the information provided are in all respects true and correct to the best of my/our knowledge.

Jean F. Hinckley
Property Owner

Jean Folsom Hinckley
Property Owner



ACKNOWLEDGMENT

State of Utah)
) ss.
County of)

The foregoing affidavit was acknowledged before me this 8th day of April, 2025, who
duly acknowledged to me that he did execute the same.

My commission expires: August 10, 2025

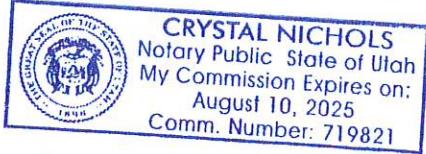
Crystal Nichols
Notary Public

AGENT AUTHORIZATION

I/We, Jean F. Hinckley, the owner(s) of the real property described above, do authorize as my agent(s) Duangkanon Rennie to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City of Holladay considering this application and to act in all respects as our agent in matters pertaining to the attached application.

State of Utah)
) ss.
County of)

ACKNOWLEDGMENT



The foregoing affidavit was acknowledged before me this 8th day of April, 2025, who
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Crystal Nichols
Notary Public

Hinckley Estates Subdivision & PUD Narrative

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

Holladay City Planning Commission Members,

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

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

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

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

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

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

Sincerely,

Duangkamon Rennie

3361 W Cramden Dr., Lehi UT 84043

04/11/2025

04/11/2025

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

Dear Neighbor:

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

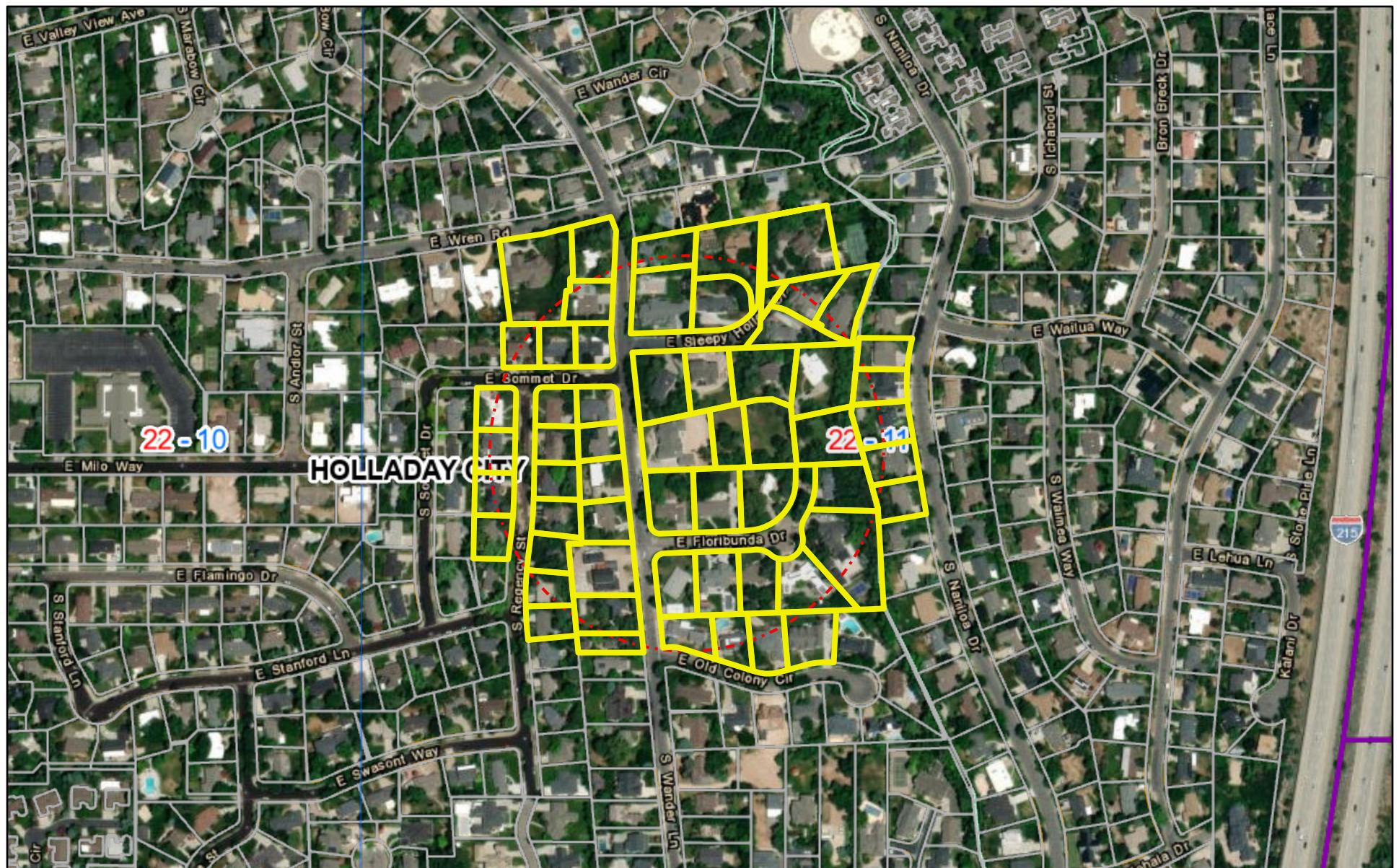
We are proposing two new residential homes to be built at a future date—one on 4888 S Floribunda Dr and one on 4890 S Floribunda Dr.

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

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

Thank you,
Duangkamon & Christian Rennie

My Map



April 12, 2025

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

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

The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the acutal relation between, any of the layers depicted here.

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

Hinckley Estates Subdivision & PUD Neighborhood Information Meeting

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

Meeting Minutes:

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

Topic to discuss for Neighborhood meeting

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

Meeting minutes:

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

Hinckley Estates Subdivision & PUD Neighborhood Information Meeting

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

Name	Address	Signature
CARIN CLOWARD	2866 E. FLORIBUNDA	Carin Cloward
M. J. AHING	2840 FLORIBUNDA	M. J. Ahing
Sharon Coons	4941 WANDER LN	Sharon Coons
MATT REARON	2841 E. FLORIBUNDA DR	Matt Rearon
CHRISTIAN HANSEN	4967 S. FLORIBUNDA DR	Christian Hansen
Scott Steed	4905 S. WANDER LN	Scott Steed
my Edna DeLancey	4915 S. FLORIBUNDA DR	Edna DeLancey
CINDY GUBLER	2865 FLORIBUNDA	Cindy GUBLER
City & Randy Ryser	4920 S. Regency	Randy Ryser
Jerry & Joann Nelson	4955 Regency ST	Jerry & Joann Nelson
David & Julie Jensen	4903 Regency	David & Julie Jensen
Cherri & Rich Didroyd	2829 Sleepy Hollow	Cherri & Rich Didroyd
Ann & Ron Butler	2822 Sleepy Hollow	Ann & Ron Butler
Jeanie & Paul Rennie	2830 E Sleepy Hollow	Jeanie & Paul Rennie
Jean Hinckley	4880 S. 2870 E.	Jean Hinckley

→ CINDY GUBLER @ YAHOO.COM



3340 North Center Street, Suite 100, Lehi, UT 84043
Phone: 801 407 8355 | Fax: 801 407 8395

REAL PROPERTY TITLE REPORT

NOTICE

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

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

REPORT

File Number: 187165-RCF

1. Effective Date: February 11, 2025 at 7:30AM
2. The estate or interest in the land described or referred to in this Report is Fee Simple as to Parcels 1, 2, 3 and 4; Easement as to Parcel 5 and title thereto is at the effective date hereof vested in:
Paul Rennie and Jean Hinckley Rennie, or their successors, as Trustees of The Paul and Jean Hinckley Rennie Family Trust dated the 17th day of November, 2022, as amended, as to Parcel 1 and Jean F. Hinckley, as Trustee of The Jean F. Hinckley Trust, dated May 18, 2015, as to Parcels 2, 3 and 4
3. The land referred to in this Report is situated in the County of Salt Lake, State of Utah, and is described as follows:

See Exhibit A attached hereto

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

RECORD MATTERS

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

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

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

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

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

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

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

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

Recordation of Covenants, recorded July 11, 2017 as Entry No. [12573540](#) in Book 10576 at Page 6886.

6. Terms and conditions of that certain Grant of Right-of-Way recorded March 5, 1996 as Entry No. [6295035](#) in Book 7344 at Page 781.
7. The effects, if any, of that certain Notice of Permission recorded January 5, 2016 as Entry No. [12200238](#) in Book 10393 at Page 2823.

RECORD MATTERS
(CONTINUED)

8. Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Jean F. Hinckley, and her successors as Trustee of The Jean F. Hinckley Trust dated May 18, 2015; Trustee: ZB, N.A. dba Zions First National Bank; Beneficiary: ZB, N.A. dba Zions First National Bank; Amount: \$100,000.00; Dated: June 13, 2018; Recorded: July 3, 2018 as Entry No. [12803746](#) in Book 10690 at Page 3785. (affects Parcel 2)
9. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Paul R. Rennie and Jean Hinckley Rennie, as joint tenants with right of survivorship; Trustee: Zions Bancorporation, N.A. dba Zions Bank; Beneficiary: Mortgage Electronic Registration Systems, Inc. "MERS", solely as nominee for Zions Bancorporation, N.A. dba Zions Bank; Amount: \$1,683,000.00; Dated: November 10, 2022; Recorded: November 14, 2022 as Entry No. [14041921](#) in Book 11385 at Page 2875. (affects Parcel 1)

Construction Conversion Modification Agreement (Adjustable Interest Rate), recorded September 4, 2024 as Entry No. [14283999](#) in Book 11515 at Page 8175.

10. The effects, if any, of that certain Boundary Line Agreement, recorded November 27, 2024 as Entry No. [14319165](#) in Book 11535 at Page 7121.

NOTE: The legal descriptions contained therein appear to be erroneous.

11. Right of Way Agreement for Salt Lake City Suburban Sanitary District (No. 1) Pipe Line in favor of Salt Lake City Suburban Sanitary District to lay, maintain, operate, repair, remove, or replace the pipe line for transportation through and across said Land and incidental purposes, by instrument dated July 25, 1958 and recorded February 21, 1966, as Entry No. [2143399](#), in Book 2432, at Page 66. (affects Parcel 5)

NOTE: The following names have been checked for judgments:

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

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

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point that lies North 44°52'11" East a distance of 1349.03 feet from the (calculated) West One Quarter corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 05°58'30" West along the monument line a distance of 297.62 feet, and North 77°45'00" East a distance of 268.97 feet from a Street monument located at the intersection of Floribunda Drive & Wander Lane, Thence South 77°45'00" West a distance of 112.65 feet, Thence North 05°56'00" West a distance of 159.87 feet, Thence North 87°45'00" East a distance of 100.00 feet, Thence North 87°43'31" East a distance of 12.19 feet, Thence South 05°56'00" East a distance of 140.27 feet to the point of beginning.

PARCEL 2:

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

PARCEL 3:

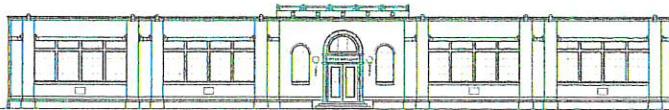
Commencing North 41°40' East 1054.4 feet from the Southwest corner of the Northwest 1/4 of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian; Thence North 87°45' East 202.44 feet to the true point of beginning; Thence North 5°56' West 148.02 feet; Thence North 77°45' East 86.22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

PARCEL 4:

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

PARCEL 5:

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



CITY of HOLLADAY

July 18, 2025

RE: "Hinckley Estates" Residential Subdivision and PUD in the R-1-10 Zone

Preliminary Approval: July 15, 2025

Address: 4880 S., 4888 S, and 4890 S. Floribunda Dr. and 2830 S. Sleepy Hollow
File #25-1-07

Dear Ms. Duangkamon Rennie, representing property owner JFH Trust:

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE PRELIMINARY SUBDIVISION APPROVAL BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR, "HINCKLEY ESTATES" A RESIDENTIAL PROJECT IN THE RESIDENTIAL, SINGLE-FAMILY R-1-10 ZONE.

On Tuesday, July 15th, 2025, the City of Holladay Planning Commission unanimously moved to approve the preliminary subdivision plat for the Hinckley Estates Subdivision. Approval is based upon 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 PUD site plan; updates to civil set to reflect what is shown on the PUD site plan – no fire access on any portion of parcel # 22111580160000 (4867 S Floribunda Dr.)*
- 6) *Construction elements and details are found to be acceptable by various divisions the Technical Review Committee*
- 7) *PUD elements are found to be incorporated on the approved drawings.*

With conditions that the applicant:

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





CITY of HOLLADAY

THIS LETTER ALSO CONSTITUTES THE CONDITIONAL USE PERMIT FOR THE "HINCKLEY ESTATES" PLANNED UNIT DEVELOPMENT, APPROVED BY THE CITY OF HOLLADAY PLANNING COMMISSION ON JULY 15TH, 2025.

This land use approved was granted by with approval 4-0 with the following conditions:

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

With the following conditions:

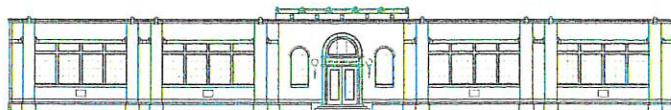
1. *Tree removal is only permitted in identified buildable areas and vehicular access areas (private lane and driveways), in addition to removals necessary for installation of swimming pools or other recreational elements in the back yards of the two new dwelling units and the dwelling unit on Sleepy Hollow. Equivalent canopy replacement is required for any trees removed in these areas*
2. *A 10-foot average setback with a closest point of 8 feet is applied to the south building line of Lot 4, the southern boundary of the project area*
3. *Tree protection zones on the site and site plan are held to ISA standards*
4. *The green and white areas of the PUD site plan be designated as preservation zones and tree canopy protection zones.*
5. *That the civil plan matches the PUD site plan*

Please notify your surveyor or engineer of this information for inclusion on the civil plans and final plat.

Addresses may carry the same addresses as already shown on the parcels;

1. Lot 1: 2830 E. Sleepy Hollow Dr.





CITY *of* H O L L A D A Y

2. Lot 2: 4880 S. Floribunda Dr.
3. Lot 3: 4888 S. Floribunda Dr.
4. Lot 4: 4890 S. Floribunda Dr.

Please notify your surveyor or engineer of this information for inclusion on the final plat.

Please ensure that a full civil set of plans including a grading and drainage plan and landscaping plan is submitted for staff review within 1 year of this preliminary approval.

The final plat check list is attached to this letter, along with examples of what a final plat looks like.

Once a final plat is reviewed by the TRC and Salt Lake County, an approval to print to mylar material will be issued. A signature by the Salt Lake Valley Health Plat Department must be obtained prior to returning the document to the City of Holladay for final signatures.

Prior to recording the final plat with the Salt Lake County Recorder, payment of any outstanding Community Development fees and posting of any required bond amounts must be remitted to the Holladay CED dept.

If you should have any questions, please call me at 527-3890, and I will be happy to assist you.

Sincerely,

Carrie Marsh
Senior Planner



**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:

Dennis Roach, Chair
Karianne Prince
Angela Gong
Jill Fonte

City Staff:

Carrie Marsh, City Planner
Jonathan Teerlink, Community & Economic
Development Director
Brad Christopherson, Legal Counsel

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. **“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.**

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 Rennie 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. **“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.**

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 1½ 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. Marsh 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. **“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. File #25-1-07.**

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.

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. Approval of Minutes – April 15, 2025.

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.

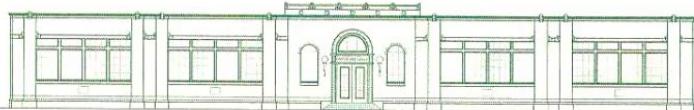
The Planning Commission Meeting adjourned at approximately 8:43 PM.

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: AUGUST 19, 2025



City of Holladay
HOLLADAY CITY COUNCIL

COUNCIL STAFF REPORT

MEETING DATE: August 28th 2025

SUBJECT: Ordinance Amendment – Historic Sites Designation – “McDonald Home” 4659 South Highland Drive

SUBMITTED BY: Jonathan Teerlink, CED Director

ACTION:

Legislative. Ordinance amendments are to be reviewed and considered during a public hearing prior to a motion of final decision/action as per procedures set for the [Holladay Ord. §13.07.050](#).

SUMMARY:

Recent amendments to the Historic Designation process have provided a path forward for owners to add their property to Holladay’s list of Historic sites. The proposed amendment, brought by the property owner, would amend Title 13.86.020 of the City of Holladay, Land Use and Development Regulations after consideration of a proposal to add 4659 South Highland Drive, aka “The David McDonald Home – 1913” to Holladay’s Historic Designation list.



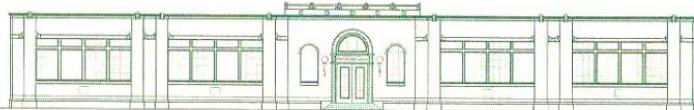
PROPOSED ORDINANCE, CONSIDERATIONS:

The purpose of the code amendment is primarily implementing the General Plan’s vision to recognize properties in the city with historical significance. Chapter 13.86 is enacted to allow property owners a path to designate their property in an effort to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value which are unique and irreplaceable assets.

The address proposed to be added is currently listed on the National Register of Historic Places (#80003927, 1980), and in the General Plan as an exemplary Holladay historic site. The address is also recognized by Preservation Utah.

Once a site is designated by the City Council, the property owner may apply to the planning commission for additional, site specific approvals such as additional land uses and associated site modifications.





City of Holladay HOLLADAY CITY COUNCIL

SUMMARY OF CHANGES:

The following is a summary of the proposed changes to Title 13:

- Sec. 13.86.020 *Historic Sites Designated*, provides a register of historic sites, as currently designated.
- The register is proposed to amended to include, 4659 S Highland Drive



SUMMARY OF HISTORIC SIGNIFICANCE

The two-story Victorian house was constructed in 1890 or brick and adobe manufactured on the site. It was built by David and Arabella McDonald, immigrants to Utah from Scotland and Northern Ireland in 1869. In 1977 the house was renovated for use as office for Kent S. Topham. [See the online write up by realtor, Jacob Barlow](#)

GENERAL PLAN COMPLIANCE:

Historical location and preservation goals are found Chapter 2; Land Use, Urban Design and Neighborhood Preservation (Page 12). The Historic Preservations section of this chapter highlights the applicant's address as a site that, "...have been identified as being of historic importance within the City, regardless of whether or not they are in the Cottonwood Historic Area."

RECOMMENDATION:

City Council shall hold the required public hearing and review the applicant's presentation. It is the recommendation of the Community and Economic Development Director to approve the proposal, based upon the following findings;

CED, Director findings:

1. The property owner has initiated the application, (§13.07.050C) and
2. The property complies with §13.07.050.F as designated and listed site on the National Register of Historic Places, and
3. The property has been highlighted by the General Plan as a location holding historical significance to the city.

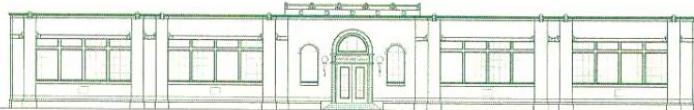
STANDARDS for CONSIDERATION, FOR or AGAINST:

13.07.050 HISTORIC DESIGNATION:

F. Criteria: Any district, building, structure, object or site listed by the National Register of Historic Places may be designated to the city's historic site register. Alternatively, any district building, object or site may be designated if the council finds it meets all the criteria outlined below:

1. It is located within the city.
2. It is at least fifty (50) years old.





City of Holladay
HOLLADAY CITY COUNCIL

3. Historic integrity:

a. It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.

ATTACHMENTS:

Property documentation
General Plan, Chapter 2

FISCAL IMPACT:

None

SUGGESTED MOTION:

Approval



Millcreek, Utah

 Google Street View

Jul 2025 [See more dates](#)



National Register Information System

Title: McDonald, David, House
ID: 80003927

Applicable Criteria: ARCHITECTURE/ENGINEERING
PERSON

Architectural Styles: NO STYLE LISTED

Architects: McDonald, David & Arabella

Areas Of Significance: EXPLORATION/SETTLEMENT
ARCHITECTURE

Periods Of Significance: 1875-1899

Significant Names: McDonald,David & Arabella

Resource Type: BUILDING

Keywords: mcdonald,david & arabella

Note: 4659 Highland Dr.

Related Collections: National Register of Historic Places Collection

Resource Format: pdf

File Size (bytes): 857565

Date Published: 5/29/1980

Parks: National Register of Historic Places

Locations: State: Utah
County: Salt Lake County
Salt Lake City ; 4659 Highland Dr.

Rating:

Categories: Historic

Asset ID: 02ada802-4be6-41d7-9f08-1bf16b889e70

Related Portals: [NPGallery Main Search](#)



DAVID McDONALD HOUSE

4659 Highland Drive, Salt Lake
City, Salt Lake County, Utah

Taken by J.S.H.Smith, August 1978

Negative filed at Ut. St. Hist. Soc.

View of southeast corner looking

from southeast to northwest.

OCT 24 1978





B







CITY OF HOLLADAY GENERAL PLAN 2016-2031

Adopted July 14, 2016

**Amended November 2019 – Chp. 3 and Chp. 5 (MIH)*

**Amended October 2020 – Land Use Map 2.3*

**Amended December 2020 – Chp 2 (MIH)*

**Amended September 2022 – Chp 5 (MIH)*

**Revision January 2023 – CHp 5 (MIH)*



CHAPTER 2: LAND USE, URBAN DESIGN and NEIGHBORHOOD PRESERVATION

*Amended December 2020

INTRODUCTION

This element of the General Plan provides policy direction and guidance for land use decisions, urban design, and neighborhood preservation. It also includes a Future Land Use Map and addresses the image, character, and livability of the City.

The goals of this element are designed to:

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; and
4. Ensure that the zoning ordinance meets the goals expressed in this General Plan.

A list of implementation strategies supporting these goals is included at the end of this chapter.

LAND USE AND PHYSICAL FORM OF HOLLADAY

The City of Holladay has transitioned from a lightly populated agricultural settlement to a nearly built-out bedroom community. The physical structure of the City is unique. Older neighborhoods reflect their coveted location along the edges of the Big Cottonwood Creek. Newer neighborhoods exhibit more typical suburban patterns. Other features that define the character of the City include the following:

- The lack of a discernible street grid typical of other valley centers;
- Creeks and canals that wind through the maze of lowland cottonwood forests;
- Sinuous public and private lanes that connect residential areas and commercial developments in a gentle, lived-in fashion;
- Long connecting roadways that provide access to heavily-wooded private lanes that lead to large-lot single-family estates;
- Large and deep residential lots which provide significant private open space;
- A semi-rural character with continuing agricultural uses including orchards, vegetable gardens, horses and other livestock;
- Finely-detailed walls and fences, mature vegetation, and high-quality landscaping that provide privacy and transition between neighborhoods;
- A variety of housing styles and types;
- Distinct neighborhoods; and
- Diverse commercial and mixed use districts including the historic commercial center of the city known as the Holladay Village, Holladay Crossroads area and the Holladay Hills redevelopment area formerly known as the Cottonwood Mall. Together, these features help establish the unique "sense of place" that makes Holladay one of the most desirable communities in the region.



EXISTING LAND USE

The existing land uses illustrated in Map 2.1 are dominated by low-density, single-family residential uses, which comprise slightly more than half of the total area (56.9-percent). When duplexes, planned unit developments (PUDs), and multi-family residential uses are added to the total, residential uses comprise just over 63% of the total land area of the City, validating the City's primary designation as a "bedroom community."

Commercial uses currently comprise only three percent of existing land area, and are generally situated around key intersections along Highland Drive, Murray-Holladay Road, and 6200 South. Key commercial sites include the rapidly-transforming Holladay Village area; the Holladay Hillsredevelopment site with its supporting commercial areas at Highland Drive and Murray Holladay Road, and the Holladay Crossroads, the commercial area at Highland Drive and 6200 South. The Black Diamond Campus on 3900 South is an example of several smaller, more isolated commercial sites found in the northeast quadrant of the City. There are also a number of even smaller commercial office/mixed-use sites that comprise just over one percent of the total land area, the largest being the Millrock/Old Mill Village Commercial Area, which is a Class-A office complex located just east of Interstate 215 near 3000 East.

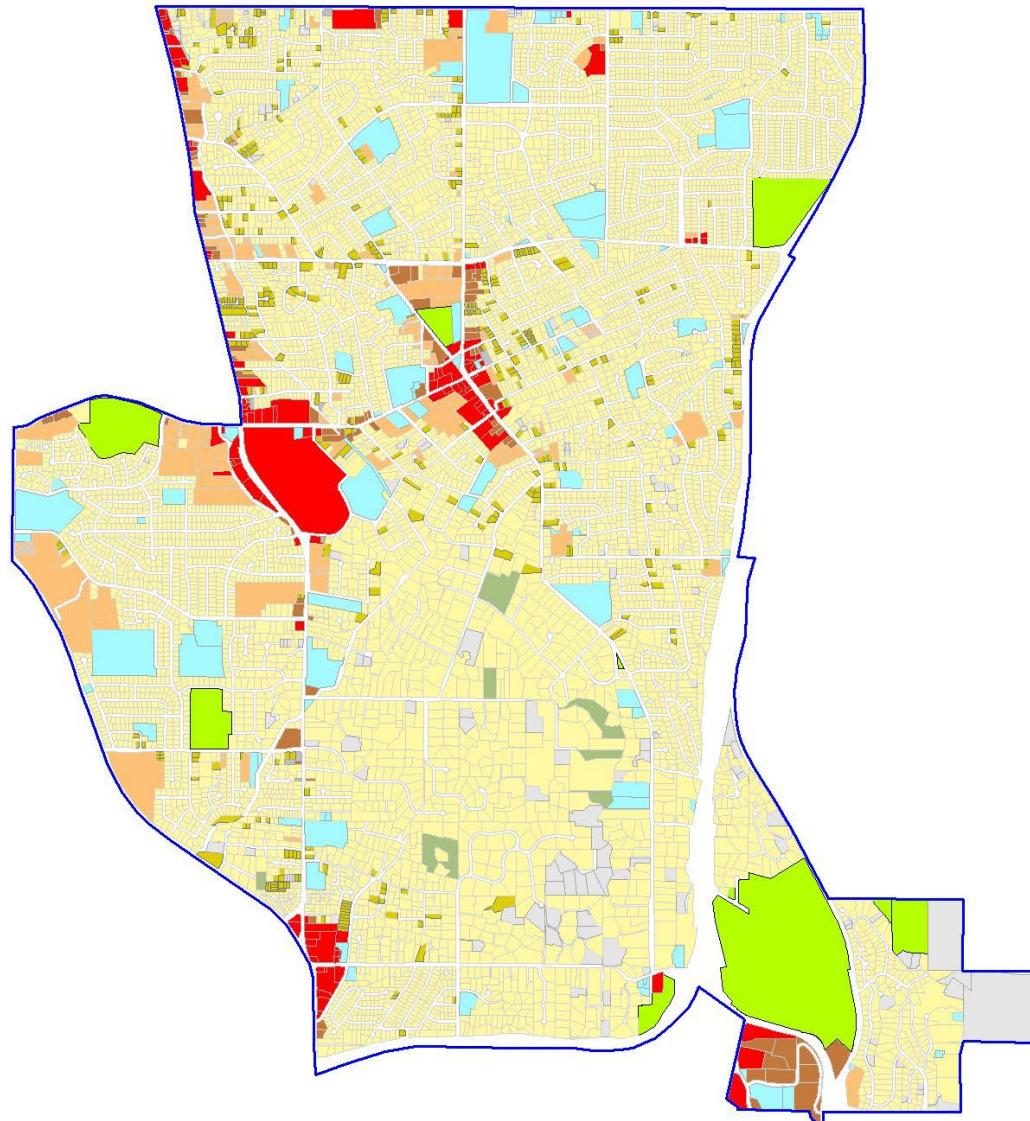
Other existing land uses include public buildings and facilities, schools, and churches, which together encompass approximately five percent of the total. Open space, such as parks and public land in the foothills cover nearly five percent, as well.

Vacant residential and commercial property, including the steep slopes of the Wasatch Mountains on the southeast edge of the community, covers just over three percent of the City.

Land Useas a portion of total land area of the city*	
56.9%	Single Family Development
2.1%	Duplex/Twin
4.5%	Multi-Family (3+dwelling units)
3.0%	Commercial (<i>including the Holladay Hillsredevelopment site; currently vacant</i>)
1.4%	Office
0.6%	Agriculture
3.2%	Vacant-Residential
0.1%	Vacant-Commercial (<i>not including the Holladay Hillsredevelopment site</i>)
5.4%	Public/Quasi-Public, including utilities
4.6%	Open Space (Public & Private)
~20.0%	Roads

* The city covers approximately 8.39 square miles. The total acreage of the City is approximately 5,400 acres, including roads. However, acreage of roads (just over 900 acres) was excluded from the GIS data layer that was used to calculate existing land uses in the table above. Roads comprise approximately 20% of the total land area within the City.

Map 2.1, Existing Land Use

**LEGEND**

- Holladay City Boundary
- Single Family Residential
- Duplex/Twin Home
- Multi-Family (3+ units)
- Commercial-Retail
- Commercial-Office
- Agriculture
- Vacant-Residential
- Vacant-Commercial
- Public/Quasi-Public
- Open Space

**Map 2.1**

**City of Holladay
General Plan
Existing Land Use
2015**





EXISTING URBAN DESIGN

Urban design describes the physical structure of the City's history; –the function and architecture of buildings and structures; types of roadways, trails and parks; other planned and unplanned open spaces; community “branding”, and the preservation of the local history and ecology.

Holladay is defined by its natural cottonwood forests, riparian vegetation, as well as the nearby Mount Olympus, linear roads and meandering lanes that crisscross the City, and the street edges lined by trees, walls, and fences that buffer residential areas, manicured yards, and gardens. Sensitive design is the rule rather than the exception in Holladay, with carefully conceived monuments marking key entrances to the City and a unified signage system announcing one's arrival at the Holladay Village. The various trails, pathways, and road edges provide public places to walk and cycle, connect neighborhoods, and lead to nearby commercial areas and destinations.

NEIGHBORHOOD PRESERVATION

Existing historic neighborhoods were identified by members of the public as requiring better protection and preservation. This desire for protection extends beyond the buildings, to small town qualities such as: mature tree canopies, large lots, historic land uses, fences, residential development along private lanes, waterways, bridges and masonry walls. This is particularly important in older residential areas where there is pressure to densify. Current policies regulate the teardown of older units as well as allow homeowners to remodel or add responsible additions to their homes.

HISTORIC AREAS AND BUILDINGS

The preservation of historic places and structures ranked high in the public involvement process, and it is an essential component of maintaining the qualities that make the City such a desirable place to live. To help ensure that Holladay's historic resources are preserved, including land uses, sites, and buildings, the Historic Preservation Committee (City Code 2.24.060) was established to make recommendations to the City Council in the creation of historic districts and adoption of standards and guidelines for historic properties.

In 2006, the **Cottonwood Historic Area** was established to identify and memorialize a specific portion of the Cottonwood area known as the Brinton Ward. The portion of this historic area within Holladay is shown on Map 2.2. The following structures and sites have been identified as being of historic importance within the City, regardless of whether or not they are in the Cottonwood Historic Area:

David Branson Brinton home, 1981 East Murray-Holladay Road, Holladay

- A. Santa Anna Casto home, 2731 Casto Lane, Salt Lake City, (moved to City Hall Park, 2009)
- B. George Boyes home, 4910 Holladay Boulevard, Holladay
- C. William J. Bowthorpe home, 4766 Holladay Boulevard, Holladay
- D. Anders Hintze home, 4249 South 2300 East
- E. Brinton-Dahl home/dairy-1501 E Spring Lane
- F. David McDonald home-4659 S Highland Drive
- G. Carl Peterson home-2152 E Walker Lane

An historic walking tour was developed to encourage public knowledge and awareness of the City's historic resources. The tour identifies historic locations, structures, markers and trees. Those locations are found on Map 2.2.

CITY OF HOLLADAY

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLADAY DESIGNATING THAT CERTAIN PROPERTY LOCATED AT 4659 SOUTH HIGHLAND DRIVE AS A HISTORIC SITE PURSUANT TO THE ORDINANCES OF THE CITY OF HOLLADAY

WHEREAS, the owner of property located at 4659 S Highland Drive within the City of Holladay, has requested that the City Council designate the home as a historic site pursuant to the City's ordinances; and

WHEREAS, the City Council of the City of Holladay has held a public hearing and finds that it will serve the public interest and is in the best interests of the property owner and the residents of the City that property be designated a historic site.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Adoption and Codification. The City Council of the City of Holladay hereby finds that the property located at 4659 S Highland Drive is a historic site within the meaning of the City's ordinances and should be designated as a historic site. The provisions of Section 13.86.020(a) of the City Code of the City of Holladay are hereby amended to read in their entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this ___ day of August, 2025.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CHAPTER 13.86 HISTORIC PRESERVATION

SECTION:

13.86.010: Purpose

13.86.020: Historic Sites Register

13.86.030: Historic Site Modification Permit Conditional Use Permit Required

13.86.040: Noncomplying Conditional Uses

13.86.045: Protective Maintenance Required

13.86.050: Site Modification

13.86.060: Additional Uses For Historic Sites

13.86.065: Modification Defined

13.86.070: Interpretation Of Chapter

13.86.010: PURPOSE:

For the purpose of this chapter the term preservation shall refer to the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

This chapter is enacted to establish a historic site register and to provide a sustainable means by which a property owner may maintain a historic site designated by the city council. Provisions within this chapter intend to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value which are unique and irreplaceable assets. To accomplish this purpose, planning commission may approve conditional permits for additional land uses approval is required and all modifications to historical sites. (Ord. 2012-15, 9-20-2012; amd. Ord. 2024-21, 11-21-2024)

13.86.020: HISTORIC SITES DESIGNATED:

A. Existing Sites: Each of the following structures and sites in the city is designated a historic site and are subject to the provisions and standards of this chapter:

1. David Branson Brinton home, 1981 East Murray-Holladay Road, Holladay.
2. Santa Anna Casto home, 2731 Casto Lane, Holladay (relocated to City Hall Park, 2009).
3. William J. Bowthorpe home, 4910 Holladay Boulevard, Holladay.
4. George Boyes home, 4766 Holladay Boulevard, Holladay.
5. [David McDonald home, 4659 Highland Drive, Holladay](#)

B. Amendments: The city council may amend the above list of historic sites and structures, including removing or designating of additional historic sites, subject to the amendment procedures in chapter 13.07.050 of this code. (Ord. 2012-15, 9-20-2012; amd. Ord. 2024-21, 11-21-2024)

13.86.030: HISTORIC SITE MODIFICATION REQUIREMENTS CONDITIONAL USE PERMIT REQUIRED:

A. Modifications: A conditional use permit is required for any modifications to a historic site or structure, including modifications to the landscaping, fencing or appearance of any lot, construction, alteration, relocation, improvement or conversion of a historic site.

B. Demolitions: A site listed on the Historic Site Register proposed to be demolished or extensively altered is subject to the following:

1. Upon verification of a complete permit, the city will delay issuing the modification permit for a maximum of thirty (30) days to document the property. The property owner shall work with the city staff in the collaboration with other entities, where needed, in providing access to the site for documentation process.

2. Documentation shall include, at minimum, exterior photographs of all elevations of the structure. When possible, both exterior and interior measurements of the structure will be made in order to provide an accurate floor-plan drawing of the structure.

3. The demolition permit will be issued after thirty (30) days of the initial application whether or not the city has completed documenting the building. The permit may be issued earlier if documentation is completed before the thirty (30) day deadline.
4. The documentation will be kept on file with the Community and Economic Development Department, which shall be open to the public.

C. Application: Applications for a conditional use permit on a historic site shall be made by the property owner in the manner and subject to the procedures and requirements set forth in section 13.08.040 of this title. To the extent that the requirements of this chapter and section 13.08.040 of this title are inconsistent, the requirements of this chapter shall prevail. (Ord. 2012-15, 9-20-2012; amd. Ord. 2024-21, 11-21-2024)

DRAFT

CITY OF HOLLADAY

ORDINANCE NO. 2025-15

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLADAY
REPEALING ORDINANCE NUMBER 2025-13 AND ENACTING THE
PROVISIONS OF CHAPTER 13.84 OF THE CITY OF HOLLADAY CITY
CODE, RELATING TO OUTDOOR LIGHTING STANDARDS**

WHEREAS, the City Council of the City of Holladay has previously adopted Ordinance Number 2025-15, adopting standards for outdoor lighting, which ordinance proposed the codification of the new ordinance provisions in an incorrect section of the City's code; and

WHEREAS, the City Council of the City of Holladay now desires to repeal the previous ordinance which adopted the lighting standards in the incorrect section and to adopt the ordinance provisions, to be codified as Title 13, Chapter 84 of the City's land use ordinances; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Repeal. Ordinance number 2025-15 is hereby repealed in its entirety.

Section 2. Adoption and Codification. Title 13, Chapter 84 of the City Code of the City of Holladay is hereby adopted and codified to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this __ day of August, 2025.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

[SEAL]

VOTING:

Ty Brewer

Yea

Nay __

CITY OF HOLLADAY

RESOLUTION No. 2025

**A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE
APPOINTMENT OF MEMBERS TO THE PLANNING COMMISSION.**

WHEREAS, the City Manager has the responsibility and authority pursuant to Section 2.08.010 City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the City Manager has requested advice and consent of the City Council for the re-appointment of Paul Cunningham as an at-large member of the Planning Commission from District 3, and the appointment of Patrick Tripeny as a member from District 2; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.08.010 of the City Code to provide advice and consent on all appointments to City boards; and

WHEREAS, the City Council has met in regular session to consider this appointment;

NOW, THEREFORE, be it resolved by the City Council of the City of Holladay, Utah as follows:

Section 1. Re-Appointments. The City Council hereby gives advice and consent for the appointment the following individuals to the Planning Commission for a term as specified. Said term shall be as follows:

<u>Name</u>	<u>Date Term Begins</u>	<u>Date Term Ends</u>
Paul Cunningham – at-large Dist. 3	August 28, 2025	June 30, 2028
Patrick Tripeny –Dist.2	August 28, 2025	June 30, 2028

Section 2. Effective Date. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 28th day of August, 2025.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CITY OF HOLLADAY

RESOLUTION NO. 2025-

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE RE-APPOINTMENT OF TWO MEMBERS TO THE HISTORICAL COMMISSION AS ESTABLISHED IN SECTION 2.08010E OF THE HOLLADAY CITY CODE.

WHEREAS, the City Manager has the responsibility and authority pursuant to Section 2.08.010B, City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions, subject to the advice and consent of the City Council; and

WHEREAS, the City Manager has requested the Council's consent to the re-appointment of Kim Duffy and Lyman Losee to serve as members of the Historical Commission for a term not to exceed eighteen (18) months each, to expire on December 31, 2026; and

WHEREAS, the City Council has met in a regular session to consider this proposed appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay, Utah as follows:

Section 1. Appointment. The City Council hereby gives advice and its consent to the re-appointment of Kim Duffy and Lyman Losee to serve as members of the Historical Commission for a term not to exceed 18 months each, to expire on December 31, 2026.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ____ day of August, 2025.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor