

# PLANNING COMMISSION

City of Holladay

March 3, 2026

City Council Chambers – 4580 S. 2300 E. Holladay



City of Holladay

This public meeting will be held in-person and also transmitted via live video stream on the [City of Holladay webpage](#).

Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **03/02/2026** to the Community and Economic Development Department; [cmash@holladayut.gov](mailto:cmash@holladayut.gov). Emailed comments will be read by the Commission Chair.

## MEETING AGENDA

**5:30 PM WORK SESSION** – All agenda items may be discussed. No decisions or voting to occur.

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

## PUBLIC HEARING

- 1. “Bowthorpe House” – Historic Site Conditional Land Use Permit – 4910 S Holladay Blvd (R-2-10)**  
Continued review and consideration of a request by the property owner, for modifications to and additional land use for this historic site. Item reviewed as conditional use as per provisions stated in Holladay Ordinance §13.86.030 and §13.08.040 *File #26-02-01*
- 2. Partial Vacation of a Public Street – 2755 East Hillsden**  
Review and recommendation to city council of a request by Applicant Rock Shutjer as abutting Owner, to vacate a portion of unused public street located at this address. The area under consideration is proposed to be adjusted to meet the standard street width of 55 feet rather than the current 66 feet. If approved the difference in area vacated is proposed to be deeded to abutting property owners. This item reviewed as a legislative application as per provisions stated in Holladay Ordinance §13.10A.150B and in compliance with Utah Code Annotated §10.9a.906.5 *File #26-1-01*
- 3. “Royal Holladay Hills, Block H, I, & J” –Preliminary Plan – 1950 E Rodeo Walk Dr. (R-M/U Zone)**  
Concept and Preliminary Review and consideration of development/construction details submitted by Applicant, Steve Peterson for the Blocks H, I and J within the Royal Holladay Hills mixed-use development. Review conducted according to regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance §13.65.070(C). *File #19-9-19-11*

## ADJOURN

## CERTIFICATE OF POSTING

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

**DATE POSTED:** [DAY, MONTH DATE, 2026 @ TIME AM/PM]

Stephanie N. Carlson MMC, City Recorder

*City of Holladay*

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



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

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

## **RULES OF THE CITY OF HOLLADAY**

### **PLANNING COMMISSION FOR PUBLIC HEARINGS**

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

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

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

5. **APPLICANT SUMMATION/RESPONSE.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **CLOSING THE HEARING.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **CONSIDERATION OF ITEM.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.



## FILE# 26-01-02

### BOWTHORPE HOME - HISTORICAL MODIFICATIONS AND USE CONDITIONAL USE PERMIT

#### ADDRESS:

4910 S Holladay Blvd.

#### LEGAL DESCRIPTION: 22-10-255-025

BBEG N 89°51'02" W 1131.52 FT & N 0°07'25" W 748.7 FT FR E 1/4 COR SEC 10, T 2S, R 1E, S L M; N 88°59'53" W 147.99 FT MOR L; N 19°15'36" E 73.08 FT; N 61°11' E 137.7 FT; S 0°11'55" E 137.95 FT TO BEG. LESS STREET 0.21 AC 5580-1385 5764-1182 6487-2742 6558-1174 7757-2919 8138-1523 8153-0445 8153-0447 8325-2821 8332-4602 8459-6962 8461-7634 8558-2775 9745-1937 9803-3049 10198-6940 10561-5774 10598-7238

#### APPLICANT/REPRESENTATIVE:

Hillary Taylor

#### PROPERTY OWNER:

Victorian Summer Hill, LLC

#### ZONING:

R-2-10

#### GENERAL PLAN DISTRICT:

Low Density Residential

#### CITY COUNCIL DISTRICT:

District #5

#### PUBLIC NOTICE DETAILS:

Mailed 1/29/26

#### REQUEST:

Conditional Use Permit

#### APPLICABLE REGULATIONS:

13.03.020 CONDITIONAL USE- SUBMITTAL REQUIREMENTS  
13.03.020 CONDITIONAL USE- SUBMITTAL REQUIREMENTS  
13.08.040 CUP STANDARDS  
13.86 HISTORIC PRESERVATION  
13.76.730 HOME OCCUPATIONS

#### EXHIBITS:

Zone map  
Staff Report  
Applicant Narrative  
Applicant supporting doc.

#### STAFF:

Carrie Marsh, City Planner

#### DECISION TYPE:

#### ***Administrative:***

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

#### SITE VICINITY MAP



#### Notes:





## NOTICE OF A RESCHEDULED PUBLIC HEARING CONDITIONAL USE PERMIT Historic Site Use and Modifications

**Date:** Tuesday, **February 17<sup>th</sup>**, 2026  
**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 review and consider a proposal for a Conditional Use Permit seeking use of the property for a professional office and residential dwelling, and building modifications to the William J. Bowthorpe Home, a designated historic site, located at **4910 S. Holladay Blvd** in the R-2-10 zone. The proposal for use and exterior modifications are to be reviewed in accordance with provisions in Holladay City Code Section 13.86.

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

Please submit comments via email by 5:00 pm 02/16/2026 to Carrie Marsh, [cmarsh@holladayut.gov](mailto:cmarsh@holladayut.gov); City Planner. 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 view 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 webpage.

ATTENTION: This notice was mailed on 01/29/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 17th day of February 2026** and continued to **Tuesday the 3<sup>rd</sup> day of March 2026, as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period while the commission considers a conditional use application for modifications to a designated historical structure and its use as an office space. The home is known as the William Bowethopre House, located at 4910 S. Holladay Blvd. Holladay, Utah.

The request is to evaluate modifications made to the home and for the use of the property as both a residence and an office in accordance with standards for historic sites in Chapter §13.86 of the City of Holladay Municipal Code and the approval standards for a conditional use permit outlined in [Chapter §13.08.040](#) of the City of Holladay Municipal Code.

The packet with information regarding this application will be available for public inspection on the City's website [www.holladayut.gov](http://www.holladayut.gov) and at the Community Development Dept. during normal business hours three days prior to the scheduled meeting.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at Holladay City Hall or
2. Email your comments by 5:00 PM on the date of the meeting to [cmarsh@holladayut.gov](mailto:cmarsh@holladayut.gov) or call 801-527-3890.

### ***CERTIFICATE OF POSTING***

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

**DATE POSTED: [ date ]**

*Stephanie N. Carlson MMC,  
City Recorder City of Holladay*  
NOTICE OF PUBLIC HEARING



4910 S. Holladay Blvd



1/22/2026

Zones

- P
- R-1-10
- R-1-21
- R-1-43

- R-2-10
- 4910 S Holladay Blvd
- Parcel Boundaries
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,374

00.010.020.04

00.020.040.07

mi

km

Salt Lake County, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



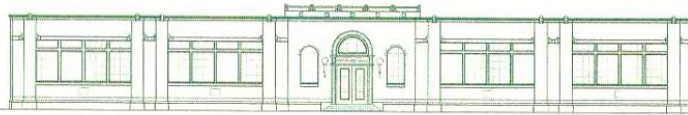




Google Maps







**City of Holladay**  
Community and Economic Development  
Planning and Zoning

## **PLANNING COMMISSION STAFF REPORT- ADDENDUM**

**March 3, 2026**

### **ITEM # 1**

**Request:** Conditional Use Permit – Historical Site Use and Modifications

**Project:** “Bowthorpe Historic House” Historical Site Use and Modifications to the Structure

**Address:** 4910 S Holladay Blvd, R-2-10 zone

**Applicant:** Hillary Taylor

**File No.:** 26-2-01

**Notice:** Mailed Notice January 29, 2026

**Staff:** Carrie Marsh

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### **GOVERNING ORDINANCES:**

|           |                                                  |
|-----------|--------------------------------------------------|
| 13.03.020 | CONDITIONAL USE- SUBMITTAL REQUIREMENTS          |
| 13.08.040 | CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS |
| 13.86     | HISTORIC PRESERVATION                            |
| 13.76.730 | HOME OCCUPATIONS                                 |

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

**Public hearing to be held.** PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable approval standards and requirements. Holladay Ord. 13.08.040

### **SUMMARY**

This report provides additional information from the commission’s meeting held on February 17<sup>th</sup> meeting

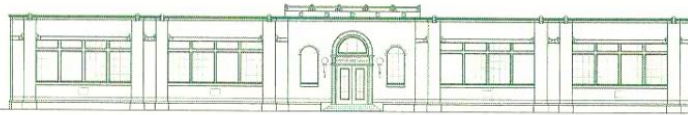
The City of Holladay Code §13.86 addresses Historic Preservation within the City. This section of code designates sites and applies standards and additional uses specifically applicable to these sites. A conditional use permit is required for any modifications relating to the site or structure and for additional uses. The consideration at this address is required to be reviewed as two separate conditional use permits;

### **1) MODIFICATIONS**

Modifications are defined in §13.86.065 as:

*“Demolition or construction where a demolition or building permit is required. Modification also includes substantial changes to landscape, fencing, or appearance of a historic site. Modification does not include minor changes to landscape, fencing, or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds, or trimming.”*





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Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the changes to the structure and site met the definition of modification within §13.86.065, requiring review by the Planning Commission for a Conditional Use Permit.

As designated in §13.86.050: SITE MODIFICATION,

*“the Planning Commission may modify all yard, parking, landscaping, height, and other requirement of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience, and general welfare will not be impaired. The Planning Commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including but not limited to: noise, glare, dust, or odor.”*

**ADDITIONAL USES**

The applicant is seeking approval for use of the property as a small office space in addition to a residential use. The planning commission may consider additional land uses for historic site sustainability. This use is similar to a Home Occupation but as the property is not the owner’s primary residence, an office use/rental is proposed.

**13.86.060: ADDITIONAL USES FOR HISTORIC SITES:**

*A. Residential And Forestry Zones: The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the forestry or residential zone in which the site is located:*

*Antique shop.*

*Art shop.*

*Boarding house.*

*Child nursery.*

*Dental office or clinic.*

*Dwelling, single-, two-, three-, four- or multiple-family (in addition to a maximum of sixteen (16) units per acre).*

*Nursing home.*

*Office.*

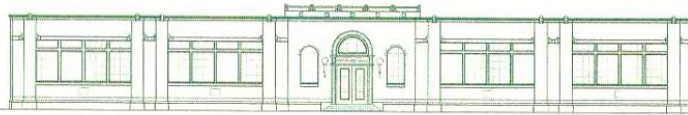
*Private educational institution.*

*Reception centers.*

*Restaurant.*

***Other uses of similar intensity to the above.***

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the uses proposed by the applicant are within the allowed additional uses within §13.86.060, requiring review by the Planning Commission for a Conditional Use Permit.



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### **BACKGROUND**

Holladay has multiple historical properties and locations which are designated within the City Code. The property owner is seeking a conditional use permit for a proposed use as a professional office and non-owner-occupied residential dwelling in addition to making modifications to the structure and landscaping.

The property is listed on the “Century Register” Utah Historic Homes on February 9, 1972. The Century Register is an honorary list that designates pioneer homes built before 1900. This list has no benefits or restrictions associated with it other than being recognized as a historic site.

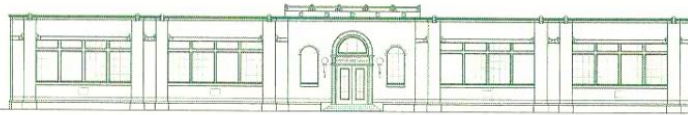
The Utah Historic Buildings Collection interactive map references two property records for the home, #69794 and #69019 and has some informational details provided for each.

[Property Record #69019](#) does not have documents associated with it that could be found. The informational details on the interactive map details the home style as “Victorian Eclectic” with a cross-wing floor plan. It also identifies that is an eligible/contributing property in a National Register of Historic Places Evaluation, as identified in a referenced December 1991 Reconnaissance Survey (RLS). The RLS report mentions the William J Bowthorpe home’s history, including the year of construction and Mr. Bowthorpe’s immigration to and community role in Holladay. Relevant pages from that report are included as supporting documentation. Property record #69794 is accessible through the University of Utah J. Willard Marriott Digital Library. This state historic file documents are included in the packet for review and provides some basic information regarding the home from the daughter of William Bowthorpe, Hazel Bowthorpe, who owned the home at the time. This state record is the only record the city has on file for this property.

The following points are a summary of the property’s history:

- The home was designed and constructed in 1877 by William J. Bowthorpe, who immigrated from England to Utah in 1853.
- The house was constructed with a rock foundation and adobe walls.
- Mr. Bowthorpe operated sawmills in the nearby canyons and engaged in farming, supplying dairy products, fruit, and vegetables to nearby residents.
- A brick addition was made to the rear of the home between its original construction and when it was placed on the Century Register in 1972.
- Hazel Bowthorpe noted that *“the adobe walls, gingerbread trim, picket fence, and mystic blue spruce help maintain much of the original charm”* in the application for inclusion on the Century Register.





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- While a nomination form for inclusion on the National Register of Historic Places is included in the file, it does not appear that the form was ever submitted as the property is not present on the map or list of National Historic Places.
- The property is identified as having historic importance withing the City in the General Plan's Historic Preservation section of Chapter 2; Land Use, Urban Design, and Neighborhood Preservation (Page 12).

The applicant applied for a building permit in 2022 which included the removal and rebuilding of a wall on the east side that had significant structural damage due to water. The structural issues and basis of removal are discussed in the applicant's presentation. The building footprint and architectural elevations that were submitted with the building permit are included at the end of this report. Architectural elevations did not show any significant exterior modifications except the removal of the porch roof and carrying of the arched window design that is present on the north-east and north brick walls.

An understanding of historical architectural elements in the Victorian Era in Utha is summarized from several sources in Chapter 4 of Salt Lake City's Historic Preservation Guide. While not a formal standard for the City of Holladay, it is a helpful reference of architecture within a Utah specific context. Pages 1-14 are included for reference following this report as there is relevant information and pictures regarding windows, porches, and wood siding.

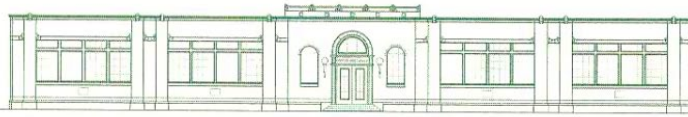
Utah's Historic Architecture from 1847 to 1940 by Thomas Carter and Peter Goss and published by the Utah State Historical Society is also a helpful time-period specific architectural reference with many visual examples of common floor plans and exterior styles. A link to the online form of the guide is included. ([https://issuu.com/utah10/docs/utah s historic architecture 1847-1/118](https://issuu.com/utah10/docs/utah_s_historic_architecture_1847-1/118))

### **APPLICANT / PROPERTY SUMMARY**

Applicant and owner, Hillary Taylor, is seeking the use of the site as a professional office and non-owner-occupied residential dwelling, in addition to architectural and site modifications that have already been completed. These modifications are summarized in the letter of intent and detailed in a visual presentation. Below is a summary of the modifications presented by the applicant:

#### **Existing Building:**

1. Maintenance to stop current and prevent future damage from termites
2. Replacement of leaking roof
3. Removal of a porch roof addition added in the 20<sup>th</sup> century, which caused damage to the front adobe wall and old brick.
4. Installation of new front porch centered over doorway



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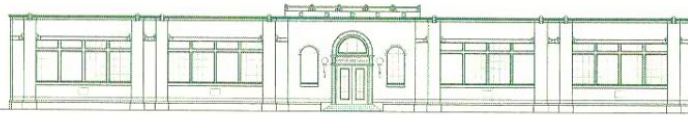
5. Replacement of east adobe wall that was failing
6. Replacement of floor joists with soil contact; new joists have contact with new footings and foundation
7. Framing interior walls for installation of electrical and insulation and also provide support of interior walls (engineering plans created and stamped by a licensed engineer)
8. Windows replaced on north and south walls of home due to leaking vinyl windows
9. New interior and exterior doors
10. Widening and replacement of front door with a double set door with glass panels; replacing doors that were not original to home
11. Replacement of existing vinyl siding to 90 degree siding.
12. Carried new siding to brick portions on the north-east and north sides where brick was damaged and crumbling
13. Interior moldings, floors, and walls restoration
14. Renovation of exterior stairs to apartment unit to increase safety and cohesive, historical appearance.
15. Restoration of trim and woodwork on exterior
16. Placement of arched windows in framed instead of rectangular with an arched decorative fill
17. Added molding and trim around windows

**Site Work:**

1. Installation of French drains and landscaping to correct drainage on east of home
2. Removal of dead trees
3. New trees were added in front of home and on exterior entrance outside of wall and gate

**Property Use Details:**

- An addition added to the back of the home is a residential dwelling unit. The driveway and two car garage are accessed from Cottonwood Lane. This addition will continue to be used as a residential dwelling unit.
- The historic part of the home that faces Holladay Blvd will be used as a professional office for the owner's small design business with limited projects across the United State.
  - The firm has a few employees who would work occasionally at the office location.
  - Clients would be seen by appointment Monday through Friday during business hours
- Six parking spaces are located on the property, accessed from Cottonwood Lane: 2 in the garage, 2 in the west driveway, and 1 in the north driveway.



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- The owner may occasionally stay in the historical portion of the home or have guests stay as there is an upstairs bedroom and 2<sup>nd</sup> kitchen.
- No signage will be located on the property and the owner wishes to maintain a residential look and feel of the home.

**TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION**

Technical Review Committee (TRC) finds that the application for a conditional use permit for both the use of the building as a combined residential dwelling and professional office along with modifications to the building and landscaping modification to a site listed on the Holladay Historic Preservation to be complete, ready for final consideration by the Planning Commission.

The TRC recommends the PC to hold the required public hearing (as required in 13.08.040). Public comments made should be considered as they relate to the set conditional approval standards. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider. The CED Director has provided a summary of the proposed modifications attached to this report and shall be considered together with the recommendations in order to moderate discussion around noted items.

The modifications and use have been separated into two separate motions, with findings and conditions related to each.

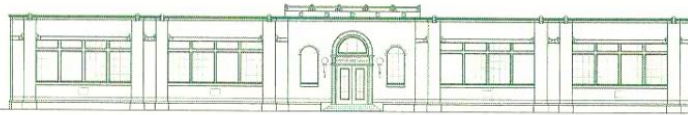
**1. Conditional Use for Modifications to a Historic Property**

**Suggested Findings:**

1. Modifications are as noted in the summary of modifications report provided by the CED Director
2. Modifications to the building and site are considered to be substantial as defined by 13.86.050
3. The owner made modifications to the home to remedy, preserve, and protect a deteriorating historical structure.
4. Original brick and footprint is unaltered and covered with siding
5. The decorative cedar shingles, trim, rake, eve, and corbels were all restored and replaced.
6. New porch added with significant columns and molding
7. Modifications increased safety for occupants of the structure
8. Public right of way has been improved with cleaned up landscaping and the addition of new street trees.

**Suggested Conditions of Approval:**





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1. Comply with all fire code and building safety codes requirements related to building modifications
2. Lighting to comply with commercial lighting standards of Holladay code 13.84.060
3. No signage for business use to be located on the property
4. Provide a safe walking path connecting sidewalks on north and south sides of property.
5. Provide construction details for how siding and porch was attached to show that these modifications are reversible and will not cause further damage to the original brick/adobe should a future owner wish to remove these elements
6. Replanting of a mystic pine on the property
7. *Any additional conditions as discussed with the applicant during the meeting*

**SUGGESTED MOTIONS**

*"I motion the Holladay Planning Commission move to \_\_\_\_\_ (APPROVE, DENY, CONTINUE) the application for a **Conditional Use Permit for a Historic Site Modification** for the **"William J. Bowthorpe House"**, designated as a historic site by section 13.86.020 of the City of Holladay code, located at **4910 S. Holladay Blvd.** Based upon the findings that the application \_\_\_\_\_ (see above for staff suggested findings) and subject to the following conditions \_\_\_\_\_ (see above for staff suggested conditions, plus any additional conditions as determined by the Commission)"*

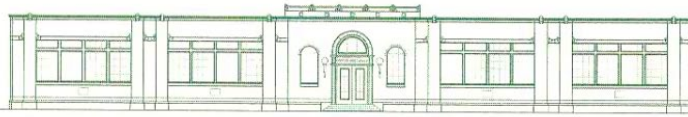
**2. Conditional Use for Modifications to a Historic Property**

**Suggested Findings:**

1. The proposed use as a residential unit is similar in nature and intensity to those included within Chapter 13.86.060 "Additional Uses Allowed"
2. The proposed use as a professional office is similar in nature and intensity to those included within Chapter 13.86.060 "Additional Uses Allowed"

**Suggested Conditions of Approval:**

1. Comply with all fire code and building safety codes requirements prior to opening any office services in the building
2. Obtain and maintain a Holladay Business License
3. Lighting to comply with commercial lighting standards of Holladay code 13.84.060
4. Hours of operation are 8:00 am to 6:00 pm
5. Use is limited to a Professional and Business Services as defines and one residential Rental Dwelling as defined in Holladay Ord. 13.04. The occupancy thereof does not imply approval of Short-Term Rental uses.



**City of Holladay**  
Community and Economic Development  
Planning and Zoning

6. No signage for business use to be located on the property
7. Provide a safe walking path connecting sidewalks on north and south sides of property.
8. Owner, tenants, and employees must park on site.
9. All client parking to be located onsite.
10. *Any additional conditions as discussed with the applicant during the meeting*

**SUGGESTED MOTIONS**

*"I motion the Holladay Planning Commission move to \_\_\_\_\_ (APPROVE, DENY, CONTINUE) the application for a **Conditional Use Permit for a Historic Site Use as combined residential unit and professional office space** for the **"William J. Bowthorpe House"**, designated as a historic site by section 13.86.020 of the City of Holladay code, located at **4910 S. Holladay Blvd.** Based upon the findings that the application \_\_\_\_\_ (see above for staff suggested findings) and subject to the following conditions \_\_\_\_\_ (see above for staff suggested conditions, plus any additional conditions as determined by the Commission)"*



**City of Holladay**  
Community and Economic Development

2/2/2026

Technical Review Committee  
City of Holladay

**RE: HISTORIC MODIFICATON PERMIT: REVIEW & RECOMMENDATION," BOWTHORPE HOME"**

FILE: 26-2-01

Zone: R-2-10, Residential, Duplex

Property Location: 4910 South Holladay Blvd

Land Use: CUP – Historic Property Modification Permit, "*Bowthorpe Home*" – Historic Site

In accordance with Holladay Ordinances; §13.06.020, §13.08.040 and §13.86 the Holladay Technical Review Committee (TRC) is requested to review a pending land use application for a **CONDITIONAL USE PERMIT – HISTORIC SITE MODIFICATION**. Please review the following recommendation from the CED, Director in preparation for submission to the Planning Commission.

In 1972, the Bowthorpe house was added to the "State of Utah Century Register" as a historic Home Site. The designation is awarded in a letter from the State (1972) and verified by the A. Kent Pownell as, "an honorary listing designating pioneer homes built before the Turn of the Century" (State of Utah Department of Community and Economic Development, 1981). The home was later added to the Holladay Historic listings.

Built in 1877, the single-story home in its original form is an example of a cross-wing type cottage prevalent in late 1800s to early 1900s. Its front door, off the side of the main structure, features a covered porch, and a façade (prior to modifications) featured subtle Victorian Eclectic features window treatments (brick "eyebrow" over front window) and gable-end ordainment. The property is uniquely situated near Spring Creek, where much of Holladay's initial settlements originated. The property is recorded as featuring later additions.

As no city file is available, which clearly describes the findings designating the home to the Holladay list, the 1972 *Century Register* listing is used as a reference in this report. Those findings are as follows.

- \*No images are found in this file.
- The "front" of the home is historically fronting Holladay Blvd.
- The home is noted to have construction patterns significant to the late 1800's.
- "Built with firm rock foundation and adobe walls."





- “Designed and built by William J., Bowthorpe, in 1877. Bowthorpe’s migrated to Utah in 1853. Once here, William Bowthorpe operated sawmills nearby. His farm supplied dairy, fruit and vegetables to residents of the area.”
- “Although a brick addition has been made to the rear of the home, the adobe walls, gingerbread trim, picket fence and majestic blue spruce help to maintain much of the original charm”
- The 1981 letter states that the site, “has no benefits or restrictions associated with it other than the fact that it is recognized as a historic site.”

Also, as a note, work by the property owner on this site has commenced without Planning Commission approval.

## **LEVELS OF REVIEW**

### **1) §13.06.020; Determination of complete submittal**

- o Application is initiated by the property owner for modifications to a site listed on the Holladay Historic Preservation.
- o Submittal includes complete application, fees, existing and proposed elevations and landscaping plans and business operations description (office) – application is found to be complete.

### **2) §13.08; Conditional Use, Recommendation to Planning Commission**

- o Upon review by the TRC, the CED Director has determined the submittal to be appropriate for consideration and notice for a public hearing before the Planning Commission for final action.
- o Application considered as a CUP for a Historic Site Modification Permit and Land Use Permit (as per §13.86.030).

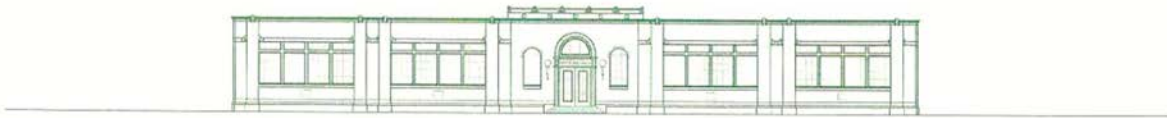
### **3) §13.86; Historic Use, Modification Permit**

- o 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, or demolition, construction, alteration, relocation, improvement or conversion of a historic site.
- o A conditional use permit on a historic site shall be made in the manner and subject to the procedures and requirements set forth in section 13.08.040. To the extent that the requirements of that section are inconsistent, the requirements of chapter 13.86 prevail.

CED, Director’s findings and recommendation of proposed modifications.

#### **▪ Building Modifications**

- Exterior trim, window frames
  - o In comparing historical descriptions of the site to the owners’ proposals, enhancements the gingerbread



## City of Holladay

### Community and Economic Development

trim, lintels and façade, may not be in keeping with Utah historic vernacular.

- o Window opens have been altered from the original, single double hung opening to a dual window which eliminated the “eyebrow” feature. Windows are generally a highlight of any historic property. Overtime, however, they quickly become an Achilles heel when striving to maintain energy efficiency and usability of a space/building. Retrofitting windows is a make-or-break element to any restoration project. As per the proposed elevations, a complete replacement of all windows is envisioned. Chosen styles are generally in keeping with the double hung operation of the original home. The trim treatments are found to be a contemporary interpretation of a west coast styling – not Utah specific.

- Entrance doors

- o Existing front entrance door is of wood framing and unlikely original, based on historical images. Proposed replacements are similar in style and compliment the home by providing notable “heaviness” which complements the mass the building, especially from the street.

- Entrance Porch Covering

- o The Bowthorpe home, as with other Utah homes in the late 1800s feature similar Victorian Eclectic porches spanning a wide entrance. The proposed heavy doric columns supporting a heavy entablature featuring a frieze decorated with dentils, and a cornice. All of which are not found in features of this scale of home in this period
- o Building ornamentation which intends to embellish the façade should be more aligned with Victorian forms of the late 1890s.

- Fencing Modification

- o Recommend modification approvals as proposed in accordance with Holladay fencing height regulations.

- Landscaping Modification

- o Currently, little to no landscaping is featured at this site in the application. Of note is the missing blue



spruce so prominently noted in the historical designation.

- Site Modifications
  - Exterior deck access is proposed to be rebuilt with lattice and post ornamentation
- Parking Lot Modifications
  - o Apart from very minimal available parking, no major concerns with the modifications as proposed.

Prior to a motion, it is recommended that the Planning Commission hold the public hearing and moderate a detailed discussion with the applicant on the following elements

1. Work completed without approval leaves the planning commission left to determine potential remediation of work to windows, trim and brick in order to maintain Utah historic vernacular.
2. Overall basis of selected style shown in the applicant's narrative
3. Replacement of structural eyebrow features with decorative lintel features above primary windows.
4. Entrance porch design and scale of columns supporting the porch
5. Landscaping

Sincerely,



Jonathan Teerlink  
CED, Director





## PROJECT OBJECTIVES:

This is a continuing effort by the County of Salt Lake in identifying potential historical architectural structures which are still in existence. The purpose was to provide very basic information, namely the existence and evaluation of eligibility, on historic properties in the areas (streets) to be surveyed. The results will enable planners and other decision makers to have knowledge of the existence of structures which may be of historical/architectural significance, and will therefore be considered in the evaluation of requests and or needs for development and/or re-zoning.

## SURVEY BOUNDARIES:

The survey included six main streets in the Big Cottonwood Planning District and within the Holladay/Cottonwood and Millcreek Communities. Also included in the study were 13 major street intersections, along the six streets.

The streets surveyed were: 3300 South from State Street to 2700 East; 3900 South from State Street to 2700 East; 4500 South from 400 East to 2700 East; Murray-Holladay Boulevard from 900 East to approximately 2700 East; 7200 South from around 150 East to 900 East; and Holladay Boulevard from 4500 South to 5100 South (Casto Lane). The intersections were 3300 South with 500 East, 700 East, 900 and 1300 East; 3900 South with 500, 700, 900 and 1300 East; 4500 South with 500, 700, 900 and 1300 East; and Murray-Holladay Boulevard with it's intersection with 1300 East.

These streets were chosen because they, along with those of the first phase, are the ones most likely to see development or have re-zoning requests.

BRIEF HISTORY: (taken from the final report of the first phase)

The history of this area of Salt Lake County can be divided into four general periods: Early exploration and settlement, 1847-1876; The development period, 1876-1910; Years of Progress, 1910-1942; and the rapid subdivision/business expansion period, WW-II to present.

### Early exploration and settlement:

In 1847, John Daniel Holladay, joined with the Mississippi Company of The Church of Jesus Christ of Latter-Day Saints (Mormons) in migrating to the Salt Lake Valley. Upon arrival, most of the Mississippi Company stayed together and by fall had decided that the next spring they would build homes and farms along the banks of a free-flowing, spring fed stream they called Spring Creek (now Big Cottonwood creek) in the heart of what is now known as Holladay. Some of these settlers were from the Mormon Battalion and the original Nauvoo group. Their first homes were simple dugouts. During 1848, and for the next ten years, they devoted most of their time in developing their farms with grain production and with fruit trees, digging canals for irrigation and in erecting log cabins.



Soon after, saw mills were established in nearby canyons and large wooden clapboard homes were constructed. When John Holladay became the Branch President of the small L.D.S. congregation, the tiny village became known interchangeably as Holladay's Burgh and Big Cottonwood, the name of the new L.D.S. branch. The population of the area at this time was approximately 200. These names remained until 1911 when the Big Cottonwood congregation was divided. The Holladay Ward were those living north of Big Cottonwood Creek, and Big Cottonwood Ward were those living south of the creek.

To protect the outlying settlers from the threat of attack during the Walker Indian War of 1853-54, small adobe forts were constructed throughout many settlements in the Salt Lake and other Valleys. One such fort stood for many years near the corner of Holladay Boulevard and 4800 South. As it turned out, the fort was never used.

In 1853 William J. Bowthorp and his family immigrated from England and settled in Holladay's Burgh. He operated a sawmill in the nearby canyon and also worked a farm and a dairy. His home is located at 4910 Holladay Boulevard. In 1865 David Brinton, a blacksmith and later the first Bishop of Big Cottonwood Ward, built the first store in the area, known as the Big Cottonwood Cooperative Store. Located just north of 4800 South and Highland Drive. Later his son, David Branson Brinton, also a blacksmith, erected a still standing home at 1981 East 4800 South.

In 1875, Halvor Syvertsen from Scandinavia was granted 160 acres, under the Homestead Act. This was densely wooded land, along Big Cottonwood Creek. For many years this land was used as a private hunting and fishing area. Halvor and his sons built houses amid the trees and cultivated the open land until 1904 when a Mary Judge, a widow, bought the property and constructed a three story, twelve bedroom, cobblestone house as a summer retreat on 14 of those acres. This is now the Walker Lane area.

Roads were vital links with outlying communities to Salt Lake City, and one such road angled east through Holladay Village, and then ran on to Little Cottonwood Canyon where granite was being quarried for the Salt Lake Temple. This road became to be known as Highland Drive. Later, a second road to the east was developed as a short-cut to the mouth of Big Cottonwood Canyon. It more closely followed Big Cottonwood Creek and was originally called the Upper County Road, later to be known as Holladay Boulevard. Highland Drive was the Lower County Road.

In 1871 Rasmus Knudsen, a settler from Denmark, started construction of the Knudsen Flour Mill along Big Cottonwood Creek. He had arrived in 1864 and was also a master joiner (architect/builder). In 1907 the mill was shut down, and has since been razed.

In 1906 Knudsen's son Rudolf, deeded 80 acres to John P.

Cahoon who built a small hydroelectric plant on Big Cottonwood Creek, which plant brought the first electricity to the area.

#### Development Period, 1876-1910:

Rudolf Knudsen continued to build up what is now known as Knudsen's Corners at 6200 South and Holladay Boulevard. One of his many enterprises was Knudsen's Inn, built in 1919. He sold it in 1925 and it later burned down except for a rock wall. Utilizing this wall the Inn was rebuilt, and became a restaurant known as the Heather, the Bridlewood, and now Quail Run.

In 1850 Brigham Young purchased paper making equipment in the East. The machinery was transported by wagon train and housed in Sugar House. In 1881 work began on the Granite Paper Mill near the mouth of Big Cottonwood Canyon. A millrace fed water from the stream to wheels which turned this machinery, making paper. The Deseret News owned and operated the mill until 1892, when it was sold to the Granite Paper Mills Company. On April 1, 1893 with a large paper inventory, due to the inability to deliver because of muddy roads, fire broke out. The community's most impressive structure and largest factory was completely destroyed. Since then it has been partially restored, and used for a variety of purposes. It is on the National Register.

A little rivalry developed between the two main intersections of Holladay. Brinton's corner (4800 South and Highland Drive and 4800 South and Holladay Boulevard, which became to be known as Neilson's Corner when Jim Neilson built a small brick store just off the northwest corner. In 1890 he built a large two-story brick store directly on the southwest corner, which remained standing for 47 years. The Neilson store became the focal point for activity in Holladay and the town's main business center developed around this corner.

In 1904 another major operation, gravel extraction, began in the area of 6500 South and Holladay Boulevard. Residential and commercial advances, along with the development of better gravel sources, closed down these operations.

Somewhere between 1870 and 1911, the spelling of the town name began to change from Holladay's Burgh or Holladay to Holliday. By the middle 1920's both spellings were evident all over, with some preference being given to "Holliday". Some research was done in the late 1920's which revealed that the spelling of the town's founder was "Holladay". Most townspeople followed along with the "new" spelling. The population in 1910 approximated 1100.

#### Years of Progress, 1910-1942:

These were years of growth for population and commerce. It was the beginning of the transition for the community from rural to urban. Homestead land gave way to small for-family farms and one-to-five acre homesites for Salt Lake Valley residents who wanted to live in the suburbs.



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## 4 Historic Context & Architectural Styles

### Introduction

Salt Lake City contains a multitude of architectural styles. This rich architectural heritage enhances the city, establishes its identity and provides a strong “sense of place.” It also provides clues about the evolution of Salt Lake City, in terms of the sequence of development in different neighborhoods.

This chapter provides a brief overview of various historic styles found in Salt Lake City. While this section makes reference to a wide range of styles found here, it is not exhaustive. Architectural styles may exist that are not included in this section.

Property owners should review these descriptions carefully. In many cases the design guidelines that follow make reference to the characteristics of styles that are presented in this chapter. In some cases, specific design guidance is included in the style description, depending on the prevalence of the style being described. For example, the section on Bungalows provides special guidance because the bungalow is a prevalent building type in many historic districts in Salt Lake City. The homeowner is encouraged to use the styles section in analyzing the overall historic character of his/her building, as well as distinguishing its character-defining features. This approach should aid the homeowner in choosing an appropriate design solution for any proposed work.

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### Historic Overview of Salt Lake City

The story of Salt Lake City's architectural past begins with its physical layout, which loosely conformed to Joseph Smith's Plat of the City of Zion. Salt Lake City was divided into blocks of 10 acres, with a block in the center reserved for the temple and wide streets of 132 feet. The blocks were divided into 8 lots of 1.25 acres each, enough to accommodate a family and the agricultural needs of everyday living, such as a vegetable garden, fruit trees and a few livestock and chickens. Residents travelled beyond the city wall at 900 South to farm the land that leaders of the Church of Jesus Christ of Latter Day Saints had assigned to them; resources such as timber and water were communally owned. This system was designed to establish an efficient use of land and prevent social isolation. Although the blocks were later subdivided into smaller parcels and any semblance to its early appearance as an agrarian village has long disappeared, Salt Lake City's orderly pattern and wide streets identify a planned community from its inception.

As in any new settlement isolated from an industrial society, the early residents were driven by expediency and thrift when it came to providing permanent shelter. Dwellings were simple: ornamentation was sparse, and floor plans consisted of a "double pen," "hall parlor," or a "central hall" arrangement. Their symmetry, balance, and simplicity displayed at a very basic level the classicism associated with the Greek Revival style.

Adobe, rather than wood, was the predominant material in the Salt Lake valley from 1847 until fired bricks became available in the 1860s. We tend to forget this because so few adobe structures from this period have survived and because log cabins are so lovingly presented in public places. None other than Brigham Young, however, admonished against the use of logs, stating that "log buildings do not make a sightly city." While adobe had the disadvantage that it could not withstand poor weather and did not lend itself to complicated construction, it was cheap, if not free, and didn't require skilled labor. It was used not only for homes, but also for outbuildings, such as barns and sheds, and also for public buildings, such as Social Hall.

While the initial village layout prevailed, both physically and socially, throughout the 1860s, the city began to push beyond its original boundaries. The establishment of Fort Douglas in 1862, the activity of the Red Butte quarry, and the moving of the slaughter yards in 1860 to the mouth of Dry Canyon, drew residents eastward. Residents also began to consider moving to the lower slopes of the Avenues and Capitol Hill to escape the noise and confusion of Main Street and South Temple; they had become busy thorough-fares, as merchants travelled between the Fort and downtown. Gradually people began to use fired brick instead of adobe.

The biggest factor that affected architecture, however, was the completion of the trans-continental railroad in 1869. The built domain began to reflect Salt Lake City's new link to the outside world. Now residents had access to the building guides, pattern books and home magazines used nationally, as well as the necessary materials to construct the homes promoted in the literature.

The railroad was the first, important step that enabled Salt Lake residents to keep pace with the architectural mainstream. Access to national markets made for a more complex economy, one based on cash, rather than trade, and based on capitalism, instead of subsistence. Most notably for the territory, it opened up the mining industry. In response to this economic development, Salt Lake City became more urban within a decade. A variety of styles, such as the Second Empire, Italianate, and Gothic Revival and the Queen Anne were used; builders quickly produced the complicated floor plans, asymmetrical facades and mass-produced ornamentation that were used in the late Victorian era.

The growth of the city led to municipal improvements such as better water distribution, the installation of gas lamps and electric street lights and a mass transportation system using electric railway cars. This last development enabled people to live increasingly farther from where they worked and resulted in the development of “streetcar suburbs,” especially in the area southeast of Liberty Park. Class differences emerged and characterized many neighborhoods. In general, working class residents lived in Central City and west of the railroad tracks. Professional, middle class people chose the Avenues and outlying suburbs in which to build or purchase homes — more expensive real estate because it was quieter and located on the benches, out of the smog. By the end of the 1880s, Salt Lake City had made the transition from a theocratic utopia to a regional center, one that looked like many other communities west of the Mississippi.

Also by this time, Salt Lake City was home to several millionaires who had made great fortunes in mining and other industrial pursuits. They built imposing residences, usually in classical styles such as Renaissance, Classical and Georgian revival. Although several still stand in Central City, Capitol Hill, and the Avenues, the most lavish were located on South Temple. Salt Lake’s prosperity attracted architects such as Richard Kletting, Walter Ware, and Frederick Albert Hale. Their professional training and experience coupled with their clients’ means led to a new, more sophisticated approach to architecture. During the period from about 1895 to 1915 these architects and others designed structures to house the new state’s institutions, such as the State Capitol, the public Library (later the planetarium and now O.C. Tanner) and the University of Utah in its current location, as well as clubs such as the Alta and University clubs (the latter demolished in the 1960s) in which people could separate themselves socially from the rest of society. The Salt Lake Temple was completed in 1893; the construction of the Cathedral of the Madeleine and the First Presbyterian Church announced that other faiths had a permanent stake in the city.



## PART I Preservation in Salt Lake City

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Concurrently, a steady influx of new residents provided a healthy market for residential development at the lower end. This occurred both at corporate and individual levels. James Anderson founded the Anderson Realty Investment Corporation in 1892 and constructed many Victorian Eclectic houses, several of which can be seen along 300 South between 600 and 700 East. These were substantial, two story structures with a boxy shape that Anderson could build for about \$3,200 and sell quickly at almost twice the price. Occasionally widows would subdivide their property and build two or three houses next door in order to get a monthly income and make a capital investment. Such homes — either of professional developers or individuals — adhered to no particular style and were designed according to the whim of the owner. They might be a bungalow, a Foursquare or “box” type or display a Victorian influence

About 1900, developers began to invest in large apartment buildings. This was a new building type for Salt Lake City — one that created a more urban landscape and indicated a substantial shift in demographics. They attracted a variety of residents: the wealthy who didn’t want the trouble of owning a house; the widowed who didn’t need the space of a house, and people just starting out, who couldn’t afford a house. W.C.A. Vissing constructed several buildings for the Covey Investment Company and was the city’s most prolific apartment builder. Elegant apartment buildings, such as the Maryland, were constructed on South Temple, while others, less prestigious but still comfortable, were located east and north of downtown and in the Avenues.

Bungalows and Period Revival cottages dominated the residential building scene from the end of World War I through the 1920s but with the onset of the Great Depression, the construction industry ground to a halt. The few people who could afford to build a new home generally picked traditional designs, such as the Cape Cod cottage or a revival style, such as Dutch Colonial. In rare instances the International or Art Moderne styles were used.

After World War II birth rates soared. Construction boomed and new subdivisions were developed. Unprecedented numbers of people could afford cars and the many new consumer goods that flooded the market. With the rise of the automobile, the popularity of the new suburb, and the encroachment of commercial development east of downtown, many of Salt Lake’s older neighborhoods began to decline. But as usual, this trend reversed. People grew weary of commuting and were disturbed by the demolition of irreplaceable landmarks. A preservation ethic emerged and slowly people began to take a second look at the city’s old buildings. They painstakingly restored historic homes and in the process, revitalized neighborhoods. Today, these neighborhoods are Salt Lake City’s most desirable real estate. Much has been lost but even more has been saved.

### Classical

c. 1851-1885

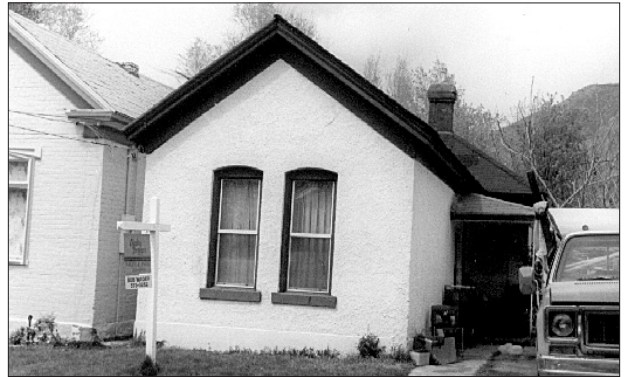
Although long out of fashion in the eastern half of the United States, variants of the classical styles, Georgian, Federal and particularly Greek Revival, continued to be popular in Utah into the 1880s. They were familiar styles to pioneers arriving from New England, upstate New York and the Midwest. These styles are characterized by their symmetry and the use of classical features: a wide frieze or fascia at the cornice, pediments over the windows or doors and round columns on porches. The homes from this period are generally side-gabled, so that when viewed from the side they resemble small temples. Alternatively they sometimes have one-story, shed-roof additions at the rear for a “salt-box” profile.

#### Characteristics

- usually side-gabled massing, one or two rooms deep
- one or two stories
- symmetrical facade, with the entrance in the middle
- stone foundations
- smooth plaster walls or clapboard siding
- two-over-two or one-over-one, double-hung windows
- wood cornices and fascia
- stone, projecting window sills
- low-pitch roof with cornice returns
- divided transoms over the doorways
- one-story, shed-roof addition at rear



*Classical Porch, at central entry.*



*This is an unusual example of a front facing Greek Revival style building in the Capitol Hill Historic District. Despite the rarity of its orientation, its massing, stucco finish, pronounced wood cornices and fascia are clearly in keeping with this style and period.*



*Gothic Revival*

### Picturesque

c. 1865-1885

Nationally, Picturesque styles — especially the Gothic Revival and the Italianate — represented in part a rejection of the Greek Revival, which was seen as being too discordant with the landscape and not easy to remodel, especially for additions. During the 1830s, a group of influential reformers called for a house style that would reinforce righteous living, that would help shore up Americans in the face of social upheaval caused by westward expansion and industrialization. Reformers wrote about residential architecture in terms of morality, and different styles were described as dishonest or honest. Locally, residents might have been aware of the theory behind the promotion of these styles, but it is more likely they represented something fashionable, that was newly available. The use of the Picturesque styles pushed Salt Lake citizens a little closer to the American mainstream, after enduring two decades of isolation.



## Gothic Revival

c. 1865-1880

According to *Utah's Historic Architecture, 1847-1940*, (Carter & Goss, 1998) the Gothic Revival style was most popular in Utah during the 1870s, and in a broader context, was part of the Romantic movement that valued emotion over rational thought. As a rejection of classicism the most vocal proponent of this style, Andrew Jackson Downing, emphasized vertical lines, deep colors and the use of applied ornament. Few such homes exist in Salt Lake's historic districts but, because this style is so unique in this area, they greatly contribute to the architectural texture and richness of the city. Three can be found along Quince Street in the Capitol Hill Historic District; another, built in 1860, is located on B Street in the Avenues Historic District.

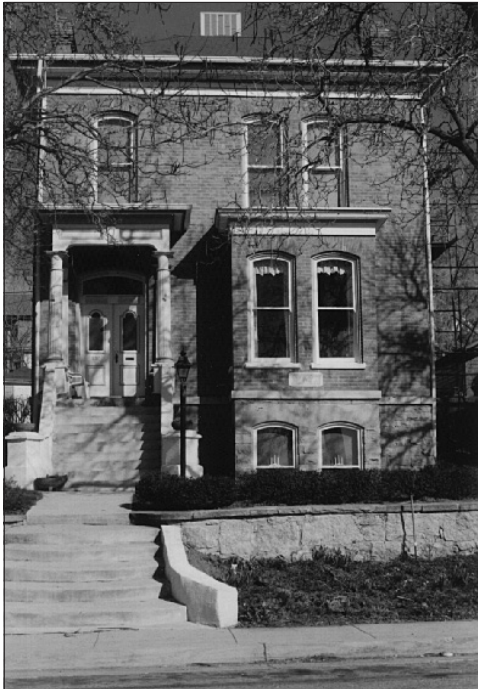
### Characteristics

- steeply pitched roof
- cross gable roof plan, or
- side gable roof plan with central cross gable over the door
- clapboard or plaster siding
- quoins
- decorative barge board along eaves of main gables and dormers
- two-over-two, double-hung sash windows
- pediments over windows
- bay windows
- lancet windows
- elaborate porch railings: turned posts, cut-out boards



*Gothic Revival*



*Italianate*

### Italianate

c. 1870-95

The Italianate style was introduced by Andrew Jackson Downing in his 1850 publication, *The Architecture of Country Houses*. He extolled the virtues of the Gothic Revival, but offered the “villa,” a version based on Italian country houses that veered more toward classicism and did not have the religious overtones of the Gothic Revival. The style was used in Salt Lake after 1870, but it was not widely used and few examples remain.

### Characteristics

- brick, wood clapboard, stucco
- double-hung, narrow windows, often with round arch heads
- window panes are either one-over-one or two-over-two
- protruding sills
- ornate treatment of the eaves, including the use of brackets, modillions and dentil courses
- low-pitched, hipped roof
- blocky, cube shape, with a side-passage plan, or cross-gable
- bay windows, often rectangular in shape
- quoins
- cresting
- transom, often curved, above the front door
- ornate porch treatment, with round columns or square posts, and bargeboard ornament

## Second Empire

c. 1870-1890

The Second Empire refers to the French reign of Louis Napoleon, the grand-nephew of Napoleon Bonaparte, who ruled from 1852 to 1870. In both France and America, the Second Empire style coincided with a period of prosperity and materialism, and was associated with urbanity and cosmopolitan society. In many cities in the United States it was used for government structures, but it was popular for residences as well. Classical details, such as quoins, round columns and heavy friezes were often used; however, there was usually so much going on that Second Empire buildings, at least high-style examples, took on a life of their own. Extant Second Empire houses in Salt Lake were constructed of brick and wood, and thus do not have the rich, sculptural wall texture found in examples in other parts of the country. Instead, builders and architects achieved the exuberance of this style by using asymmetrical and complicated massing, and by applying plenty of ornament: cresting, railings, and moldings.



*Second Empire*

### Characteristics

- steeply pitched, mansard roof
- roof can be either straight or concave, and is interrupted by dormers
- complex massing forms
- brick, stucco or wood clapboard
- wrought-iron ornament, such as cresting on roof or heavy, ornate iron fencing
- wide eaves, often with modillions
- corbelled chimney
- dormers with heavy moldings
- double-hung windows, either one-over-one or two-over-two lights
- hood moldings over the windows
- sandstone foundation and porch steps



### Victorian Era

c. 1870-1910

Technically the word “Victorian” refers to the long reign of Queen Victoria, which lasted from 1833 to 1901 and encompassed the rich variety of architectural styles that were popular during the nineteenth century. Architecturally the word “Victorian” evokes the complexity and irregularity seen in the massing and materials of modest homes to large mansions. The use of Victorian era styles in Salt Lake City became available with the advent of rail transportation; access to national markets and culture was reflected in its architecture.

Three specific styles popular during this period are discussed below; other examples, such as the Richardsonian Romanesque, Eastlake and Stick style can be found in Salt Lake’s historic districts but not in great quantity. (For more information about these styles, refer to Utah’s Historic Architecture or A Field Guide to American Houses.) The majority of Salt Lake’s “Victorian” houses do not represent pure examples of anything; simply describing a house built in Salt Lake after 1880 as “Victorian” can be misleading because residents and builders tended to take elements from one style and mix with another. Still, among most Salt Lake residents the term conjures up the image of a house built about 1890, either one or two story, with an asymmetrical form, a steeply-pitched roof and “lots of gingerbread.” No matter if the house is Queen Anne, Shingle, “eclectic” or “transitional,” if it can truly be termed “Victorian” it will have several of the following characteristics:

### Complex Massing

The massing of Victorian era homes is often a profusion of towers, turrets, dormers, gables, bay windows and porches. Even small homes look complicated through the use of a cross-wing floor plan and roofs with a variety of planes and slopes.

### Surface Ornamentation and Materials

Because fired brick was the most commonly used building material from 1865 on, Victorian era homes in Salt Lake do not display the abundance of wall decoration as those in cities where wood construction predominated. Still, Salt Lake Victorian era structures display a variety of materials.

- Shingles are the most commonly used embellishment on Victorian era homes in Salt Lake, especially in gable ends and dormer walls.
- Horizontal wood siding, although also used during other periods, can be seen on Victorian era homes. The siding has a crispness that gives the building a repetition of light and shadow that is texturally rich.

- Fancy scroll cut wood work, especially around gables and porches.
- Ornamental brick work, such as corbelling and rows of soldier bricks as lintels.
- Use of wrought or cast iron as cresting along ridge lines or as railings and fencing. The metal was heavy, in a complicated pattern, and was generally found in more prestigious structures and sites. In contrast the “licorice stick” porch supports and railing that became popular in the 1950s had a negative effect on historic character.
- Use of stone for foundations (sandstone, in a variety of colors and qualities, is the most common).
- Combinations of materials. For example, horizontal siding can be seen on the first story and shingles are used on the second. A very common combination is the use of sandstone for the foundation, the use of fired brick on the walls, and wooden shingles in the gable ends



*Victorian Eclectic*



*Classical details combined with Victorian Eclectic massing.*

## Windows

- The standard window in a Victorian era house is the double-hung sash, made of wood.
- A large, plate-glass window with a fixed transom, often with leaded or stained glass, is commonly used in the front of the house. These are sometimes flanked by narrower windows that are usually in a one-over-one configuration.
- Palladian and oval windows are frequently used in the gable ends.
- Windows are often grouped in thirds (tripartite) in varying combinations.



*Plate glass window with leaded glass transom.*



*Palladian window*



*Victorian Eclectic*

## Victorian Eclectic

c. 1885-1910

As Thomas Carter and Peter Goss point out in *Utah's Historic Architecture, 1847-1940*, "Victorian Eclectic is less a distinct style than an amalgamation of elements from many popular nineteenth century styles." It often has a massing defined by the Utah State Historic Preservation Office as a "central block with projecting wings"—a central cube with a hipped roof from which a shallow gabled wing projects. Thousands of examples of the one-story form can be seen throughout Utah, but many two-story examples can be found as well.

### Characteristics

- hipped roof over the main block; projecting wing with front-facing gable
- porch with shed roof on one-story; often a gable on two-story examples
- usually round columns
- tripartite, often Palladian window in upper story of gable
- tripartite division of windows on projecting wing



### Queen Anne

c. 1885-1905

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture that preceded its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures, and a desire to bring about a close relationship of architecture and ornament.

In the United States, it developed from a desire to identify a national style. Both the Centennial Exposition, held in Philadelphia in 1876, and the popularity of New England coastal towns, exposed Americans to their colonial, vernacular architectural past. The wood clapboard and shingle houses that were constructed in eastern Massachusetts during the seventeenth and early eighteenth centuries brought about the usual longing of security and simplicity that earlier ages always evoke, and were all the more appealing because they were seen as pure "American." The new Queen Anne style used the broad gables, long sloping roofs and small pane windows of these early houses for the exterior, while giant hearths inglenooks and spacious, inviting halls influenced interior design. The style introduced a new kind of open planning and a new way of massing volumes of space; it was inherently eclectic and became available to homeowners of all income levels.



*Queen Anne with turret.*

#### Characteristics

- irregular, asymmetrical massing
- use of bay windows, towers, turrets, dormers, gables — anything that protrudes from the wall and the roof
- use of varying wall textures
- use of ornament: wooden scroll work on porches and gables, complicated brick patterns, ornate metal railings
- windows with leaded or stained glass
- windows with large panes of glass surrounded by small panes
- tall brick chimneys



*Shingle Style*

## Shingle

c. 1885-1900

The Shingle style is closely related to the Queen Anne and the Colonial Revival styles in the use of asymmetrical massing, broad front porches and window treatments. Its defining characteristic is the extensive use of shingles. The Shingle style can be seen on high-style, architect-designed homes; it was not used for more modest homes.

### Characteristics

- structure is almost entirely clad with shingles
- secondary materials include sandstone foundations and wood for windows and trim
- large, dominant front gable
- asymmetrical massing, including the use of towers, dormers and eyebrow windows
- the porch is a prominent feature that is tucked under the main roof line
- use of classical features, such as round columns on porches, one-over-one double-hung sash windows, and Palladian windows

### Period Revival

c. 1890-1940

Period Revival styles encompass the reworked versions of the Spanish Colonial, the English Tudor, French Norman, and classically-inspired architecture, along with many other variants used throughout the country's colonial history. With the exception of the Neoclassical, which was generally reserved for mansions, period revival styles lent themselves well to designs for modest homes, and offered an alternative to the bungalow. Developers and builders found that evoking a cozy image of the past sold well, and that revival styles satisfied the need of home buyers to conform to tradition, while making use of contemporary convenience and floor plans, such as the L-shaped living room. Several neighborhoods in Salt Lake were constructed with rows of period revival "cottages" - such as the area near the 1500 South and 1500 East intersection - in the same way that scores of bungalows were used in subdivisions surrounding Liberty Park. However, many Period Revival styles, especially the Spanish Colonial and the English Tudor, are less common in specific local historic districts because the development of these areas occurred prior to the popularity of these styles. Period Revival homes are more common in districts which developed after the turn of the century, such as the University district.





*Spanish Colonial Revival*

## Spanish Colonial Revival

c. 1915-1935

This style was popularized by the Panama-California Exposition, held in San Diego in 1915. The exposition was widely publicized, and the use of architectural examples from the Spanish Colonies encouraged Americans to realize that their country had a rich Spanish heritage, as well as an Anglo-Saxon past. Several modest and high-style examples of this style exist in the historic districts.

### Characteristics

- use of stucco, often with a textured pattern
- use of tile roofs, usually red
- use of wrought-iron for balcony and porch railings
- decorative wall surfaces, using tile or low-relief terra-cotta sculpture
- round-arched openings

### Tudor Revival

(c. 1915-1935)

As with many styles, the Tudor Revival does not adhere to the source of its inspiration, that of sixteenth-century English architecture, but instead is a mixture of elements from an American image of medieval forms that resulted in something “quaint.” The development of the Tudor Revival style was associated with the Arts and Crafts movement, in which medieval architecture and crafts were valued as a rejection of the industrialized age. Ironically, the popularity of the style was due in large part to its exposure through mail-order catalogues such as Sears Roebuck and the Aladdin Company, in which parts of the house were pre-assembled and shipped by rail anywhere in the United States. The style was used extensively during the 1920s and 1930s; it was used both in large, formal examples (particularly in the University Historic District) and for smaller, modest homes.

#### Characteristics

- steeply pitched roof
- cross-gabled roof lines
- decorative half-timbering
- decorative masonry
- arched doorways
- casement windows, often with leaded, diamond panes
- projecting entryway that follows slope of front gable
- rolled edges on roofing (an attempt to imitate thatch)
- use of stucco or brick



*Tudor Revival*

*Colonial Revival**Dutch Colonial Revival*

## Colonial Revival

c. 1890-1940

“Colonial Revival” encompasses many variants of residential architecture used from about the turn of the century through the 1930s, and was especially popular during the teens. It can apply to a Georgian Revival mansion, a Neoclassical home, a Dutch Colonial house or a structure in which elements of several of these styles were used. Massing forms vary but they often have classical details, such as dentil moldings, pediments over the doorways, round columns and lunette windows.

## Dutch Colonial Revival

c. 1890-1915

The “Dutch Colonial Revival,” style has a gambrel roof form. This style is closely allied with the Shingle and the Queen Anne styles. The details, such as the window pattern, porches and materials are very similar.

- gambrel roof - both side-and front-facing variations can be found.
- shingle gable end
- two story
- prominent front porch, with classically-detailed porch supports and plain balustrades
- double-hung sash windows, with either single panes or multiple panes in the upper light.
- lunette windows in the upper gable.
- large, single pane windows with a fixed transom on the first story

## Georgian Revival

c. 1895-1930

- usually large, elaborate
- brick (often red) or wood clapboard
- ornate moldings, such as dentils and modillions
- round columns with complex capitals
- hipped roofs with shallow pitches
- dormers
- double-hung windows, either one-over-one, six-over-one or six-over-six
- low porch railings with turned balusters
- prominent center window on second story, often arched or curved
- quoins
- shutters



*Georgian Revival*



*Neoclassical*

## Neoclassical Revival

c. 1895-1925

- full-height porch with a pediment, round columns with complex capitals. In some instances the porches are curved porticoes
- hipped roofs
- eaves with dentils, modillions, prominent frieze
- shutters
- panelled doors surrounded by pilasters and a pediment
- double-hung windows; usually one-over-one, but sometimes six-over-six or six-over-one
- low porch rails with turned balusters





*The Foursquare*

### **The “Foursquare,” also known as “the Box”**

c. 1895-1915

The Foursquare, also known as “the box,” is really more of a type or a form than a style, and architectural historians differ as to its origins. Some say that it is a descendent of the classical styles that were popular in the United States during the late 17th and 18th centuries because of their blocky shape and hipped roofs. These early houses, however, were wide and two rooms deep and not suitable for urban lots one hundred years later. The Foursquare was thus devised to adapt to narrow parcels of land. Other historians claim that it is merely a transition between the Victorian era and the bungalow — lacking the fussiness of the former but not achieving the cozy, earth-hugging quality of the latter. Mail order catalogs disseminated the style from 1900 to the 1930s. throughout the country. Salt Lake City has numerous examples, and this style is especially prevalent in the Avenues, and in the blocks east of 1000 East on South Temple.

**Characteristics**

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows, or
- one-light, fixed window; with fixed transom
- prominent lintels and sills
- full, open porch
- wide eaves
- brackets in some instances
- dormers: shed roof, hipped (with a low pitch), gabled (sometimes with a pediment)
- outside siding: wood clapboard, stucco, brick. Dormer walls shingled in Craftsman examples.
- rare examples have quoins
- concrete or brick foundation
- rear, frame, shed roof addition (or secondary space) at rear
- if Classical or Colonial Revival: vertical rail balustrade on porch, round porch columns with Doric capitals that are sometimes doubled and a broad fascia that is an entablature
- if Craftsman, porch has square posts, tapered arched openings, brick pony walls



*Because of its simplicity, the Foursquare lends itself to many styles. With thick square posts and exposed rafters it take on a Craftsman tone. With rounded porch columns and a pediment on the porch roof it becomes classical.*

### The Bungalow

c. 1905-1925

Like the term “Foursquare,” the word “bungalow” denotes a type rather than a style. The word probably comes from a type of East Indian dwelling with broad verandas. Its immense popularity in the United States springs from a rejection of the constraints of the Victorian era, from the Arts and Crafts movement, and from the fact that it lent itself well to both modest and impressive house designs.

Although bungalows display a variety of materials and details, they are easily recognized by their wide, low-pitched roofs and broad front porches that create a deep, recessed space. Many bungalows fall readily into the Arts and Crafts categories, with exposed brackets and rafters, the use of “art” glass in windows and the combination of different textures, such as cobblestone and shingles. Others represent scaled-down Prairie-style versions, with low-pitched roofs, broad eaves and simple geometric shapes that provide an overall horizontal appearance.

Thousands of the second type were built in new subdivisions in Salt Lake City about 1910. These are especially prevalent east, west and south of Liberty Park. Examples of Prairie-style bungalows occur in the city’s historic districts, but by the time the bungalow appeared there was not enough undeveloped land in the established neighborhoods to build rows and rows of them. Even when scattered among older structures, they represent an important era in the city’s architectural development, continuing to evoke their original intent: comfortable, informal living.

**Characteristics**

- a rectangular plan with one or two stories
- different roof types: a more steeply pitched roof with the ridge line parallel to the street that covers a porch extending the full width of the house and hip-roofs with a shallow pitch
- exposed rafters, brackets — anything to evoke the structural composition of the building
- brick, wood shingle or clapboard siding
- broad eaves
- thick, tapered porch posts
- rectangular bay windows
- casement windows
- large, plate glass windows
- wing walls on the porch
- dormers that follow the line of the roof
- use of cobblestone
- concrete cap around porch wall
- both sandstone and concrete foundations were historically used on bungalows. Concrete foundations generally extend one to two inches beyond the exterior wall.





*Bungalow with projecting porch.*



*Bungalow with inset porch.*

### Wall Materials

- Many materials were historically used on bungalows.
- Arts and Crafts bungalows often had wooden shingles or shakes, cobblestone and brick.
- Prairie-style bungalows were usually brick, and sometimes had a brick wainscoting with stucco above.
- Although a variety of materials were often used on the same house, too many materials can ruin the simplicity that is an inherent characteristic of the bungalow. Shingles, for example, would be inappropriate on Prairie-style bungalow.

### Windows

Many different window types are appropriate for bungalows. Solutions will depend on what style the bungalow is and where the window is located on the house.

### Arts and Crafts

These windows are generally more complex than those of the Prairie style.

- Tripartite (divided into thirds) arrangements: two long windows flanking a wider central window which has a transom; windows of an even size, either aligned vertically or horizontally.
- Small paned windows. These are frequently seen in attic windows, in transoms and in the upper sashes of single hung windows.
- Casement. Probably not as prevalent in Arts and Crafts, but still appropriate.

### Prairie

- Large, plate glass windows are appropriate for this style.
- Casement windows are a hallmark of this style, and are appropriate. Single or double-hung windows can also be used.
- Long, wide concrete lintels and sills are frequently seen on this style; these features should be retained.



*Prairie-style bungalow*

### Doors

The doors of bungalows often imitate the geometric qualities found with this house type.

- Historically the doors are wooden with panels and windows in the upper third.
- Sidelights were occasionally used, but are not a common feature. If they exist, they should be retained.
- Doors with Victorian era elements, such as ovals or frosted glass, are not in keeping with the bungalow style.
- Heavy, elaborate storm doors should not be used.



*Porch columns with Arts and Crafts details, rafter tails.*



*Bungalow with Arts and Crafts details.*



*Arts and Crafts style bungalow with rock porch piers.*

### Porches

- Along with the wide eaves and the broad roof form, the wide, prominent porch is the most important feature of the bungalow, and should be maintained.
- Posts vary, and include tapered, square or round columns. Materials can be brick; brick to the rail level with wood above; stucco; wood; and for Arts and Crafts bungalows, cobblestone and shingles. Again, too many materials can overwhelm the design.
- Railings also took on different forms. Balusters could be wooden 2 by 2's, spaced about 2 inches apart. They could be flat with a "cut-out" shape. The wall around the porch could also be brick, particularly appropriate for Prairie-style bungalows; or if the house was shingled, the porch wall might also be shingled. In a few instances, a heavy, curved wrought-iron was used.

### Modern

The modern styles discussed below originate from a variety of sources, but overall the impetus for the “modern” styles was a rejection of all historical references. Proponents of modernity did not differ from reformers of other eras in their desire to use design to address social issues, but they distinguished themselves by shunning the past as well as cultural or national contexts. Additionally, modern architects stressed the emphasis on volume and the inherent value and elegance of materials. Architects had new structural options, primarily the steel frame and reinforced concrete. They could use flat roofs, greater window space and cantilevered elements. They embraced new technology and “the machine age,” and their imprint has had a profound effect on American architecture and urbanism.



*International Style*

### International

c. 1930-1940

The use of the words “international style” refers to the title of the exhibit promoted by the Museum of Modern Art in New York City in 1931 presenting the work of forty architects from fifteen countries. It has become synonymous with modern styles and post-World War II architecture.

#### Characteristics

- flat roofs
- an emphasis on volume, rather than mass, most often expressed through an extensive use of glass and angular, horizontal shapes
- asymmetrical facades
- corner windows
- metal casement windows, often multi-paned
- metal pipes used for balusters
- no surface ornamentation
- an attempt to create smooth wall surfaces, although brick, as the predominant Utah material, was often used



*Art Moderne*

## Art Moderne

c. 1930-1940

Often closely related to the International Style in appearance, the Art Moderne was devised as a way of incorporating the machine aesthetic into architecture, in the sense that buildings could emulate motion and efficiency. It is also referred to as the Streamlined Moderne, and always carried the aura of the futuristic. Whatever the term, in this case architecture followed industrial design, as “the slick look” was used for everything from irons to baby carriages.

### Characteristics

- an asymmetrical facade, with a combination of rounded corners and angular shapes
- use of glass block
- use of metal sash windows with small panes, often placed at corners
- horizontal bands at the cornice, referred to as “speed bands”
- references to ocean lines, as in the use of “porthole” windows and metal railings

### Post-War

#### Post-War Cottage

c. 1930-1950

The Post-War Cottage (sometimes referred to as a “Cape Cod cottage” or a “World War II-Era cottage”) is often considered as a sub-category of the Colonial Revival. They mark a transition between the Colonial Revival examples constructed before the war and the ubiquitous ranch type homes built afterwards. Because of their relatively recent construction many people have a difficult time thinking of them as “historic,” but in most instances they have met the fifty-year mark establishing significance, and their distinctive characteristics (listed below) make these buildings worthy of a sensitive and appropriate preservation approach.

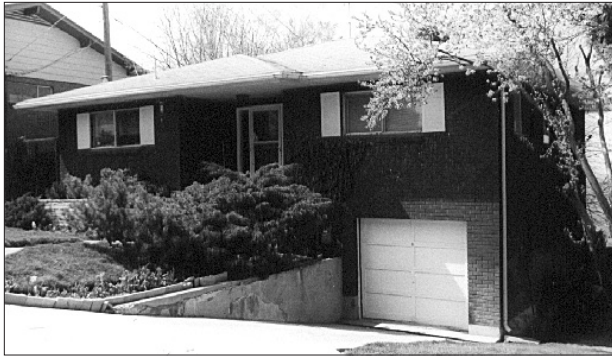
- brick, shingles or wood clapboard
- panelled door, surrounded by pilasters and an entablature
- small entrance porch with round columns with a simple capital
- double-hung windows, often with six-over-six lights
- alternatively multi-pane metal sash windows
- shutters dormers on front roof slope



*Cape-Cod Cottage*



*Detail on a Post-War Cottage*



*Ranch Style House*

## **Ranch**

c. 1946-1970

The ranch style, with its roomy interior and “easy living” connotation, appealed to the post-World War II generation. Because of the Depression and the war, Americans had been deprived of consumer goods for fifteen years. During this period the home-building industry was at a standstill, but after 1945, the pent-up demand, coupled with the provisions of the G.I. Bill, led to an explosion of single-family home construction. Sometimes referred to as a “rambler,” ranch style homes were built in great quantities. Not many can be seen in the city’s historic districts because the style achieved popularity after their development; instead, they were built as infill housing.

### **Characteristics**

- flat or slightly pitched roof
- prominent, built-in garages
- one story
- decorative iron or wooden porch supports
- asymmetrical massing and forms
- metal or wood window frames
- use of flagstone for decorative purposes, such as planter boxes

### Multi-Family Structures

The construction of apartment buildings at the turn of the century represented one indication of the urbanization of Salt Lake City. An article in the Salt Lake Tribune in 1902 stated:

“It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun.” (July 27, 1902, p. 32).

During the period from 1902 to 1931, at least 180 apartment buildings were constructed in the central city (including the Avenues) sections of Salt Lake. They did not house the inner city poor; rather, occupants included members of the middle-class who were either at a transient period of their lives, or as a choice of longer-term residence: unmarried young adults, widows, childless couples, retired workers and people starting new careers.

All of the apartment buildings had fired brick exteriors and were usually at least three stories tall. Prior to World War I, “walk-up” apartments were the norm. They contained six to eight units (three or four stories) with two units off of a central hallway. They almost always have projecting porches on the front and frame utility porches with back stairways at the rear.

After World War I the “double-loaded corridor” type replaced the walk-up. These have a narrow end facing the street and are long, rectangular blocks. They are usually between three and five stories tall. There are several units on each floor that flank a long corridor. These apartment buildings were well-suited to the large, deep blocks in Salt Lake



*The Kensington Apartments were constructed about 1905, and represent a type of apartment known as a “walk-up.”*





*A double-loaded corridor apartment building.*

Other variants exist, but are not as numerous. These include the “U,” the “H,” and the hotel block (similar to the “U” but with a commercial use on the first story).”

#### **Walk-up**

- brick exterior walls
- flat roof
- front porch bay that extends the full height of the building
- frame, often enclosed, porch at the rear
- high, raised basements, often stone but also concrete
- defined front and back facades

#### **Double-Loaded Corridor**

- brick exterior walls
- flat roof
- if balconies exist, they are purely ornamental, very shallow, often with wrought iron railings
- bay windows or French doors on the street facade
- the “front” of the apartment, from the perspective of the tenant, is the corridor, and the exterior side walls form the “back.”

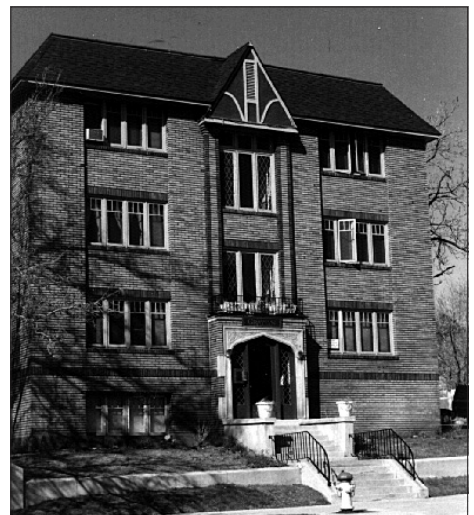
Both types exhibit a variety of styles, most commonly Classical or Colonial Revival. Walk-ups are generally classical.

**Classical Revival**

- Appearance of a parapet because of an applied, projecting cornice, usually about one foot from the top of the wall.
- Round columns on porches
- Large capitals, especially Corinthian, at the top of the porches of walk-ups.
- Quoins
- Pastiche keystones and imposts over doorway arches
- The use of mutules, dentil courses
- Pediments over the porches.

*Classical Revival***Tudor Revival**

- Steeply pitched roofs over the entrances
- Multi-pane windows, sometimes diagonal panes
- Crenulation as a cornice detail
- Half-timbering
- Crenulation around the entrance way

*Tudor Revival***Prairie**

- Casement windows
- Wide, overhanging eaves
- Heavy lintels to emphasize horizontal orientation

*Prairie Style*

### Commercial Structures

c. 1900

Compared to the number of residential structures, there are few historic commercial buildings in the Avenues, South Temple, Central City, Capitol Hill and University districts. In contrast, Exchange Place district is entirely commercial. Historic commercial buildings in the Avenues, Central City, Capitol Hill, and the University districts were typically small stores which provided services to nearby residents. In the University district several historic homes and institutions have been converted to commercial use.

Commercial and institutional buildings on South Temple may be historic if close to Downtown. East of Downtown these non-residential structures were frequently built following the demolition of historic homes. They are now becoming old enough to be considered historic in their own right, although they were not the basis for establishing the district. The most recent historic district, Westmoreland Place, does not have any commercial buildings.

See also the Design Guidelines for Commercial Historic Properties in Salt Lake City.

#### Characteristics

- One- or two-story
- Flat roof
- The street elevation of the first story is almost all plate glass above a knee wall. There is often a transom above the plate glass.
- There is often a parapet wall on the street elevation, with decorative corbelling.
- Signage was either painted on the building above the transom; most often the business was identified by the use of an awning. The awning was angled (not rounded) with a valance of about 4".

#### Additional Information

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, Utah: University of Utah and Utah State Historical Society, 1988.

<http://heritage.utah.gov/history/historic-architecture-guide>

<http://utahhistory.sdlhost.com/#/item/000000011019963/view/195>

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

## Carrie Marsh

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**From:** Cheryl Phippen  
**Sent:** Monday, February 2, 2026 4:58 PM  
**To:** Carrie Marsh  
**Subject:** Conditional use permit historic site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### [External Email - Use Caution]

Planning commission:

I live directly across the street from the driveway on Cottonwood Lane. I definingly appose the use of this house as a place of business because there is no parking for customers or employees of a business at this location. Also, there is no information as to what the business will do, how many customer and employees will be at the location during the day and what type of business it is.

Residence yes, place of business NO.

Sincerely,  
Reginald C Phippen



Regarding the Bowthorpe House at 4910 S Holladay Blvd:

My comments here are as a citizen and not as a part of a commission.

The Bowthorpe House was included on a list of historic homes when Holladay incorporated. It was also included on the State of Utah Century Register as of 1981. Up until last year it was a lovely historic Pioneer home. It is no longer an historic building, and it doesn't belong on Holladay's historic site register.

I know from personal experience the work, expense, and advice it takes to maintain an historic home. Most buyers of historic properties do understand this. First, let me note the care the owner went to in replicating all of the gingerbread trim, the eaves, shingles, and fishscales. I only wish that same care had extended to the decision to envelop the entire house in siding.

The property owner of the Bowthorpe House has her own reasons for completely enclosing this historic house. It's not clear from the documents whether she contacted the State History office for guidance or resources to address the brick problem. Once again, I know from personal experience that brick deterioration can be a difficult and expensive project. But these expenses are for the homeowner to bear, and should not be a reason for the City to overlook its ordinances. I'd like to hear whether consideration was given to repairing the brick -- at least on the front façade -- so that it would remain brick and not be clad in siding.

The decision to remove one of the façade's defining features -- the prominent window and brick eyebrow -- and replace it with two narrow windows with a horizontal, wooden trim seems to have been a design choice chosen from examples in San Francisco, California. It's cute, but it doesn't reflect vernacular Pioneer design. Once again, changes to the front façade should be done with care, kept at a minimum, and with advice from State History. One of the shorthand questions to ask when changes to the façade are considered: would the original builder/designer/owner of this building recognize it if they came up the front walk? In the case of the changes made to the façade -- with the missing prominent front window, and the addition of an elaborate front porch based on Victorian homes in San Francisco -- I'm not sure William Bowthorpe would.

As I understand it, being listed on Holladay's historic site register extends benefits to the homeowner of an historic property, in that they can run a business in a neighborhood which is not zoned commercial. The benefit that the citizens get in return, is that an historic building in their midst has been preserved. In this case, sadly, an historic property has not been preserved. It has been covered over, refashioned in style, and the defining features of the façade removed.

This is not a good precedent for Holladay's nascent historic site register. Going forward, owners of historic properties might understand that they can heavily renovate their buildings, with or without permissions, with or without honoring facades, and still enjoy benefits of running businesses in our neighborhoods.

EVALUATION FOR HISTORIC GENERAL FILES

(enter date in blanks and check disposition)

\_\_\_\_\_ Preliminary evaluation made

\_\_\_\_\_ Encoded

☒ Added to county list

☒ Added to yearly record

SIGNIFICANCE TYPE:

- |                                                        |                                                        |
|--------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Associated Historic Person    | <input type="checkbox"/> Significant Style             |
| <input type="checkbox"/> Associated Historic Event     | <input type="checkbox"/> Significant Plan/Type         |
| <input type="checkbox"/> Associated Historic Theme     | <input type="checkbox"/> Significant Construction Type |
| <input type="checkbox"/> Sig. Builder/Architect        | <input type="checkbox"/> Significant Material Type     |
| <input type="checkbox"/> Other Reason for Significance | <input type="checkbox"/> Archeology                    |

ALTERED:

- |                                |                                     |                                        |                                  |
|--------------------------------|-------------------------------------|----------------------------------------|----------------------------------|
| <input type="checkbox"/> None  | <input type="checkbox"/> Major      | <input type="checkbox"/> Reconstructed | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Minor | <input type="checkbox"/> Demolished | <input type="checkbox"/> Excavated     |                                  |

CONDITION:

- |                                    |                                     |                                       |                                  |
|------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Fair       | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Site    |
| <input type="checkbox"/> Good      | <input type="checkbox"/> Demolished | <input type="checkbox"/> Ruins        | <input type="checkbox"/> Unknown |

EVALUATION:

- |                                               |                                                        |
|-----------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Potentially Eligible | <input type="checkbox"/> No Evaluation (no photograph) |
| <input type="checkbox"/> Non-contributory     | <input type="checkbox"/> Out of Period                 |

COMMENTS

(include any relevant information to explain evaluation)

Evaluation: \_\_\_\_\_

Date: \_\_\_\_\_

William J. Bowthorpe 52 (C)



Yes, I am the present owner.



No, I am not the owner, the present owner is

Hazel R. Bowthorpe  
yes I am the present owner

Comments

I am very interested in  
Historical things in Utah  
and will be happy to receive any  
news you have to send me

Site

4910 Holladay Blvd.

Signed

Hazel R. Bowthorpe.

Researcher: *E.L. Kox*Site No. *SL 0503*Date: *8-1-78*STRUCTURE/SITE INFORMATION FORMStreet address: *4910 Holladay Boulevard*

Plat Bl. Lot

Name of Structure: *William Bouthorpe Hoge*

T. R. S.

Present Owner: *Hazel Bouthorpe*

UTM:

Owner address: *4910 Holladay Blvd.*

Tax #:

Construction Date: *1877*

Demolition Date:

Original Use: *Hoge*

Present Use:

Occupants:

☒ Single-Family  
☐ Multi-Family  
☐ Public  
☐ Commercial

☐ Park  
☐ Industrial  
☐ Agricultural

☐ Vacant  
☐ Religious  
☐ Other

Building Condition:

Integrity:

☒ Excellent  
☐ Good  
☐ Deteriorated

☐ Site  
☐ Ruins

☐ Unaltered  
☐ Minor Alterations  
☒ Major Alterations

Photography:

Date of Slides *F16.1972*

Date of Photographs

Views: Front *1* Side *1* Rear *3* Other *3*

Views: Front Side Rear Other

Preliminary Evaluation:

Final Register Status:

☒ Significant  
☐ Contributory  
☐ Not Contributory  
☐ Intrusion

☐ National Landmark  
☐ National Register  
☐ State Register  
☐ District  
☐ Multi-Resource  
☐ Thematic

Research Sources:

☐ Abstract of Title  
☐ Plat Records  
☐ Plat Map  
☐ Tax Card & Photo  
☐ Building Permit  
☐ Sewer Permit  
☐ Sanborn Maps

☐ City Directories  
☐ Biographical Encyclopedias  
☐ Obituary Index  
☐ County & City Histories  
☐ Personal Interviews  
☐ Newspapers  
☐ Utah Historical Society

☐ LDS Church Archives  
☐ LDS Genealogical Society  
☐ U of U Library  
☐ BYU Library  
☐ USU Library  
☐ SLC Library  
☐ Other

Bibliographical References:



Architect/Builder: *W. J. Bowthorpe*

Building Type/Style:

Building Materials: *Adobe*

Description of physical appearance & significant architectural features:  
Include additions, alterations, ancillary structures, and landscaping if applicable

*Brick portion is an addition*

*A*

Statement of Historical Significance:

☐ Aboriginal Americans  
☐ Agriculture  
☐ Architecture  
☐ The Arts  
☐ Commerce

☐ Communication  
☐ Conservation  
☐ Education  
☐ Exploration/Settlement  
☐ Industry

☐ Military  
☐ Mining  
☐ Minority Groups  
☐ Political  
☐ Recreation

☐ Religion  
☐ Science  
☐ Socio-Humanitarian  
☐ Transportation



SCOTT M. MATHES, JR.  
GOVERNOR



STATE OF UTAH  
DEPARTMENT OF COMMUNITY AND  
ECONOMIC DEVELOPMENT

Division of  
State History  
(UTAH STATE HISTORICAL SOCIETY)

MELVIN T. SMITH, DIRECTOR  
300 RIO GRANDE  
SALT LAKE CITY, UTAH 84101  
TELEPHONE 801/531-5755

July 7, 1981

Kenneth Bowthorpe  
2444 Quail Run  
Sandy, Utah 84092

Dear Mr. Bowthorpe:

The William J. Bowthorpe home is listed on the Century Register as we told you on the phone today. The Century Register is an honorary list designating pioneer homes built before the Turn of the Century. There are no benefits or restrictions associated with it other than the fact that it is recognized as a historic site.

I am enclosing the information we have on the home that you or the new owners might be interested in.

Sincerely,

A. Kent Powell  
Preservation Research Coordinator

br

Enclosure

Hazel Bowthorpe - owner

*Hazel Bowthorpe*  
*2-17-66 36*

CAPSULE HISTORY

SALT LAKE  
COUNTY

Century  
REGISTER

NAME OF SITE: William J. Bowthorpe Home

STREET ADDRESS: 4910 Holladay Blvd. CITY: Holladay

✓ 84117

DATE  
CONSTRUCTED

BUILDING  
MATERIAL

ORIGINAL  
OWNER

ARCHITECT

CONTRACTOR

STATEMENT OF  
SIGNIFICANCE

PRESENT  
USE

PRESENT  
OWNER

PLANS FOR  
BUILDING

This home with its firm rock foundation and adobe walls, was designed and built by William J. Bowthorpe in 1877. Mr. Bowthorpe came to Utah from England in 1853. Here he operated saw mills in the nearby canyons and also engaged in farming. His farm supplied dairy products, fruit, and vegetables to the nearby townspeople. The home is presently owned by Hazel Bowthorpe a daughter of the original builder (over)

SUBMITTED BY

RESEARCHED BY

DATE OF RESEARCH

Mrs. Naomi Woolley  
Mrs. Naomi Woolley  
January 1972

although a brick addition has been made to the rear of the home, the adobe walls, ginger bread trim, picket fence and majestic blue spruce help maintain much of the original charm.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

WILLIAM J. BOWTHORPE HOUSE

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

4910 Holladay Boulevard

NOT FOR PUBLICATION

CITY, TOWN

Holladay

CONGRESSIONAL DISTRICT

01

STATE

Utah

VICINITY OF

CODE  
049COUNTY  
Salt LakeCODE  
035**3 CLASSIFICATION****CATEGORY**☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT**OWNERSHIP**☐ PUBLIC☒ PRIVATE☐ BOTH**PUBLIC ACQUISITION**☐ IN PROCESS☐ BEING CONSIDERED**STATUS**☐ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS**ACCESSIBLE**☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 ~~AGENCY~~ OWNER**

REGIONAL HEADQUARTERS: (If applicable)

Hazel Bowthorpe

STREET &amp; NUMBER

4910 Holladay Boulevard

CITY, TOWN

Salt Lake City

VICINITY OF

STATE

Utah

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Salt Lake County Recorder's Office

STREET &amp; NUMBER

Salt Lake City and County Building

CITY, TOWN

Salt Lake City

STATE

Utah

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Century Register

DATE

February 2, 1972

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE

Utah

## 7 DESCRIPTION

### CONDITION

☐ EXCELLENT

☐ DETERIORATED

☐ GOOD

☐ RUINS

☐ FAIR

☐ UNEXPOSED

### CHECK ONE

☐ UNALTERED

☒ ALTERED

### CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE \_\_\_\_\_

---

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Although a brick addition has been made to the rear of the home, the adobe walls, gingerbread trim, picket fence and majestic blue spruce help maintain much of the original charm.

## 8 SIGNIFICANCE

| PERIOD                                        |                                                 | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |                                                 |                                              |  |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------|-------------------------------------------------|----------------------------------------------|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING      | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |  |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC    | <input type="checkbox"/> CONSERVATION            | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |  |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE            | <input type="checkbox"/> ECONOMICS               | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |  |
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> ARCHITECTURE           | <input type="checkbox"/> EDUCATION               | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |  |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                    | <input type="checkbox"/> ENGINEERING             | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |  |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE               | <input type="checkbox"/> EXPLORATION/SETTLEMENT  | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |  |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS         | <input type="checkbox"/> INDUSTRY                | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |  |
|                                               |                                                 | <input type="checkbox"/> INVENTION               |                                                 |                                              |  |

SPECIFIC DATES      1877

BUILDER/ARCHITECT   William J. Bowthorpe

### STATEMENT OF SIGNIFICANCE

This home, with its firm rock foundation and adobe walls, was designed and built by William J. Bowthorpe in 1877. Mr. Bowthorpe came to Utah from England in 1853. Here he operated saw mills in the nearby canyons and also engaged in farming. His farm supplied dairy products, fruit, and vegetables to the nearby townspeople. The home is presently owned by Hazel Bowthorpe, a daughter of the original builder.



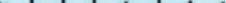
## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

## UTM REFERENCES

Figure 1 is a schematic diagram of the data collection system. It consists of a 2x3 grid of plots. The columns are labeled 'ZONE', 'EASTING', and 'NORTHING'. The rows are labeled 'A' and 'C'. Each plot contains a grid of points, with some points highlighted in red and others in blue.

B 

### VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

**11 FORM PREPARED BY**

NAME / TITLE

Naomi Woolley

## ORGANIZATION

DATE \_\_\_\_\_

STREET &amp; NUMBER

TELEPHONE

CITY OR TOWN

STATE

## 12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES \_\_\_\_\_

NO\_\_\_\_\_

NONE

STATE HISTORIC PRESERVATION OFFICER SIGNATURE \_\_\_\_\_

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is \_\_\_\_ National \_\_\_\_ State \_\_\_\_ Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE \_\_\_\_\_

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE \_\_\_\_\_

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE \_\_\_\_\_

KEEPER OF THE NATIONAL REGISTER



February 14, 1972

Miss Hazel Bowthorpe  
4910 Holladay Blvd.  
Holladay, Utah 84117

Dear Miss Bowthorpe:

WILLIAM T. BOWTHORPE HOME IN HOLLADAY

was listed on the

"CENTURY REGISTER" - UTAH HISTORIC HOMES

9 February 1972

May I extend to you my congratulations and thank you for helping to preserve an important part of Utah's pioneer heritage.

Sincerely,

# William Bowthorpe Home

*Restoration Story at 4910 Holladay Boulevard*

*Restoration by Hillary Taylor*



Regarding Historical Site Ordinance 13.86.060 Conditional Use Permit Application

*4910 S. Holladay Boulevard, Holladay, UT 84117*

I have restored this beautiful historic site over the past few years, and wish to retain its historical site designation. At great cost, and with an understanding of the benefits of maintaining the historic detailing of the home, I have undergone a lengthy restoration and hope to benefit from my efforts according to the ordinance.

The benefits of maintaining a historical site designation are detailed in Ordinance 13.86.060. One of the uses, in addition to residential zoning (which in this area includes multi-family living and allowance for nightly rentals), is to use this space as an office. I would therefore like to apply for a conditional use permit under the ordinance.

Specifically, I would like to use this space as a small, appointment-only office. Employee parking would only be on-site, upon the premises. There are (6) on site parking spots located behind the home. Two parking spaces are in the attached garage, 2 in the west driveway and 1 in the north driveway areas. On-site parking is located down a private right of way on Parcel 2 of the property, 22.10.255.022. Parcel 1 is 22.10.255.25

Hours of operation would be limited Monday-Friday during business hours. If any visitors make appointments, they will use the Holladay Blvd entrance, the front door. Mail and small package deliveries will continue at the Holladay Blvd entrance, the front door. We will not accept freight deliveries at this address.

This home has had multiple tenants for the past many years- some of which did incredible damage to the home. We purchased the home and kept the mother-in-law tenant in place during the restoration. This apartment would continue in use as it has for many years.

I will not install signage, at any point near or on the home. I wish to keep it looking residential and feeling residential. I am a residential interior designer and wish to use this space as my office. I have a very small office and work on limited projects. My firm has a few employees and we provide service to high-end clients whose residential projects are located throughout the United States.

Thank you,  
Hillary Taylor,

owner/ officer of Victorian Summer Hill LLC, owner of 4910 S. Holladay Blvd, Holladay, UT 84117

FILE PATH: C:\Users\Riley Welch\Documents\Taylor - Victorian Remodel\A23\_rileyBHZPJ.rvt

PLOT DATE: 7/12/2022 8:03:33 PM

2

DEMOLITION - MAIN LEVEL

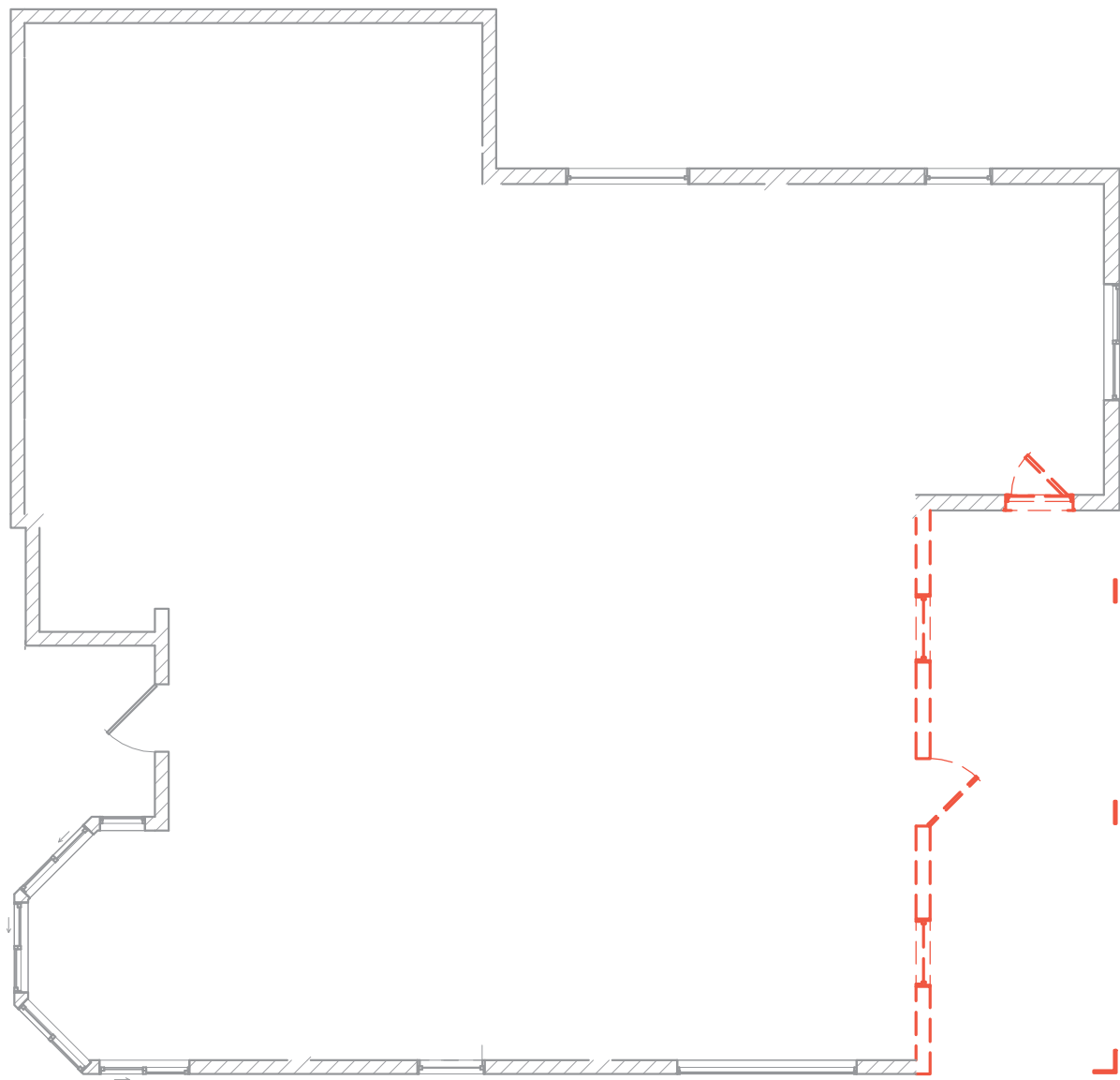
A101

1/8" = 1'-0"

| WINDOW (FIXED-TYPE) SCHEDULE |       |            |           |             |       |
|------------------------------|-------|------------|-----------|-------------|-------|
| MARK                         | COUNT | SIZE       |           | HEAD HEIGHT | NOTES |
|                              |       | WIDTH      | HEIGHT    |             |       |
| MAIN LEVEL                   |       |            |           |             |       |
| A                            | 3     | 2'-11 1/2" | 6'-4 1/4" | 8'-0"       |       |

| DOOR AND FRAME SCHEDULE |       |       |       |        |                                  |
|-------------------------|-------|-------|-------|--------|----------------------------------|
| DOOR                    |       |       |       |        |                                  |
| DOOR NO                 | RM NO | SIZE  |       |        | NOTES                            |
|                         |       | W     | H     | THK    |                                  |
| MAIN LEVEL              |       |       |       |        |                                  |
| 157                     | 1     | 3'-0" | 8'-0" |        | FRAMED OPENING<br>FRAMED OPENING |
| 158                     | 1     | 3'-0" | 8'-0" |        |                                  |
| 159                     |       | 3'-9" | 8'-0" | 1 3/8" |                                  |
| UPPER LEVEL             |       |       |       |        |                                  |
| 160                     | 12    | 2'-6" | 6'-8" | 2"     |                                  |
| 162                     | 12    | 2'-2" | 6'-8" | 1/2"   |                                  |

\*VERIFY DOOR AND WINDOW DETAILS WITH INTERIOR DESIGN PRIOR TO PURCHASE AND INSTALLATION.



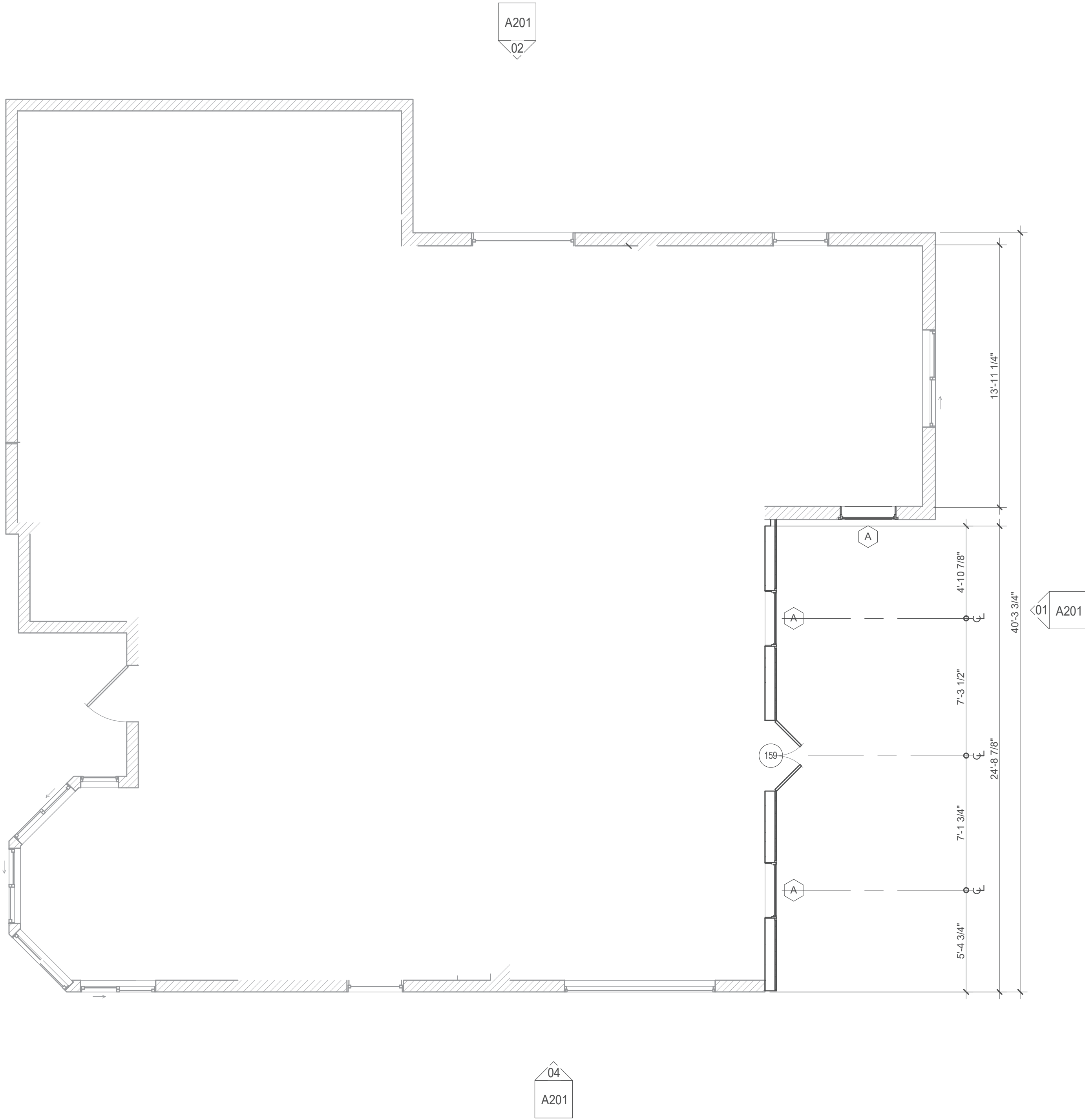
A201 03

1

MAIN LEVEL

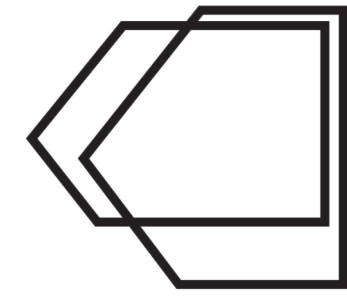
A101

1/4" = 1'-0"



NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY MODIFY DESIGN+BUILD
2. ALL DIMENSIONS TO FACE OF STUD OR EXISTING FINISH UNLESS NOTED OTHERWISE



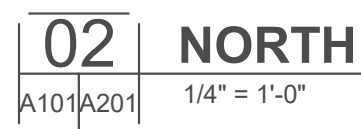
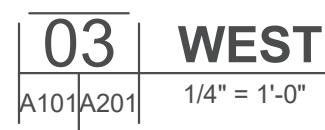
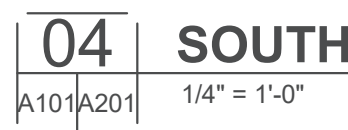
THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MODIFY DESIGN+BUILD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MODIFY DESIGN+BUILD.

Summer Hill Remodel

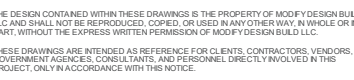
4910 S. Holladay Blvd.  
Holladay, UT 84117

|                 |                      |
|-----------------|----------------------|
| REVISION        |                      |
| SHEET NAME      |                      |
| MAIN LEVEL PLAN |                      |
| PROJECT NUMBER  | 21-005               |
| ISSUE DATE      | 2-25-2022            |
| DRAWN BY        | Author               |
| PLOT TIME       | 7/12/2022 8:03:33 PM |
| A101            |                      |
| SCALE           | AS NOTED             |





1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY MODIFY DESIGN+BUILD
2. ALL DIMENSIONS TO FACE OF STUD OR EXISTING FINISH UNLESS NOTED OTHERWISE



4910 S. Holladay Blvd.  
Holladay, UT 84117

|                |                      |
|----------------|----------------------|
| PROJECT NUMBER | 21-005               |
| ISSUE DATE     | 2-25-2022            |
| DRAWN BY       | Author               |
| PLOT TIME      | 7/12/2022 8:03:35 PM |

|       |          |
|-------|----------|
| SCALE | AS NOTED |
|-------|----------|

FILE PATH: C:\Users\Riley Welch\Documents\Taylor - Victorian Remodel A23\_riley\BHZPJ.mrt

PLOT DATE: 7/12/2022 8:03:35 PM

*Restoration Process in the William Bowthorpe Home*

Here is the home as we found it in 2022. We found significant damage to the home from 10+ tenants living there, as well as overall neglect, disrepair and decay.

All exterior walls of home, were covered in vinyl siding, much of which was damaged by heat or water.

Painted brick was on the northeastern and north facade.

Porch was added on in mid twentieth century and was unstable.  
The porch caused significant leaking through the east wall.

Due to improper painting technique, the brick was unstable and turning to dust on contact.





*Restoration Process in the William Bowthorpe Home*

- Here is the north and northeastern facade of the oldest portion of the home with landscape damage. Brick was brittle and would turn to dust at the touch.



Landscape damage on eldest portion of the home. The combination of the paint that pulled moisture to the strongest part of the brick (the outside layer) with the pressure of the landscaping, damaged the brick so that any exposed brick from the peeling paint was turning to dust on contact



### *Restoration Process in the William Bowthorpe Home*

- More images of brick damage.
- I installed siding to this portion of the home to protect the walls from falling down. Since we were supporting on the inside, we tied the exterior siding together to the interior and we essentially “sandwiched” the brick to hold the walls onto the structure.



Paint had pulled moisture to the strongest part of the brick (the outside layer) so that any exposed brick from the peeling paint was turning to dust on contact





*Restoration Process in the William Bowthorpe Home*

Here is the porch as we found it. Due to extensive termite damage, we removed it and found it had caused extensive leaking in the front wall. We estimate it had been added in the mid-twentieth century.

A replicated porch was not possible in order to keep the integrity of the northeast and north part of the home intact.



Porch design and attachment was decaying the front east elevation of the home

*Restoration Process in the William Bowthorpe Home*

These images show how the porch was just resting against the original part of the home (southeast facade). The brick was damaged here from the pressure- but no nailing, screws or glue would be appropriate here to attach given the weakness of the brick.

The porch attachment below the eave on the east facade caused major water damage and required me to remove the front wall and pour footings, foundation and frame a new east wall.





*Restoration Process in the William Bowthorpe Home*

We designed a porch that could be properly attached to the east facade of the home but would not impact the eldest portion of the home. The porch is based on homes of the exact same age in San Francisco, CA.

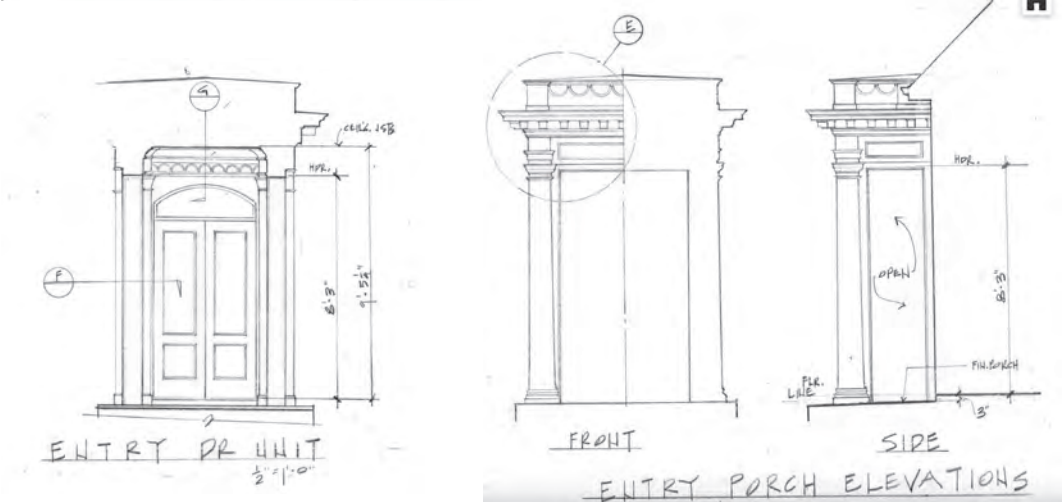
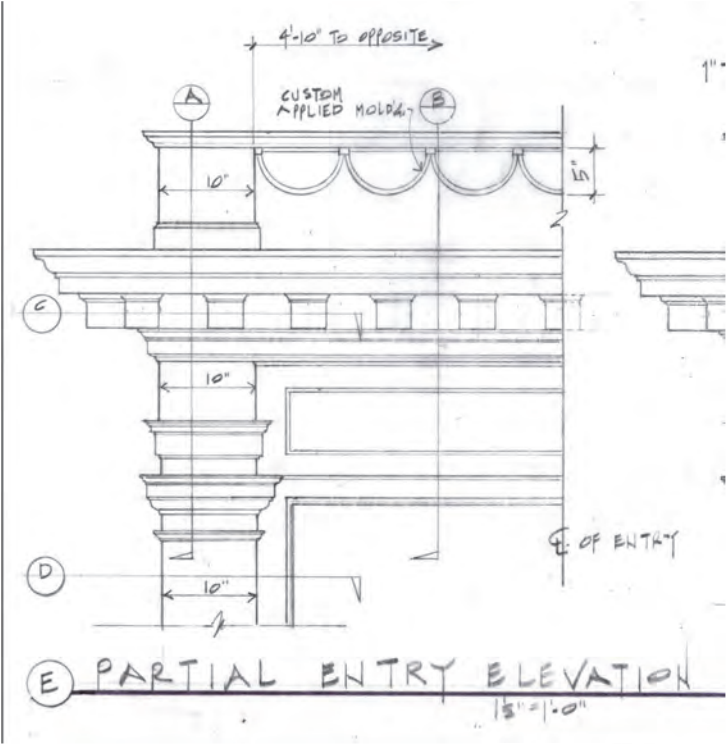




*Restoration Process in the William Bowthorpe Home*

Here are the drawings we used to build the porch and the inspiration home.

1893, front porch with dentil, curved and straight concept, with double doors





## *Restoration Process in the William Bowthorpe Home*

### Siding:

- All exterior walls of home, except for southeastern and north facade were covered in vinyl siding, much of which was damaged by heat or water.



**Damaged siding- melted from blower installed in kitchen illegally**

*Restoration Process in the William Bowthorpe Home*

**Siding:**

Here we see the new 90 degree siding based off a home of the same age.



1882, 90 degree lap and square trim on curved double doors



## *Restoration Process in the William Bowthorpe Home*

### Windows

- Here we have an image of the original curved openings. Over the years they were replaced with square vinyl windows and filled in with some type of decorative mouldings



**Restoration Process in the William Bowthorpe Home**

**New Windows:**

- We used curved, Victorian arch windows, from Marvin. These are wood on the interior and wood clad on the exterior with ultra thin sashes akin to homes circa 1870-90.
- We chose mullioned windows to match homes c 1870-90. We also used period appropriate mouldings.
- Small window on east facade: could not be enlarged or curved- the opening was not curved and was set within a deep framed room. We ordered a new window to fit, rectangular with sash.

Replacement windows mimic 1870-90 late victorian



Here is an example of an 1877 home: curved windows with straight trim (Webster Street, SF)





*Restoration Process in the William Bowthorpe Home*

Trim:

Here we see the trim that had deteriorated that was original cedar. We replaced all trim and restored with the exact same detailing on all areas where cedar trim was present. This includes every rake, eave, corbel and cedar shingle style.

Original corbel and detail of  
diamond, scallop, and fishscale  
trim

Today, restored trim and corbels



*Restoration Process in the William Bowthorpe Home*

Here we see the north elevation access to the apartment when we found the house in 2022. They were unsafe and needed to be rebuilt. Due to the existing tenant, we had to wait to rebuild about 10 months.



Stairs created in a poorly built manner, had no historic reference to the rest of the home, vinyl siding was damaged as well.



*Restoration Process in the William Bowthorpe Home*

Here we see the rebuilt stairs and the inspiration Victorian home

6" cedar posts and treillage to mimic 1901 home



Based off a design from a 1901 San Anselmo, CA home.  
Recessed treillage, caps and 6" cedar posts.

## *Restoration Process in the William Bowthorpe Home*

### **Scope of problems to SAVE this historic home (undertaken between 2022-2025)**

- **Termite eradication:** pest control services that included injecting the soil, remediation in the ceilings and roof rafters, and re-framing of deteriorated headers in the east rooms.
- **New roof:** damaged roof was leaking into all rooms
- **Removal of porch:** added on in 20th c and damaging front adobe wall, water leaking through top of wall where attached. Damage to old brick.
- **Install new front porch** appropriate to 1877
- **Front east wall:** replace; since adobe was damaged by 1960s porch and was falling down
- **Floor joists:** remove from soil and create new joists once footings and foundations are replaced
- **New footings, foundations** applied to face of previous foundation: hold entire home up
- **Framing on interior walls in home:** to allow for proper electrical, insulation and support of interior walls (hire engineer for plan)
- **New windows:** vinyl windows in north and south walls of home are leaking
- **New interior and exterior doors:** doors have been kicked in and damaged by tenants or their “friends”, one interior door is 1930s, the rest are vinyl replacements
- **Front door:** to be replaced with double set, fitting 1870 style, to allow for wider entrance (existing door is only 26” wide)
- **Siding:** replace: siding on west, south and east front door elevation is all vinyl. Vinyl is damaged and is literally “melting” due to exhaust fan on west wall and south wall. Vinyl on mother in law apartment is damaged and not waterproofed, leaking is occurring through skylite and siding.
- **Brick:** investigate paint and restoring brick on east elevation
- **Renovate interior** to bring proper hvac, electrical and plumbing.
- **Restore all interior mouldings, floors, walls.**
- **Update kitchen:** remove illegal gas stove and blower melting eave and siding, update electrical.
- **Paint**
- **Mother in Law stair replacement:** stairs are ill-supported, rickety and need to be replaced as some areas are disintegrating
- **Exterior updates:** figure out flooding issue at east wall of home, install french drains under landscaping, landscape to protect trees, remove any dead trees, paint woodwork where possible, restore woodwork where needed.





**FILE# 26-1-04**

**PARTIAL STREET VACATION- HILLSDEN DR.**

**ADDRESS:**

2755 E Hillsden Dr.

**LEGAL DESCRIPTION:** 22-11-354-002

COM 260.7 FT E FR SW COR SEC 11 T 2S R 1E SL MER N 8° W 180 FT E 55.04 FT S 18°22'10" E 187.82 FT W 87.4 FT M OR L TO BEG. 0.28 AC. 6585-2276 8333-1606 8437-2838,6992 8512-1564 8512-1573 8541-4030 8674-1324 8995-7633 9544-9242 10552-7732

**APPLICANT/REPRESENTATIVE:**

Rock and Jolynn Schutjer

**PROPERTY OWNER:**

Rock and Jolynn Schutjer

**ZONING:**

R-1-43

**GENERAL PLAN DISTRICT:**

Country Estates

**CITY COUNCIL DISTRICT:**

District #5

**PUBLIC NOTICE DETAILS:**

Mailed 2/20/2026

**REQUEST:**

Vacation of a Street, Right of Way, or Easeme

**APPLICABLE REGULATIONS:**

13.10A.150B

**EXHIBITS:**

Zone map  
Staff Report  
Applicant Narrative  
Applicant supporting doc.

**STAFF:**

Justice Tuffour, City Planner; Jon Teerlink, CED Director

**DECISION TYPE:**

***Legislative:***

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

**SITE VICINITY MAP**



**Notes:**



Request: **PARTIAL STREET VACATION – INTERSECTION OF 2755 E HILLSDEN DR.**  
Project: “E Hillsden Dr. Partial Street Vacation”  
Address: 2755 E Hillsden Drive  
Zone: R-1-43 (Residential, Single Family Zone)  
Applicant: Rock and Jolynn Schutjer  
File No: 26-1-04  
Notice: Mailed 02/20/2026  
Staff: Justice Tuffour & Jonathan Teerlink

|                              |                       |                                                                  |
|------------------------------|-----------------------|------------------------------------------------------------------|
| <b>GOVERNING ORDINANCES:</b> | 14.48<br>13.10A.150.B | STREET VACATIONS<br>VACATING A STREET, RIGHT OF WAY, OR EASEMENT |
|------------------------------|-----------------------|------------------------------------------------------------------|

**REQUIRED PLANNING COMMISSION ACTION: *Legislative***

The City Council, upon **recommendation from the Planning Commission**, is authorized to approve an amendment to a subdivision or an amendment to a recorded plat that includes the creation of, or amendment or vacation of, all or part of a public street or other public easement or right-of-way. Amending a subdivision plat requires review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be during public meeting. The notice for the required public hearing of this first step, with a mailed notice to all properties accessing this portion of the street proposed to be vacated

**SUMMARY**

Review and consideration of an application by Rock and Jolynn Schutjer, applicant and owners of 2755 E Hillsden Drive to vacate a portion of unused right of way, directly west of their property **on Hillsden Drive**, and to include the area into applicant’s property (*which is not part of a subdivision*)

**TECHNICAL REVIEW COMMITTEE ANALYSIS**

S Hillsden Drive is a public street in Holladay City that extends approximately 568 ft north from the intersection of E Hillsden Dr and 5345 S, terminating at the eastern intersections of Holladay Blvd. The subject street currently has a right of way width of about 70 ft and provides residential neighborhood access for abutting properties unto secondary roads like Holladay Blvd (east) and Haven Ln (west). The petitioners of this application (The Schutjers) own the property immediately east of the subject street intersection.



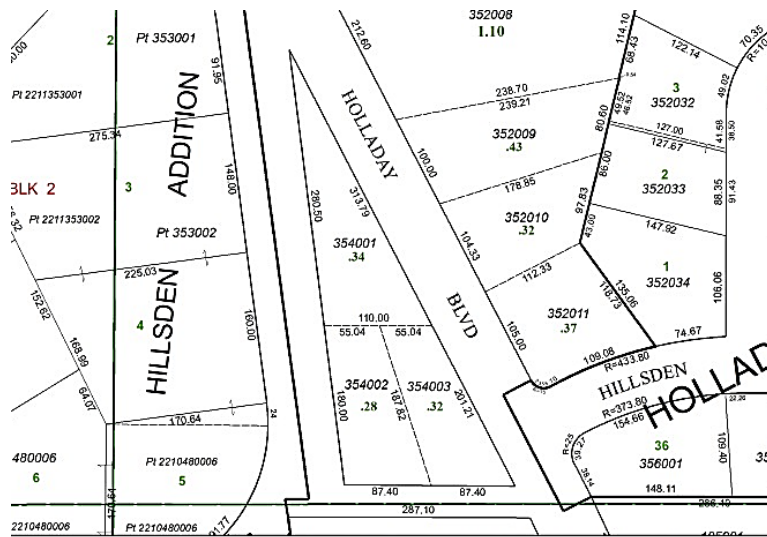


While a written narrative is yet to be provided by the petitioners, early conversations and cross-verification from street and aerial view imagery indicates that the portion of proposed area to be vacated on the subject street has been utilized by the applicants for landscaping purposes. Complementary site plans and street views show that a driveway and fence have been installed in this area for a while, with no current usability for vehicle travel or sidewalk installations.

In light of these circumstances, the petitioners propose a partial vacation of the portion of the street already used for landscaping and driveway to enable them directly invest in necessary improvements, allowing for responsible maintenance, improved neighborhood appearance, and better utilization of the space – while retaining sufficient right-of-way that meets minimum residential street access width requirements. City ordinance §2.11.300, 13.10A.150.B and §14.48 allows an applicant to petition the city to vacate portions of public right of way. The applicant, as the abutting property owner, is interested in receiving this ‘unused’ public property.



**Existing Condition of Subject Street**



**Plot Map Showing Subject Street and Adjoining Lots**



The Technical Review Committee (TRC) evaluated the proposal with respect to the General Plan's roadway classification function, current use, and neighborhood impacts. The TRC determined that the roadway currently functions as a secondary residential street, providing vehicular connectivity to other neighborhoods and immediate direct driveway access for adjacent lots. While the General Plan recommends the current width of such street typologies to be between 20 ft and 50 ft, the current right of way width is about 70 ft. In terms of current use, the portion proposed to be vacated is limited to private landscaping and fence installed by the petitioners, with no foreseeable need for City expansion or improvements. Moreover, the current width (even with landscaping encroachments) does not limit emergency access or travel throughput (i.e., level of service). The TRC further finds that the proposal does not adversely affect neighborhood safety, aesthetics, or right-of-way access, and does not create any zoning nonconformities related to lot size or area standards.

### **RECOMMENDATION**

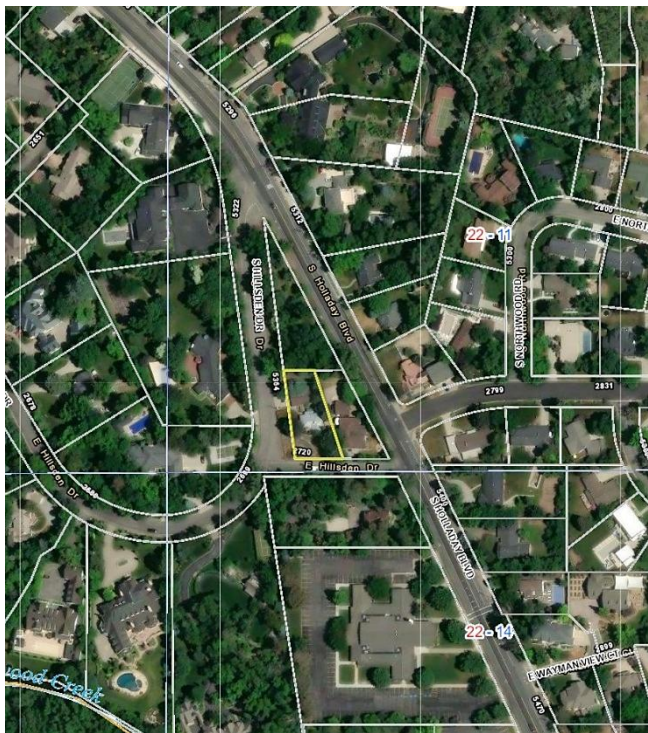
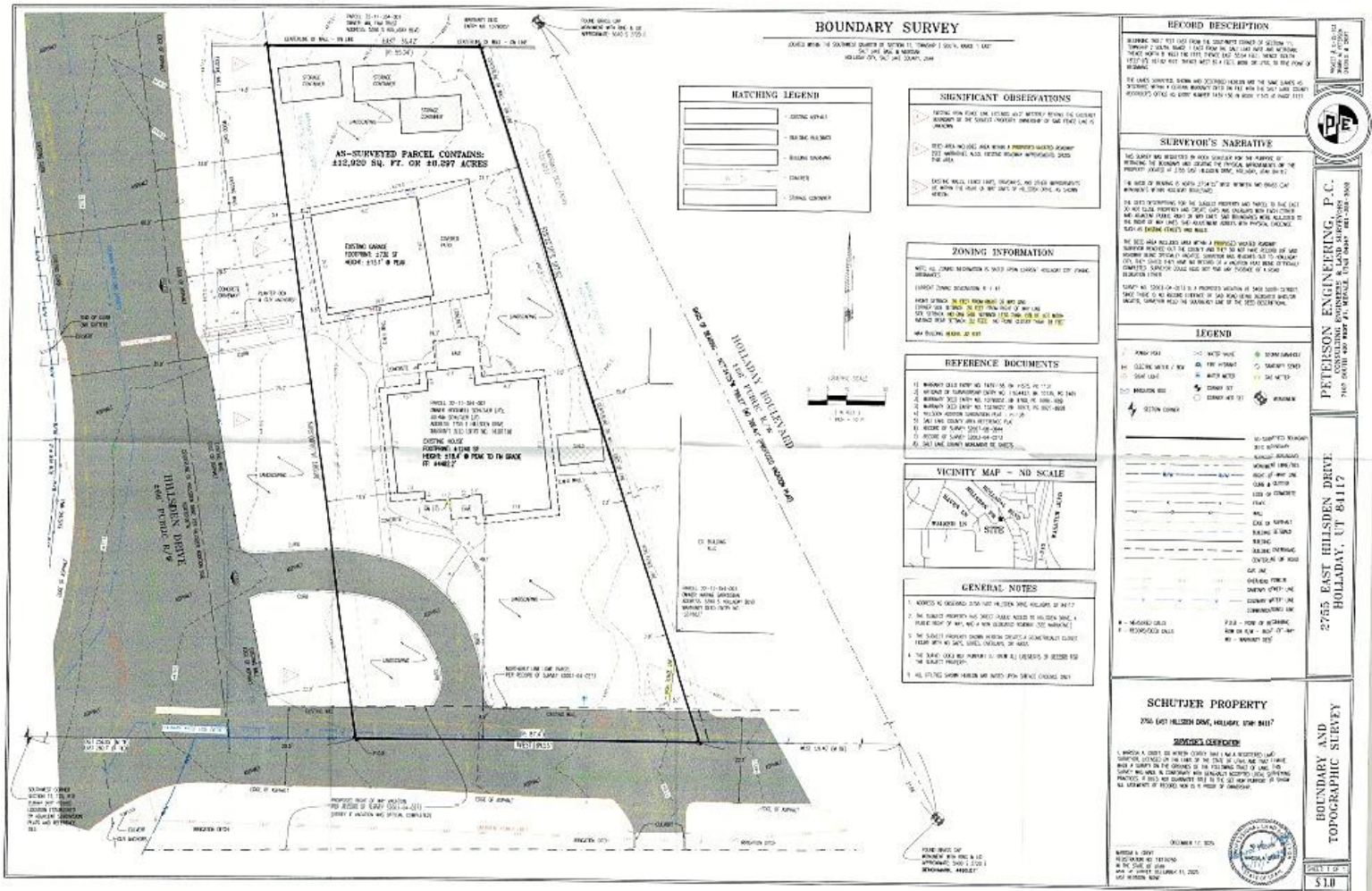
All required materials for the petition for street vacation have been submitted and reviewed by the Technical Review Committee (TRC). The application is deemed complete and ready for Planning Commission review and recommendation. The TRC finds the proposed partial street vacation to be appropriate, subject to the conditions outlined in the recommended findings. The Planning Commission should hold the required public hearing and deliberate in accordance with Holladay City Ordinances 13.10.080.D and 14.48 before forwarding a recommendation to the City Council. Staff has provided recommended findings for consideration.

### **RECOMMENDED FINDINGS:**

- 1) All properties subject to this application will remain in compliance with the R-1-43 zoning regulations and standards.
- 2) No new property, lots, or right of way will be created by the application.
- 3) Proposed area to be vacated must begin at a surveyed distance of 25 ft from the center of the travel lane, in order to meet the General Plan's roadway classification requirement.
- 4) If approved and combined with existing parcel(s), a lot consolidation shall be completed.
- 5) If the City conveys the vacated land to adjacent property owner, the demarcated parcel must be purchased at appraised market value.
- 6) Unified Fire Authority (UFA) does not have any concerns with the proposed partial vacation, as no limitations are imposed on Fire Department access turnaround or snow storage requirements.
- 7) If approved, property owner must work with the Public Works Department to configure the intersection design at the south western corner of the applicant's property in a way that ensures travel safety and visibility.
- 8) Good Cause for the vacation is established based on the following findings:
  - a. The portion of street requested for vacation is operationally defunct for travel, connectivity, and unmaintained
  - b. Proposed investments to use the space will improve neighborhood appearance
  - c. Maintains city standard public road dimensions and does not completely limit access
- 9) Neither the public interest nor any person will be materially injured by the vacation.
- 10) No windfall enrichment to the abutting property owner is found when considering the added area and its relation to substantial property right(s) (*i.e. the added area will not provide subdivision opportunity, added building height or additional land uses not currently enjoyed by property within the vicinity, etc.*).

### **MOTION EXAMPLES**

*"I \_\_\_\_\_ move to recommend (approval, Denial, or to Continue) the **PARTIAL STREET VACATION** at 2755 E Hillsden Drive at the intersection of E Hillsden Dr and 5345 S on behalf and in benefit for **"2755 E HILLSDEN DRIVE"** a residential property in the R-1-43 zone, upon finding that the property:*



Hillsden Dr. Partial Street Vacation





CITY of HOLLADAY

## NOTICE OF A PUBLIC MEETING PARTIAL STREET VACATION

**Date:** Tuesday March 3<sup>rd</sup> 2026  
**Time:** As close to 6:00 PM as possible  
**Location:** CITY HALL – City Council Chambers  
**Hearing Body:** Planning Commission, City Council

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a proposal by Rock Shujter to vacate a portion of Hillsden at **2755 East Hillsden**. During this meeting, the Commission will review the request and forward their recommendation to the City Council for a final review and decision. All considerations will be reviewed by the Planning Commission for compliance with Holladay Ord. 14.48, and 13.10A.150B

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

Please submit comments via email by 5:00 pm on 03/02/2026 to Justice Tuffour [jtuffour@holladayut.gov](mailto:jtuffour@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 02/20/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all directly affected properties 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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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, March 3<sup>rd</sup> 2026 as close to 6:00 P.M. as possible**. The purpose of the hearing is to accept a comment period during consideration of an application to vacate a portion of Hillesden Drive, a public right of way at 2755 East Hillsden.

The proposed street vacation intends to modify the width of the right of way from sixty-six feet to fifty feet to align with current improvements at this short section of public street.

The proposed amendment is available for public inspection on the City's website [www.holladayut.gov](http://www.holladayut.gov) and at the Community Development Dept. during normal business hours.

The public may remotely watch the **live video stream** of the meeting - [https://cityofholladay.com/government/agendas\\_and\\_minutes.php](https://cityofholladay.com/government/agendas_and_minutes.php) To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to [jtuffour@holladayut.gov](mailto:jtuffour@holladayut.gov).

### **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](http://www.holladayut.gov) the Utah Public Notice website [www.utah.gov/pmn](http://www.utah.gov/pmn), and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.*

**DATE POSTED:** [ date ]

*Stephanie N. Carlson MMC,  
City Recorder City of Holladay*





354-001

CHURCH ST

SUNNYDALE DR

22-11

354-002

354-003

EDMUNDS DR

22-14

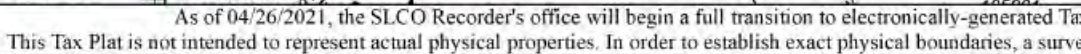
101-002

101-009











5265 S Hillside Dr

Holladay, Utah



Google Street View

Jul 2025

See more dates



Share



S 2660 E

Google Maps

Image capture: Jul 2025 © 2026 Google United States Terms Privacy Report a problem



**REVOCABLE PERMIT**  
**\*\*LAND USE FILE NO.\*\***  
(Residential - no fee)

THIS REVOCABLE PERMIT is made and entered into as of 12/19/25, by and between the CITY OF HOLLADAY, a Utah municipal corporation, 4580 South 2300 East, Holladay, Utah 84117 (the "City"), and Rockwell Schutler, owning property at 2755 E. Hilsden HOLLADAY UTAH (the "Permittee").

**RECITALS:**

A. Permittee is the owner of certain real property located at 2755 E. Hilsden, Holladay, Utah \_\_\_\_\_ (the "Residence"); and

B. City is the owner of certain real property known as the public right-of-way (the "Premises") adjoining or abutting the Permittee's Residence; and

C. Permittee desires to use the Premises to: Install perimeter fencing (the "Improvements") in the manner shown on *Exhibit A* attached hereto; and

D. WHEREAS, City is willing to grant a Revocable Permit for such use:

NOW, THEREFORE, City and Permittees hereby agree as follows:

1. For a period of twenty-five (25) years from the date hereof, City grants permission and license to Permittee to construct and maintain the Improvements on the Premises in a manner consistent with the plans submitted in connection with Petition No. \_\_\_\_\_. The Premises subject to this Permit are adjacent to \_\_\_\_\_, a fifty-foot wide public right-of-way.

2. Maintenance of the Improvements on Premises shall be at Permittee's sole expense and Permittee agrees that when and if requested in writing by City, Permittee shall remove within 30 days after notice, replace or alter the Improvements installed by Permittee on Premises at Permittee's sole expense.

3. Permittee agrees that at all times, the Premises is subject to any use City may desire, and City shall not be liable to Permittee for any loss of use or damage to Permittee's Improvements thereon for any reason.

4. This Permit is subject to any and all utility easement rights which exist, together with all rights of ingress and egress necessary or convenient to the full and complete enjoyment of the easements granted, and all rights, privileges incident thereto. Easement holders shall have the right at such times and in a manner as they deem necessary to carry out their purposes over, across, and through the Premises covered by this Permit.

5. Permittee agrees, upon written notice, to repair any damage caused to the Premises as a result of Permittee's, his/her/its agents', employees' or invitees' or trespassers' use thereon.

6. This Permit is given subject to revocation by City for any reason and at any time upon the expiration of thirty-(30) days after written notice has been sent to Permittee at the address above. Permittee shall remove the Improvements from Premises after such notice, restoring the surface of Premises as near as possible to its prior condition.

7. Permittee agrees to indemnify, hold harmless and defend City, its agents and employees, from all claims, mechanics, liens demands, damages, actions, costs and charges, including attorney's fees, arising out of or by any reason of Permittee's use of Premises or any activities conducted thereon by Permittee, his/her/its agents, employees or invitees. Permittee agrees, if requested by City, to provide insurance naming City as an additional insured on terms and in such amounts as required by City.

8. A notice of Memorandum of Revocable Permit shall be recorded against Permittee's property, in the office of the Salt Lake County Recorder.

9. This Permit is not assignable.

10. This Permit embodies the entire agreement between the parties and cannot be changed except in writing signed by both parties.

After Recording Return To:

CITY OF HOLLADAY  
City Recorder's Office  
4580 South 2300 East  
Holladay, Utah 84117

### MEMORANDUM OF REVOCABLE PERMIT

Notice is hereby given of that certain Revocable Permit (the "Permit") made and entered into as of JULY 21, 2017 between the City of Holladay, 4580 South 2300 East, Holladay, Utah 84117 (the "City"), and Rockwell Schutje OWNER & OWNER ADDRESS 2755 E. Hillside the "Permittee"), on file with the Holladay City Recorder's office.

For the consideration set out in the Revocable Permit (file #17-07-01), City has granted license to Permittee to encroach on City's property by installing and maintaining nine panels of a six foot tall, wood-slat fence which encroach into Lynne Lane a public right-of-way

The term of this Permit is for twenty-five (25) years commencing on \_\_\_\_\_ and terminating on \_\_\_\_\_. Said Permit is non-transferable, and revocable by City upon 30 days written notice.

Said Permit affects a residence located at \_\_\_\_\_ OWNER & OWNER ADDRESS 2755 E. Hillside parcel number 22-11-354-002 further described as follows:

### LEGAL DESCRIPTION

#### ENTER PROPERTY DESCRIPTION

Dated \_\_\_\_\_

CITY OF HOLLADAY  
a Utah municipal corporation

By \_\_\_\_\_  
Gina Chamness, City Manager

STATE OF UTAH                     )  
                                                  ss.  
COUNTY OF SALT LAKE        )

The foregoing Revocable Permit was acknowledged before me on \_\_\_\_\_, by DENNIS R. WEBB, in his capacity as MAYOR, of the CITY OF HOLLADAY, a Utah municipal corporation.

\_\_\_\_\_  
NOTARY PUBLIC, residing in  
Salt Lake County, Utah



**FILE# 19-9-19-11**

**ROYAL HOLLADAY HILLS- BLOCK H, I & J**

**ADDRESS:**

Approx. 1950 E Rodeo Walk Dr.

**LEGAL DESCRIPTION:**

ROYAL Holladay Hills, Blocks H, I and J

**APPLICANT/REPRESENTATIVE:**

Steve Peterson

**PROPERTY OWNER:**

KMW Development, LLC

**ZONING:**

R-M/U

**GENERAL PLAN DISTRICT:**

2007 SDMP

**CITY COUNCIL DISTRICT:**

District #1

**PUBLIC NOTICE DETAILS:**

Published 02/20/2026

**REQUEST:**

Site Plan Review- CONCEPT/PRELIMINARY

**APPLICABLE REGULATIONS:**

13.68  
2007 SDMP - Open Zone

**EXHIBITS:**

Zone map  
Staff Report  
Applicant Narrative  
Proposed Development Drawings

**STAFF:**

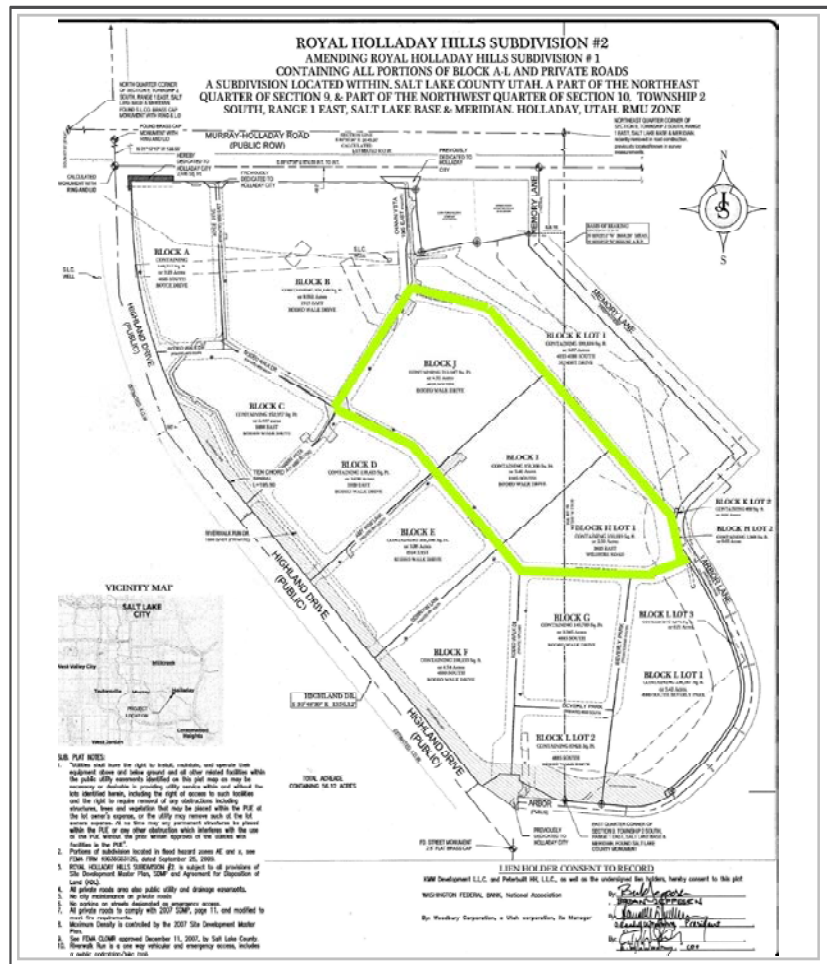
Jonathan Teerlink, CED Director

**DECISION TYPE:**

***Administrative/Procedural:***

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

**SITE VICINITY MAP**



**Notes:**

- ☐ *Narrative detailing the request* to the Planning Commission detailing the operation of the proposed land use. This letter should explain the nature of the project including traffic impacts (if any), etc. to assist staff and the Planning Commission

OWNER: KMW DEVELOPMENT, LLC  
2733 E. PARLEYS WAY, SUITE 300  
SALT LAKE CITY, UT 84109

DESIGNER: WOODBURY ARCHITECTS

This application is a comprehensive development plan for Blocks H, I and J at Holladay Hills.

The project has been divided into 4 phases. Construction of all 4 phases are scheduled to occur in 2026-2027.

A new subdivision plat is in the process of approvals and is attached. The phasing is attached to each of the six lots created by the new subdivision, a copy of which is included in this package.

Phase 1 - Lots 3 and 6 - pad preparation for Lifetime and the Parking Structure. The existing stockpile of dirt will be graded out to establish the final grades of both lots. Geopiers will be installed to support both the Lifetime building and the Parking Structure. March - June 2026

Phase 2 - Lots 3 and 6 - Construction of both the Lifetime building and the Parking Structure  
- June 2026 - October 2027

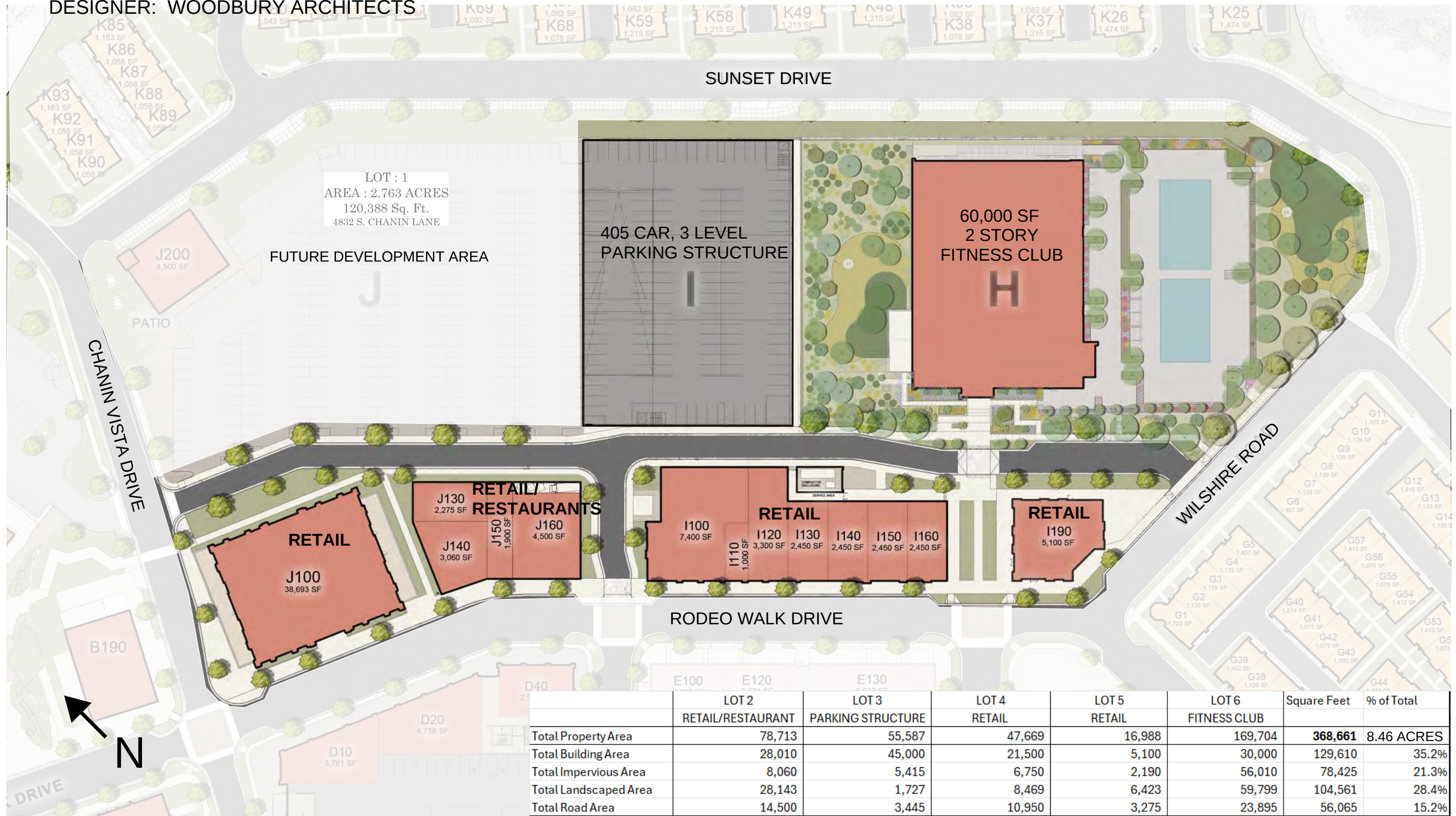
Phase 3 - Construction of the Lot 4 and Lot 5 retail buildings. Also occurring during this time will be a rebuild of the connector road from Amy to Chanin to install utilities required for the retail buildings - March 2027-October 2027.

Phase 4 - Lot 2 Retail Building - depending on timing of lease signings, these two buildings are expected to be constructed 2027.

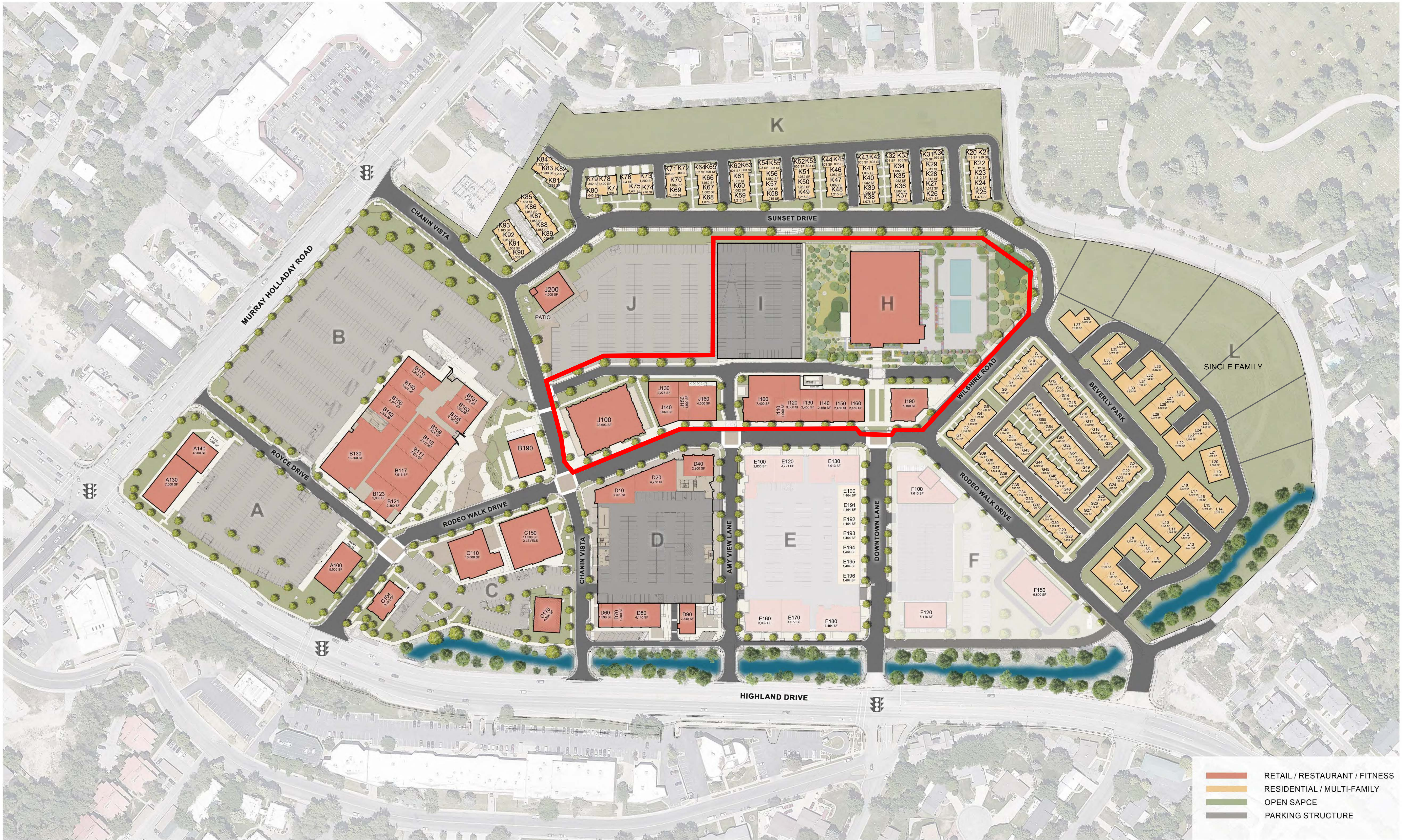


# HOLLADAY HILLS CONCEPT PLAN

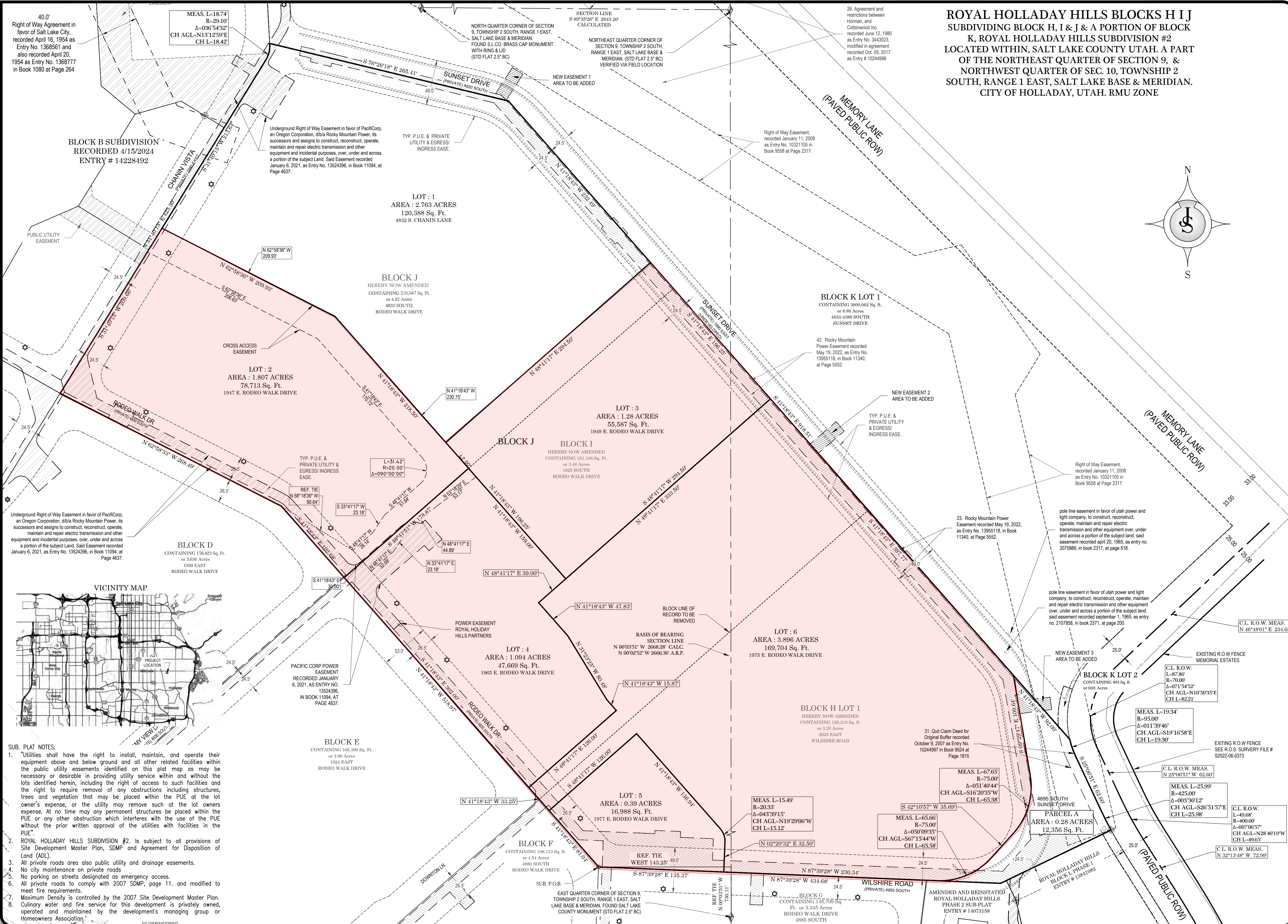
DESIGNER: WOODBURY ARCHITECTS











SUB. PLAT NOTES:

- "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE at the lot owner's expense, or the utility may remove such at the lot owners expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE".
- ROYAL HOLLADAY HILLS SUBDIVISION #2, is subject to all provisions of Site Development Master Plan, SDMP and Agreement for Disposition of Land (ADL).
- All private roads area also public utility and drainage easements.
- No city maintenance on private roads
- No parking on streets designated as emergency access.
- All private roads to comply with 2007 SDMP, page 11, and modified to meet fire requirements.
- Maximum Density is controlled by the 2007 Site Development Master Plan.
- Culinary water and fire service for this development is privately owned, operated and maintained by the developments managing group or Homeowners Association.

|                                                                                                                                                                                                                                                              |                                                                                                                                     |                                                                                                                          |                                                                                                                              |                                                                                                                               |                                                                                                                                                              |                                                                                                                           |                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>LEGEND</b><br>= SECTIONAL CORNER<br>= STREET MONUMENT<br>= REBAR & CAP TO BE SET<br>LS 707541114 R.S. JOHANSON<br>= REPRESENTS PROPERTY LINE<br>= EASEMENT R.M.P.<br>= TYP. P.U.E. & PRIVATE UTILITY & EGRESS/INGRESS PLAT<br>= UTILITY EASEMENT VIA PLAT | <b>SALT LAKE COUNTY SURVEYOR</b><br><br>RECORD OF SURVEY NUMBER S2021-04-0233<br><br>Salt Lake County Surveyor / Reviewer      Date | <b>City Engineer</b><br><br>Approved this _____ day<br>of _____ A.D., 20 ____<br><br>City of Holladay Engineer      Date | <b>Community Development</b><br><br>Approved this _____ day<br>of _____ A.D., 20 ____<br><br>Community Development Director. | <b>Health Department</b><br><br>Approved this _____ day<br>of _____ A.D., 20 ____<br><br>Salt Lake County, Health Department. | <b>Planning Commission</b><br><br>Approved this _____ day<br>of _____ A.D., 20 ____ by<br>the Holladay Planning Commission.<br><br>Planning Commission Chair | <b>City Attorney</b><br><br>Approval as to form this _____ day<br>of _____ A.D., 20 ____<br><br>City of Holladay Attorney | <b>City of Holladay Approval</b><br><br>Approved and accepted this _____ day of _____, A.D. 20 ____<br><br>Manager<br><br>Recorder | <b>Salt Lake County Recorder</b><br><br>Recorded # _____<br>State of Utah, County of Salt Lake, recorded and filed at the request of _____<br><br>Date _____ Time _____ Book _____ Page _____<br><br>Fee \$ _____ Salt Lake County Recorder | <b>Number</b> _____<br><br><b>Account</b> _____<br><br><b>Sheet</b> _____<br><br>of _____ Sheets |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

**SURVEYOR'S CERTIFICATE**

I, Shane Johanson, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No.7075114, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as ROYAL HOLLADAY HILLS BLOCKS H I J

**BOUNDARY DESCRIPTION**

A parcel of land that is described as Block H, I, J, and a portion of Block K Lot 1 and 2 of the Royal Holladay Hills Subdivision #2, platted, and recorded as Entry #13700581, in Book 2021P, on Page 171, in the office of the Salt Lake County Recorder. Said parcel of land is also located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said Tract of land is more particularly described as follows:

Beginning at the corner of Blocks H, G and F of the Royal Holladay Hills Subdivision #2, platted, and recorded as Entry #13700581, in Book 2021P, on Page 171, in the office of the Salt Lake County Recorder. Said parcel of land is also located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

Thence N 41° 18' 43" W a distance of 518.97 feet, Thence N 62° 58' 33" W a distance of 268.49 feet, Thence N 31° 40' 15" E a distance of 423.30 feet to the beginning of a curve, Said curve bears to the left through an angle of 36° 54' 32", having a radius of 29.10 feet along the arc a distance of 16.74, and whose long chord bears N 13° 12' 59" E a distance of 18.42 feet to a point of intersection with a non-tangential line. Thence S 76° 26' 18" E a distance of 265.41 feet, Thence S 41° 18' 43" E a distance of 918.51 feet to the R.O.W. of Memory Lane as retraced in Record of Survey resurvey File #S2022-06-0373 on file within the official records of Salt Lake County Surveyors office and as accepted by Holiday City, thence at the beginning of a non-tangential curve, Said curve bears to the left through an angle of 11° 39' 46", having a radius of 95.00 feet along the arc a distance of 19.34, and whose long chord bears S 19° 16' 58" E a distance of 19.30 feet, Thence S 25° 06' 51" E a distance of 62.60 feet to the beginning of a curve, Said curve bears to the left through an angle of 03° 30' 12", having a radius of 425.00 feet along the arc a distance of 23.99, and whose long chord bears S 26° 51' 57" E a distance of 25.98 feet to a point of intersection with a non-tangential line. Thence S 64° 16' 35" W a distance of 132.56 feet, Thence N 87° 39' 28" W a distance of 434.68 feet to the point of beginning.

Containing 503,617 Sq. Ft. or 11.56 Acres.

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By:WOODBURY CORPORATION, a Utah corporation, Its Manager

By: O. RANDALL WOODBURY, VICE CHAIRMAN

By: E. TAYLOR WOODBURY, CEO

By:MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

By: Steve Peterson, Manager

**ACKNOWLEDGMENT**

State of Utah ) The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by  
County of Salt Lake ) O. RANDALL WOODBURY, in the capacities referenced above.  
Notary Public

State of Utah ) The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by  
County of Salt Lake ) E. TAYLOR WOODBURY, in the capacities referenced above.  
Notary Public

State of Utah ) The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by  
County of Salt Lake ) STEVE PETERSON, in the capacities referenced above.  
Notary Public

**LIEN HOLDER CONSENT TO RECORD**

WASHINGTON FEDERAL BANK  
a Washington State chartered commercial bank, formally known as Washington Federal Bank, National Association, a national Banking association.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ROYAL HOLLADAY HILLS BLOCKS H I J**  
SUBDIVIDING BLOCK H, I & J A PORTION OF BLOCK K,  
ROYAL HOLLADAY HILLS SUBDIVISION #2  
LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, & NORTHWEST QUARTER OF SEC. 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, CITY OF HOLLADAY, UTAH. RMU ZONE

50 25 0 50 100  
(IN FEET)  
1 inch = 50 ft.

OWNER: KMW DEVELOPMENT, DEVELOPER: KMW Development L.L.C., a Utah limited liability company, 2733 E. Parleys Way Suite 300 Salt Lake City, UT. 84109

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS  
SURVEY DESIGN SECTION PLANNING  
**SURVEYING**  
P.O. BOX 1000  
SALT LAKE CITY, UTAH 84101  
Shane Johanson P.E., 601.870.2541  
PREPARED: 12/08/2025



# PARKING SUMMARY

| PARKING |            |
|---------|------------|
|         | 205 STALLS |
|         | 420 STALLS |
|         | 89 STALLS  |
|         | 255 STALLS |
|         | 405 STALLS |
|         | 284 STALLS |

| PARKING        |            |
|----------------|------------|
| DRIVE          | 110 STALLS |
| STREET PARKING | 154 STALLS |

| PARKING STALLS |      |
|----------------|------|
| DUCTED AS OF   | 1922 |

The site plan shows a complex of buildings and parking areas. Buildings are labeled with letters A through L. Parking areas are labeled with numbers and descriptions. Streets shown include Murray Holaday Road, Royce Drive, Chanin Vista, Sunset Drive, Wilshire Road, Beverly Park, Rodeo Walk Drive, Downtown Lane, Highland Drive, and Amy View Lane. A north arrow is located in the top right corner.

**Parking Summary:**

| Location       | Stalls |
|----------------|--------|
| 205 STALLS     | 205    |
| 420 STALLS     | 420    |
| 89 STALLS      | 89     |
| 255 STALLS     | 255    |
| 405 STALLS     | 405    |
| 284 STALLS     | 284    |
| DRIVE          | 110    |
| STREET PARKING | 154    |

**Parking Stalls Ducted As Of:** 1922











BLOCK B SUBD

**BLOCK D**  
158,423 SQFT  
3.64 ACRES

## GENERAL NOTES:

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPAIRING THE SUBGRADE TO THE REQUIRED STRENGTH AND COMPOSITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES. ALL EXISTING AND PROPOSED DRIVE AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 (EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 86% MIN. OF MAXIMUM DENSITY). MOISTURE CONTENT SHALL BE AS LOW AS PRACTICABLE, BUT NOT EXCEED 1% ABOVE NO. 5% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFICATION SHALL BE MADE BY THE ENGINEER THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS OUTSIDE THE BUILDING PAD AREA HAVE BEEN PROPERLY COMPACTED WITH THESE PLANS & SPEC. AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C-30 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDING IN THE CONTRACT.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO RECTIFY ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

**KEYED NOTES:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR  
 REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- ③ STORM DRAIN CLEANOUT, PER APWA PLAN NO. 431.
- ④ 8"ØD<sup>1</sup> HULLE DRUM BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL "A3", SHEET CS-01.
- ⑤ 6" DIAMETER HULLE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- ⑥ 8" DIAMETER HULLE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- ⑦ STUB, CAP AND MARK STORM DRAIN LINE. FOR FUTURE CONNECTION.

**COMMON GRADING ABBREVIATIONS:**  
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- |               |                              |
|---------------|------------------------------|
| - BFE         | BASEMENT FLOOR ELEVATION     |
| - BW          | FINISH GRADE AT BOTTOM OF WF |
| - EX OR EXIST | EXISTING                     |
| - EO          | EDGE OF ASPHALT              |
| - EOC         | EDGE OF CONCRETE             |
| - FFE         | FINISH FLOOR ELEVATION       |
| - FG          | FINISH GRADE                 |
| - FL          | FLOW LINE                    |
| - GB          | GRADE BREAK                  |
| - HP          | HIGH POINT                   |
| - LP          | LOW POINT                    |
| - NG          | NATURAL GROUND               |
| - SDOB        | STORM DRAIN CATCH BASIN      |
| - SDOC        | STORM DRAIN CLEANOUT BOX     |
| - SDRB        | STORM DRAIN DRAIN BASIN      |
| - SDRM        | STORM DRAIN MANHOLE          |
| - TBC         | TOP BACK OF CURB             |
| - TOA         | TOP OF ASPHALT               |
| - TOC         | TOP OF CONCRETE              |
| - TOG         | TOP OF GRADE                 |
| - TOW         | TOP OF WALL                  |
| - TW          | FINISH GRADE AT TOP OF WALL  |
| - W           | WATERWAY                     |

## SCOPE LEGEND

AREA WITHIN LIMIT OF WORK LINE PART OF THIS PERMIT. AREA OUTSIDE OF LIMIT OF WORK LINE EXCLUDED FROM THIS PERMIT.

### PROJECT BENCHMARK

SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF  
RODEO WAY DRIVE AND AMY VIEW LANE.  
BENCHMARK ELEVATION: 4365.89'



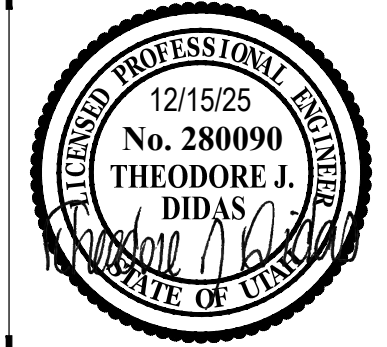
**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**HOLLADAY HILLS - BLOCK H-I-J  
PHASE 3 - RETAIL PADS 1 & 2  
4835 SOUTH HIGHLAND DRIVE**

**HOLLADAY CITY, UTAH**  
NE 1/4 & SE 1/4 OF SEC. 9 & NW 1/4 & SW 1/4 OF SEC. 10, T2S, R1W, SLB&M

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 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 [mcneilengineering.com](http://mcneilengineering.com)  
**Civil Engineering • Consulting & Landscape Architecture**  
**Structural Engineering • Land Surveying & HDS**



| REVISIONS |          | DESCRIPTION |
|-----------|----------|-------------|
| REV       | DATE     |             |
| 1         | 12/10/25 | 1           |
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| 100       | 12/10/25 | 100         |

PROJECT NO: 23301.D  
DESIGNED BY: JHF  
CHECKED BY: TJD  
DATE: DEC 10, 2025

## GRADING AND DRAINAGE PLAN

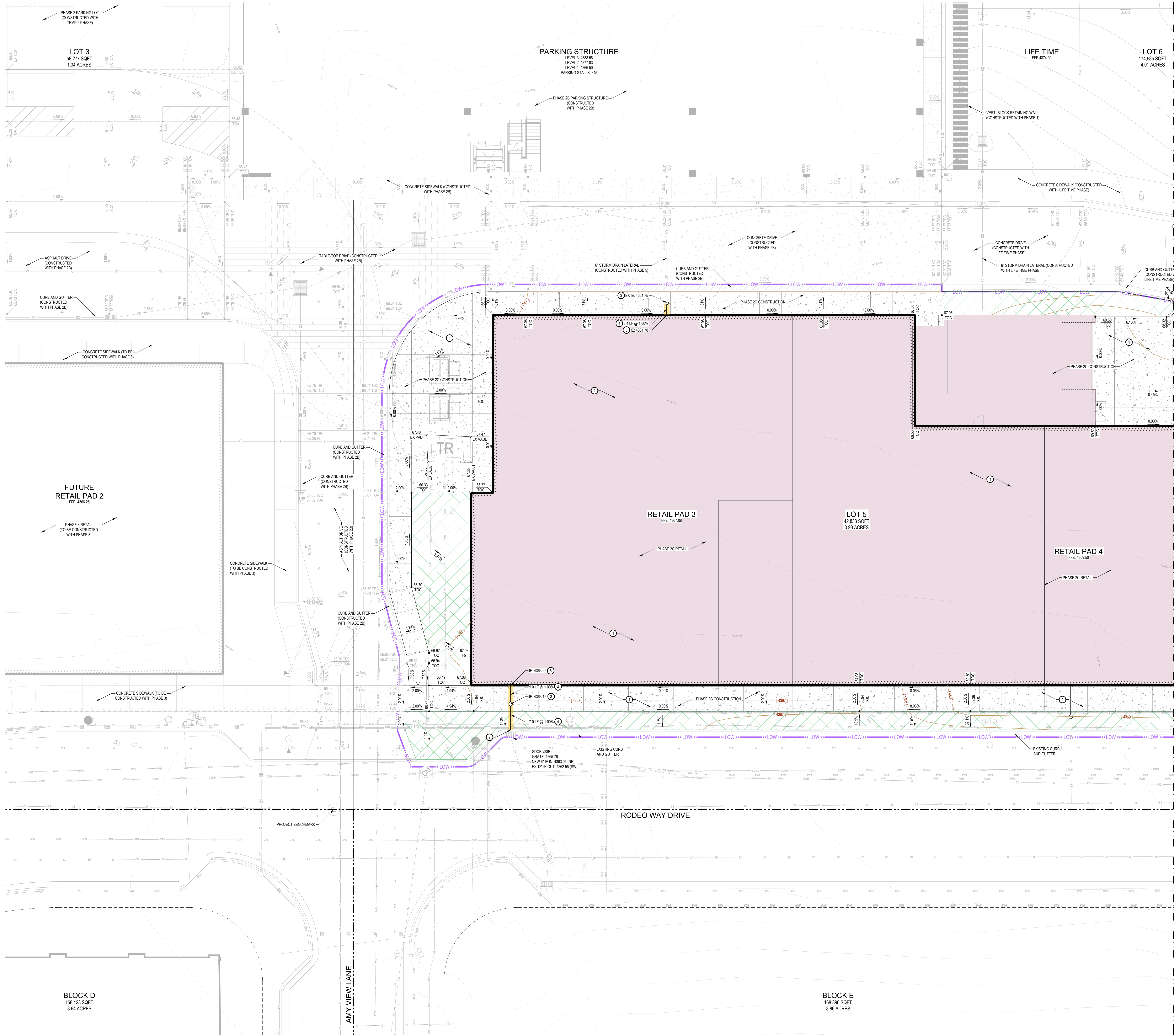
## C2.11







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**GENERAL NOTES:**

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THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.30 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

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**KEYED NOTES:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- 3 STORM DRAIN CLEANOUT, PER APWA PLAN NO. 431.
- 4 6" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 5 STUB, CAP AND MARK STORM DRAIN LINE, FOR FUTURE CONNECTION.

**COMMON GRADING ABBREVIATIONS:**

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX EXIST
- EDA EDGE OF ASPHALT
- EDC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NS NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT BOX
- SDCB STORM DRAIN DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRADE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL
- WW WATERWAY

**SCOPE LEGEND**

LOW AREA WITHIN LIMIT OF WORK LINE PART OF THIS PERMIT. AREA OUTSIDE OF LIMIT OF WORK LINE EXCLUDED FROM THIS PERMIT.

**PROJECT BENCHMARK**

SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF RODEO WAY DRIVE AND ANY VIEW LANE. BENCHMARK ELEVATION: 4365.89

**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**Blue Stakes of UTAH811**

bluestakes.org

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Structural Engineering • Land Surveying & HDS

12/15/25  
No. 280090  
THEODORE J. DIDAS  
Professional Engineer  
STATE OF UTAH

**HOLLADAY HILLS - BLOCK H-I-J**

**PHASE 2C - RETAIL PADS 3, 4 & 5**

**4835 SOUTH HIGHLAND DRIVE**

**HOLLADAY CITY, UTAH**

NE 1/4 & SE 1/4 OF SEC. 9 & NW 1/4 & SW 1/4 OF SEC. 10, T2S, R1W, S1B&M

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 12/15/25 | ISSUED FOR PERMIT |

PROJECT NO: 23301.D  
DESIGNED BY: JHF  
CHECKED BY: TJD  
DATE: DEC 10, 2025

**GRADING AND DRAINAGE PLAN**

**C2.11**



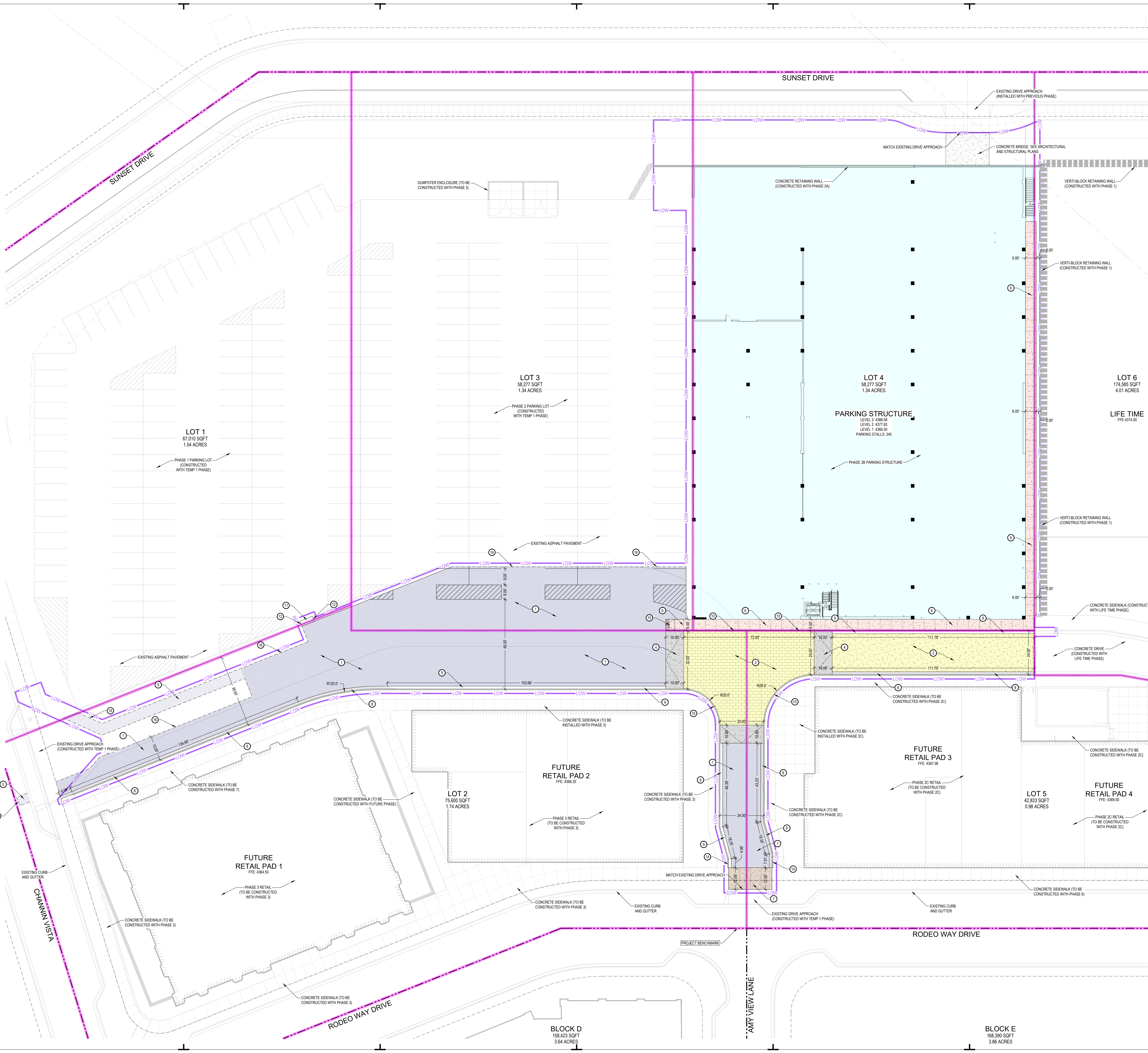








S:\2023\12301\12301.D\Civil\Prod\Draw\2301 - Block H-I - Phase 2B - Parking Structure & Infrastructure.dwg 12/15/25 12:15:25



**GENERAL NOTES:**  
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.  
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.  
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.  
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.  
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

**KEYED NOTES:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:  
① ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET CS.01.  
② VEHICULAR CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'E1', SHEET CS.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.  
③ STAMPED AND COLORED VEHICULAR CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'E1', SHEET CS.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.  
④ CONCRETE VEHICULAR RAMP. SEE DETAIL 'C1', SHEET CS.01.  
⑤ ASPHALT T-PATCH, PER APWA PLANS NO. 255.1 & 255.2 (2012 VERSION), SHEET CS.02.  
⑥ 4" THICK - STANDARD GREY, APWA CONCRETE SIDEWALK, PER APWA PLAN NO. 231, SHEET CS.02.  
⑦ 6" THICK - STANDARD GREY, APWA CONCRETE SIDEWALK, PER APWA PLAN NO. 231, SHEET CS.02.  
⑧ 24" RELEASE CONCRETE CURB AND GUTTER, PER DETAIL 'E4', SHEET CS.01.  
⑨ 24" CONCRETE CURB AND GUTTER, PER DETAIL 'E3', SHEET CS.01.  
⑩ CONCRETE CURB WALL, SEE DETAIL 'E2', SHEET CS.01.  
⑪ 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'E5', SHEET CS.01.  
⑫ MATCH EXISTING CONCRETE WATERWAY.  
⑬ MATCH EXISTING ASPHALT PAVEMENT.  
⑭ TAPER BACK OF CURB FOR FUTURE ADA RAMP AND/OR WALK TRANSITION.  
⑮ ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 235.1, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.  
⑯ SAWCUT EXISTING ASPHALT PAVEMENT AND MATCH.  
⑰ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

**SCOPE LEGEND**

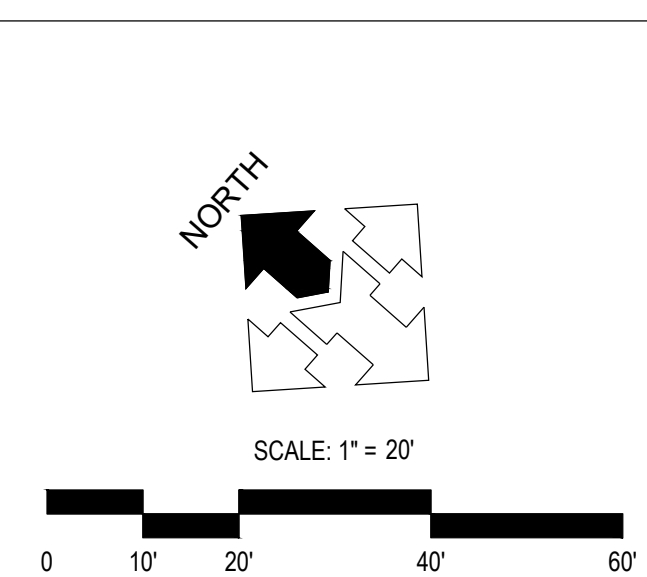
LOW LOW  
LOW LOW

AREA WITHIN LIMIT OF WORK LINE PART OF THIS PERMIT. AREA OUTSIDE OF LIMIT OF WORK LINE EXCLUDED FROM THIS PERMIT.

**PROJECT BENCHMARK**  
SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF RODEO WAY DRIVE AND AMY VIEW LANE.  
BENCHMARK ELEVATION: 4365.89

**NOTICE!**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**Blue Stakes of UTAH811**  
bluestakes.org



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12/15/25  
No. 280090  
THEODORE J. DIDAS  
Professional Engineer  
STATE OF UTAH

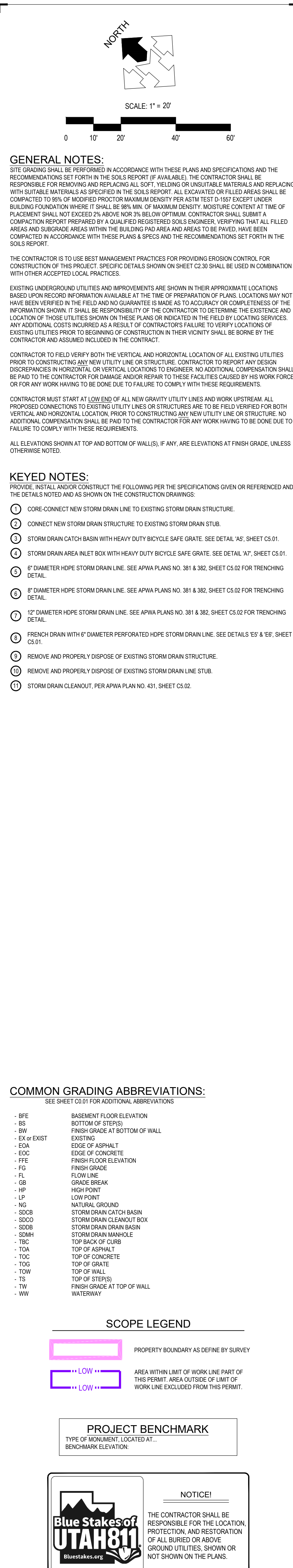
**HOLLADAY HILLS - BLOCK H-I-J**  
**PHASE 2B - PARKING STRUCTURE & INFRASTRUCTURE**  
4835 SOUTH HIGHLAND DRIVE  
HOLLADAY CITY, UTAH  
NE 1/4 & SE 1/4 OF SEC. 9 & NW 1/4 & SW 1/4 OF SEC. 10, T2S, R1W, S1B&M

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 12/15/25 | ISSUED FOR PERMIT |

PROJECT NO: 23301.D  
DESIGNED BY: JHF  
CHECKED BY: TJD  
DATE: DEC 10, 2025

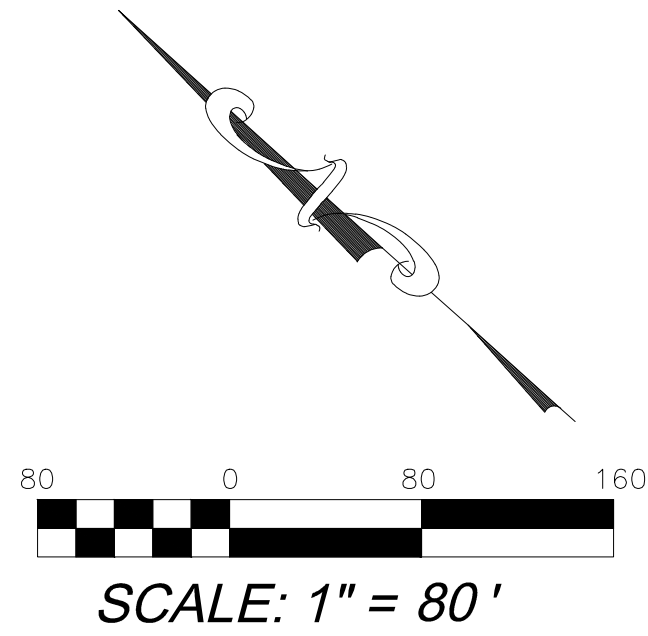
**CIVIL SITE PLAN**  
**C1.01**



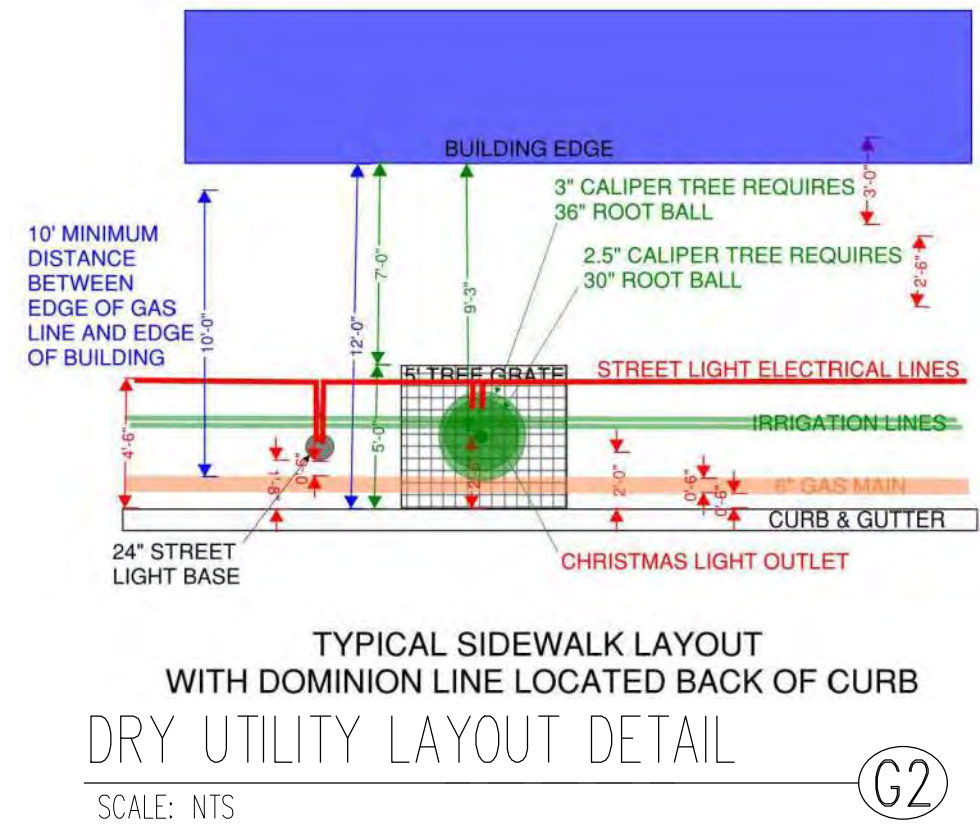
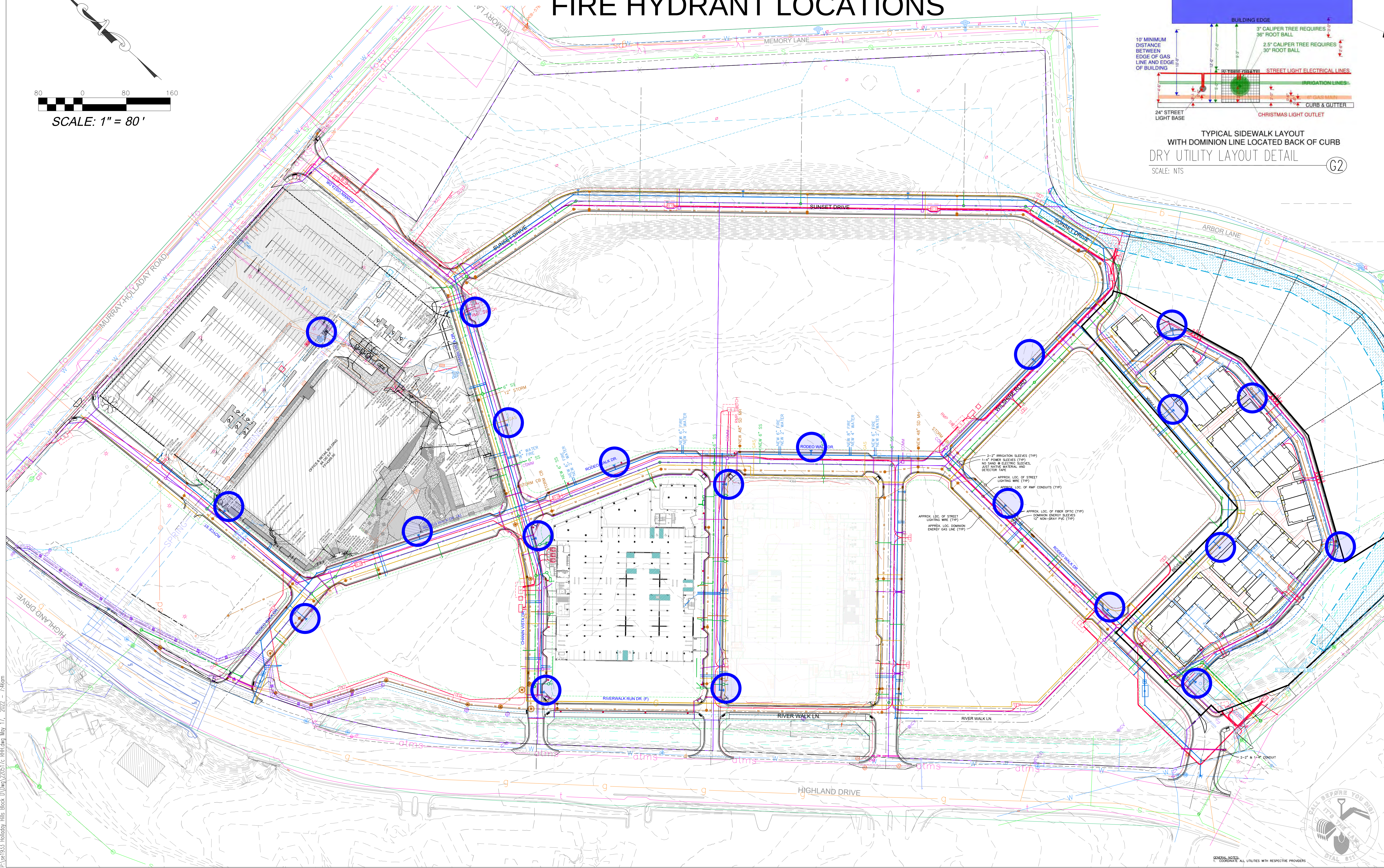




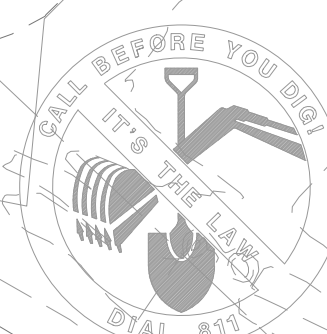
P:\set\9333 Holiday Hills Block D\dwg\220517c\_RH.dwg May 17, 2022 - 7:46pm



# FIRE HYDRANT LOCATIONS



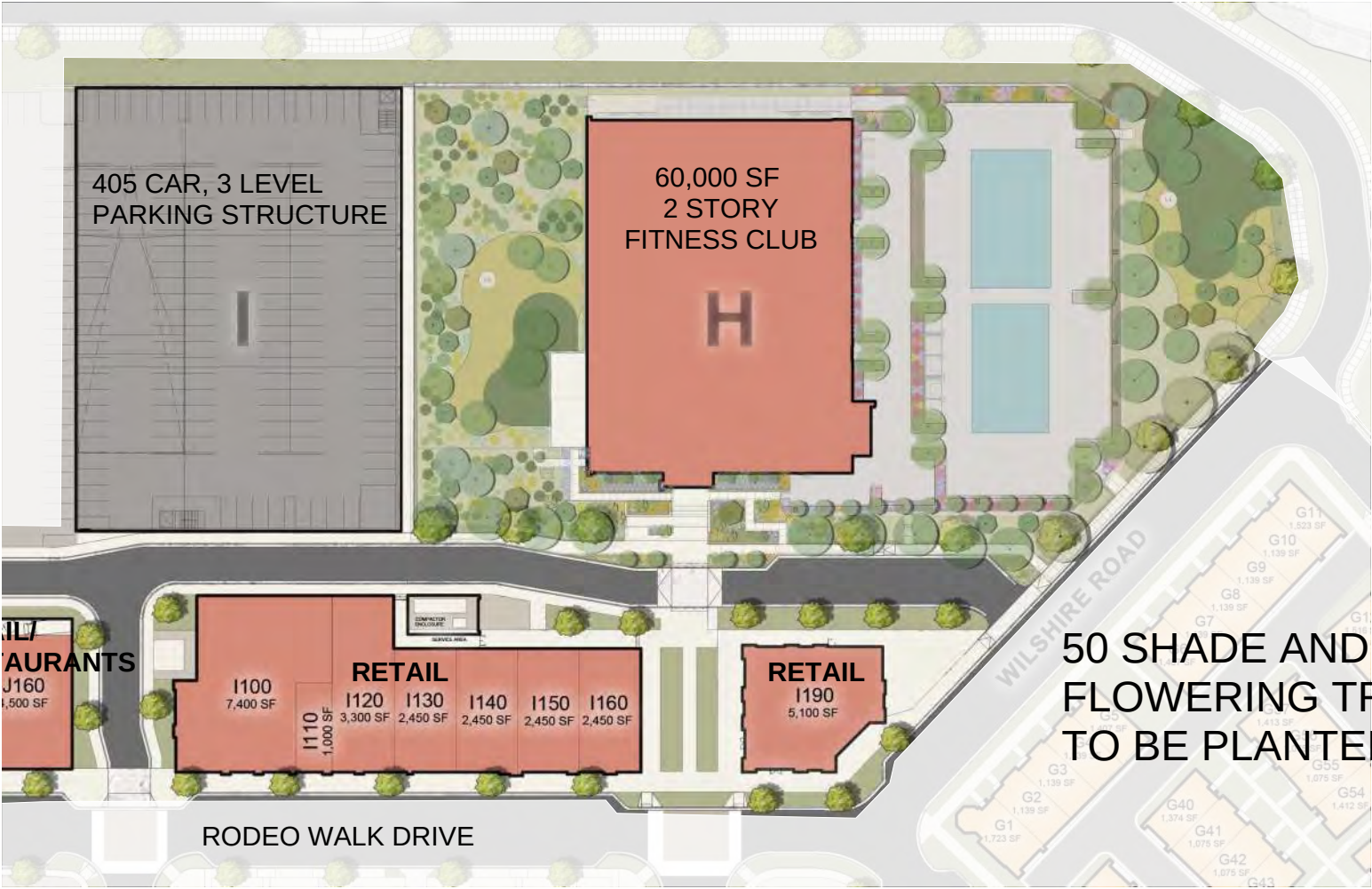
|                                                                                                                                          |                                                                                                                                |  |                     |               |                 |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--|---------------------|---------------|-----------------|
| SHEET<br><i>U500</i>                                                                                                                     | DEVELOPED BY<br><b>KIMW DEVELOPMENT LLC</b><br>2733 E. PARLEY'S WAY, SUITE 300<br>SALT LAKE CITY, UT 84099<br>TEL 801-485-7770 |  | DATE: 5/17/2022     | REV: AS SHOWN | DESCRIPTION:    |
|                                                                                                                                          | ENGINEERED BY<br><b>S.E. SCIENCE, LLC</b><br>P.O. BOX 2402<br>SALT LAKE CITY, UT 84110<br>TEL 801-433-2498                     |  | SCALE: AS SHOWN     | DRAWN BY: NW  | CHECKED BY: PSF |
| ROYAL HOLLADAY HLS. SUB. - ROADS A-F H & I<br>4835 S. HIGHLAND DR., HOLLADAY, UT<br>OVERALL CONCEPTUAL<br><br><b>MASTER UTILITY PLAN</b> |                                                                                                                                |  | PROJECT NO.: se1933 |               |                 |



GENERAL NOTES:  
1. COORDINATE ALL UTILITIES WITH RESPECTIVE PROVIDERS



# TREE ANALYSIS



Google Earth 2020

Drone Photo February 2025







LANDSCAPE SCHEDULE

| SYMBOL             | QTY.        | COMMON NAME                                          | BOTANICAL NAME                                                                                                                                                            | SIZE                             | DETAIL  |
|--------------------|-------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------|
| DECIDUOUS TREES    |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 7           | QUEEN ELIZABETH HEDGE MAPLE                          | ACER CAMPESTRE 'EVELYN'                                                                                                                                                   | 2" CAL.                          | D/L5.01 |
|                    | 10          | AUTUMN BRILLIANCE SERVICEBERRY                       | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'                                                                                                                             | 2" CAL.                          | D/L5.01 |
|                    | 10          | SPRING SNOW CRABAPPLE                                | MALUS x 'SPRING SNOW'                                                                                                                                                     | 2" CAL.                          | D/L5.01 |
|                    | 4           | SKINNY GENES® OAK                                    | QUERCUS x BIMUNDORUM 'JFS-KW20X'                                                                                                                                          | 3"-4" CAL.                       | D/L5.01 |
|                    | 16          | FRONTIER ELM                                         | ULMUS 'FRONTIER'                                                                                                                                                          | 3"-4" CAL.                       | D/L5.01 |
|                    | 4           | ALLEE LACEBARK ELM                                   | ULMUS PARVIFLORA 'ELMER II'                                                                                                                                               | 2" CAL.                          | D/L5.01 |
|                    | 3           | LACEBARK ELM (BY OTHERS)                             |                                                                                                                                                                           |                                  |         |
| EVERGREEN TREES    |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 15          | BLUE NOOTKA CYPRESS                                  | CHAMAECYPARIS NOOTKATENSIS 'GLAUCA'                                                                                                                                       | 6' HT MIN.                       | E/L5.01 |
|                    | 12          | ROCKY MOUNTAIN JUNIPER                               | JUNIPERUS SCOPULORUM                                                                                                                                                      | 6' HT MIN.                       | E/L5.01 |
|                    | 29          | MOONGLOW JUNIPER                                     | JUNIPERUS SCOPULORUM 'MOONGLOW'                                                                                                                                           | 8' HT MIN.                       | E/L5.01 |
|                    | 9           | BUSH'S LACE ENGLEMANN SPRUCE                         | PICEA ENGELMANNII 'BUSH'S LACE'                                                                                                                                           | 8' HT MIN.                       | E/L5.01 |
|                    | 7           | BONNY BLUE COLORADO BLUE SPRUCE                      | PICEA PUNGENS GLAUCA 'BONNY BLUE'                                                                                                                                         | 8' HT MIN.                       | E/L5.01 |
|                    | 5           | PINYON PINE                                          | PINUS EDULIS                                                                                                                                                              | 8' HT MIN.                       | E/L5.01 |
| SHRUBS             |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 18          | SASKATOON SERVICEBERRY                               | AMELANCHIER ALNIFOLIA                                                                                                                                                     | 5 GAL.                           | B/L5.01 |
|                    | 40          | PANCHITO MANZANITA                                   | ARCTOSTAPHYLOS x COLORADOENSIS 'PANCHITO'                                                                                                                                 | 5 GAL.                           | B/L5.01 |
|                    | 39          | WYOMING BIG SAGEBRUSH                                | ARTEMISIA TRIDENTATA 'WYOMINGENSIS'                                                                                                                                       | 5 GAL.                           | B/L5.01 |
|                    | 25          | RED TWIG DOGWOOD                                     | CORNUS SERICEA 'BAILEY'                                                                                                                                                   | 5 GAL.                           | B/L5.01 |
|                    | 36          | DWARF RUBBER RABBITBRUSH                             | ERICAMERIA NAUSEOSA NAUSEOSUS                                                                                                                                             | 5 GAL.                           | B/L5.01 |
|                    | 8           | JELENA WITCH HAZEL                                   | HAMAMELIS x INTERMEDIA 'JELENA'                                                                                                                                           | 5 GAL.                           | E/L5.01 |
|                    | 12          | ROSE OF SHARON                                       | HIBISCUS SYRIACUS 'ARDENS'                                                                                                                                                | 5 GAL.                           | B/L5.01 |
|                    | 96          | BROADMOOR JUNIPER                                    | JUNIPERUS SABINA 'BROADMOOR'                                                                                                                                              | 5 GAL.                           | B/L5.01 |
|                    | 81          | SCHIPKA LAUREL                                       | PRUNUS LAUROCERASUS 'SCHIPKAENSIS'                                                                                                                                        | 6' HT.                           | B/L5.01 |
|                    | 45          | GRO-LOW FRAGRANT SUMAC                               | RHUS SARICATA 'GRO-LOW'                                                                                                                                                   | 5 GAL.                           | B/L5.01 |
|                    | 21          | TIGER EYES SUMAC                                     | RHUS TYPHINA 'BALTIGER'                                                                                                                                                   | 10 GAL.                          | B/L5.01 |
|                    | 90          | GRO-LOW SUMAC (BY OTHERS)                            |                                                                                                                                                                           |                                  |         |
|                    | 46          | BROADMOOR JUNIPER (BY OTHERS)                        |                                                                                                                                                                           |                                  |         |
|                    | 49          | DWARF BURNING BUSH (BY OTHERS)                       |                                                                                                                                                                           |                                  |         |
| PERENNIALS         |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 149         | BLANKET FLOWER                                       | GAILLARDIA ARISTATA                                                                                                                                                       | 1 GAL.                           | A/L5.01 |
|                    | 277         | JOHNSON'S BLUE CRANESBILL                            | GERANIUM 'JOHNSON'S BLUE'                                                                                                                                                 | 3 GAL.                           | A/L5.01 |
|                    | 30          | PRAIRIE SMOKE                                        | GEUM TRIFLORUM 'PRAIRIE SMOKE'                                                                                                                                            | 1 GAL.                           | A/L5.01 |
|                    | 40          | AIRBRUSH EFFECT HARDY HIBISCUS                       | HIBISCUS 'AIRBRUSH EFFECT'                                                                                                                                                | 5 GAL.                           | A/L5.01 |
|                    | 170         | PENSTEMON STEPPBUNS SUNSET GLOW                      | PENSTEMON PINIFOLIUS 'P019S'                                                                                                                                              | 3 GAL.                           | A/L5.01 |
|                    | 56          | ROCKY MOUNTAIN BEARDTONGUE                           | PENSTEMON STRICTUS                                                                                                                                                        | 5 GAL.                           | A/L5.01 |
| ORNAMENTAL GRASSES |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 131         | BLONDE AMBITION BLUE GRAMA GRASS                     | BOUTELOUA GRACILIS 'BLONDE AMBITION'                                                                                                                                      | 1 GAL.                           | A/L5.01 |
|                    | 21          | HARDY PAMPUS GRASS                                   | ERIANTHUS RAVENNAE                                                                                                                                                        | 5 GAL.                           | A/L5.01 |
|                    | 233         | ATLAS FESCUE                                         | FESTUCA MAIREI                                                                                                                                                            | 1 GAL.                           | A/L5.01 |
|                    | 143         | BLUE OAT GRASS                                       | HELICTOTRICHON SEMPERVIRENS                                                                                                                                               | 5 GAL.                           | A/L5.01 |
| SYMBOL             |             |                                                      |                                                                                                                                                                           |                                  |         |
|                    | 78          | "BROWNS CANYON" BOULDERS                             | BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT & OTHER FOREIGN DEBRIS | 2'-4" DIAMETER IN ALL DIRECTIONS | B/L5.01 |
|                    | 3,004 S.F.  | "BROWNS CANYON" CRUSHED ROCK                         | INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.                                     | 2'-4" DIAMETER                   | G/L5.01 |
|                    | 22,259 S.F. | "BROWNS CANYON" CRUSHED ROCK                         | INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.                                     | 3/4" DIAMETER                    | G/L5.01 |
|                    | 8,349 S.F.  | SOIL PEP                                             | INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS                                |                                  | G/L5.01 |
|                    | 484 S.F.    | PREMIUM DARK BROWN BARK MULCH (TO MATCH EXISTING)    | INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS                                |                                  | G/L5.01 |
|                    | 4,032 S.F.  | "DESERT SAGE" LAWN SOD - TWCA CERTIFIED              | INSTALL OVER MINIMUM 6" TOPSOIL LAYER.                                                                                                                                    |                                  | F/L5.01 |
|                    | 3,065 S.F.  | "BIO-NATIVE" NATIVE GRASS SOD                        | INSTALL OVER MINIMUM 5" TOPSOIL LAYER.                                                                                                                                    |                                  | F/L5.01 |
|                    |             | ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL |                                                                                                                                                                           |                                  |         |

REFERENCE NOTES

- L-1. METAL EDGING  
DETAIL L5.01
- L-2. SITE LIGHTING - SEE LIGHTING SCHEDULE ON SHEET L4.01
- L-3. CONCRETE MOWSTRIP - SEE ARCHITECTURAL SITE PLAN FOR DETAILS AND SPECIFICATIONS
- L-4. ARTIFICIAL TURF AREA - SEE ARCHITECTS PLANS FOR DETAILS & SPECIFICATIONS

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01
2. ALL NEW LAWN SOD SHALL BE A TWCA CERTIFIED VARIETY - SEE LANDSCAPE SCHEDULE.

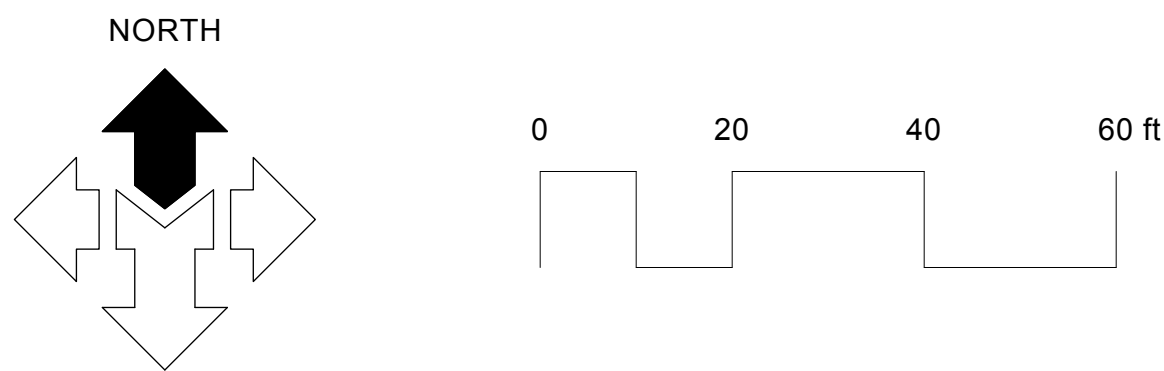
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

**Call D<sub>9</sub>**

1-800-662-4111

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LIFE TIME - HOLLADAY

1975 E. RODEO WALK DRIVE

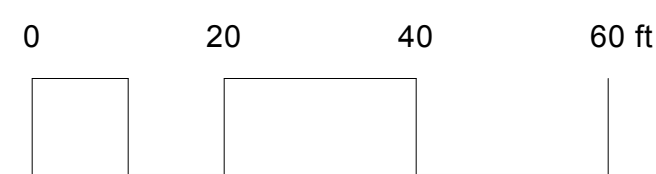
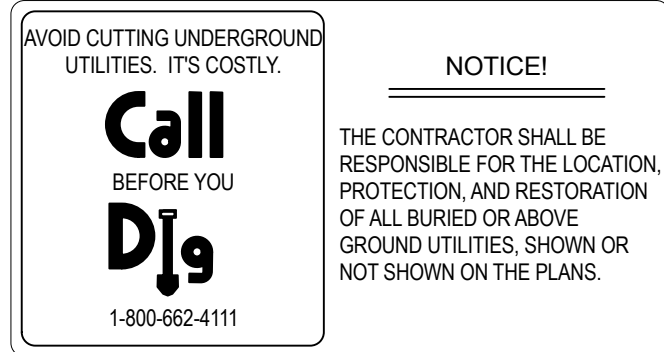
HOLLADAY, UTAH

| REVISONS |      | DESCRIPTION |
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| REV      | DATE |             |
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| PROJECT NO:             | 23301.E       |
| DRAWN BY:               | TG            |
| CHECKED BY:             | SS            |
| DATE:                   | 01/21/26      |
| SUBMISSION:             | ISSUE FOR BID |
| LANDSCAPE PLANTING PLAN |               |

L2.01

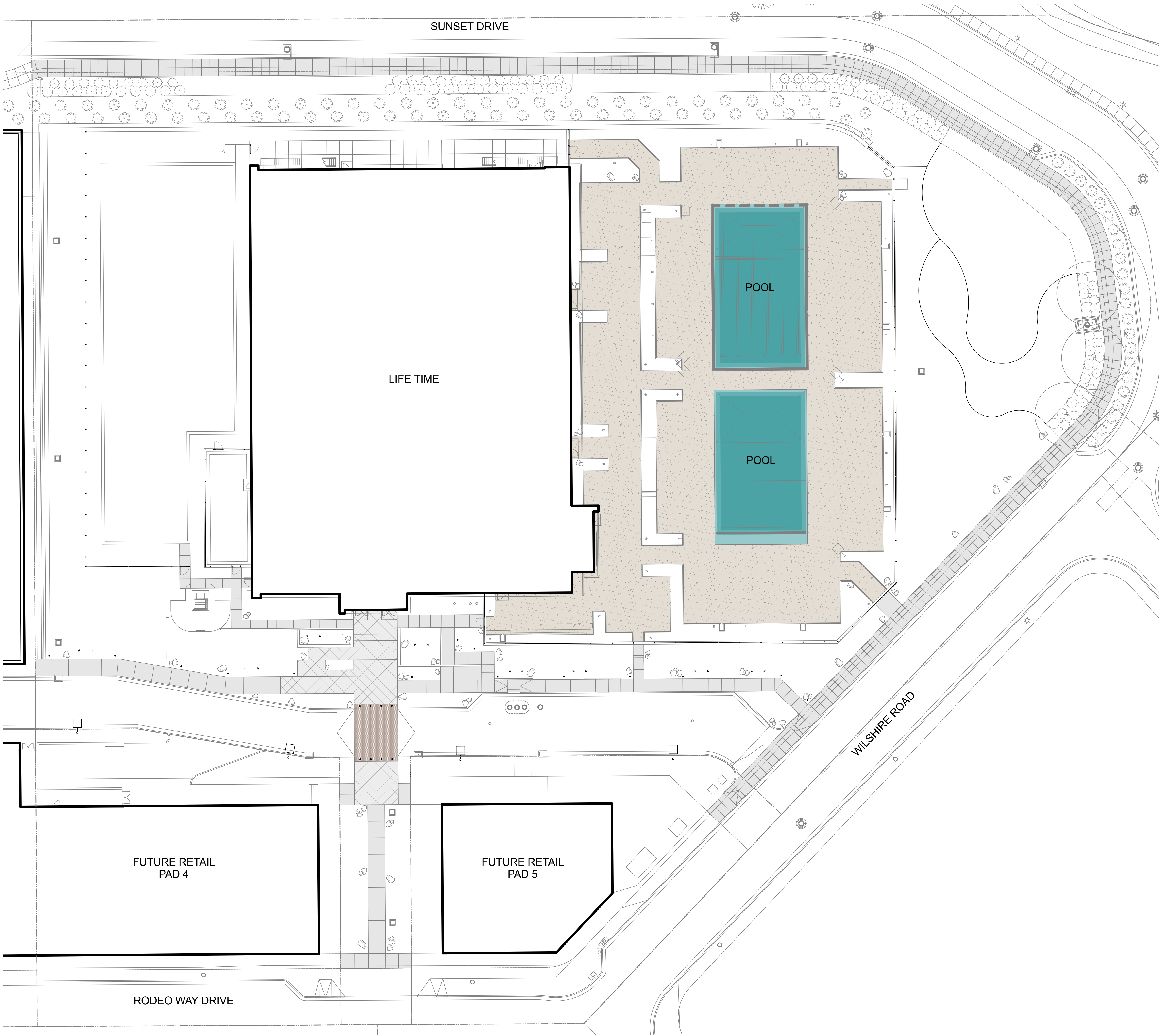




1.REFER TO IRRIGATION NOTES ON SHEET L0.01

**L3.01**





| SYMBOL | AREA        | DESCRIPTION                                                               | SIZE                                 | COLOR                      | DETAIL |
|--------|-------------|---------------------------------------------------------------------------|--------------------------------------|----------------------------|--------|
|        | 556 S.F.    | 'HOLLAND' BRICK PAVERS FROM BELGARD - RUNNING BOND                        | 4" x 8" (80mm THICK)                 | ROSEWOOD                   | HL5.01 |
|        | 1,883 S.F.  | SPECIAL PAVING IN PLAZA AREAS                                             | 3' x 3' SQUARE DIAGONAL SCORE JOINTS | DUNE SMOOTH (DAVIS COLORS) |        |
|        | 22,529 S.F. | POOL SURFACE - SEE ARCHITECTURAL SITE PLAN FOR DETAILS AND SPECIFICATIONS |                                      |                            |        |

| SYMBOL | QTY. | DESCRIPTION                | MANUFACTURER        |
|--------|------|----------------------------|---------------------|
| •      | 22   | ILLUMINATED IMPACT BOLLARD | SEE ELECTRICAL PLAN |
| +      | 16   | UP-LIGHTS AT TREE          | SEE ELECTRICAL PLAN |
|        | 4    | VEHICULAR LIGHTING         | SEE ELECTRICAL PLAN |

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

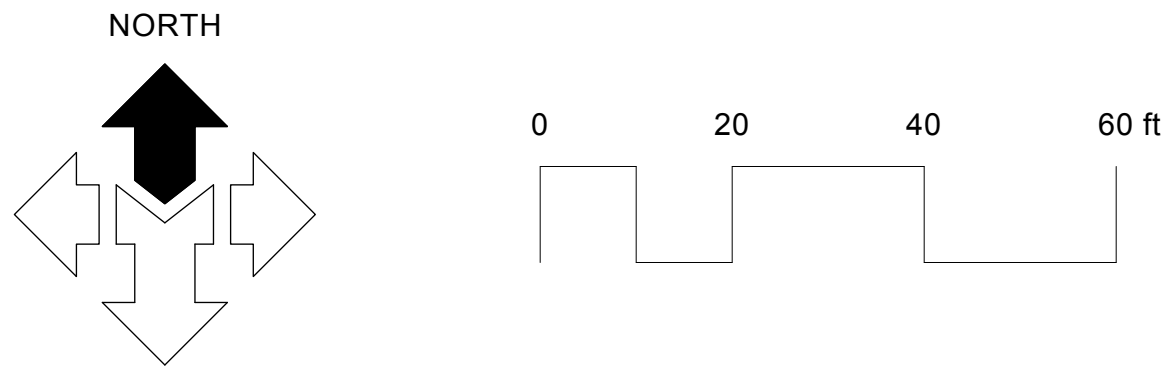
Call

DJ9

1-800-662-4111

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LIFE TIME - HOLLADAY

1975 E. RODEO WALK DRIVE

HOLLADAY, UTAH

REVISIONS

| REV | DATE | DESCRIPTION |
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PROJECT NO: 23301.E

DRAWN BY: TG

CHECKED BY: SS

DATE: 01/21/26

SUBMISSION: ISSUE FOR BID

LANDSCAPE SITE DESIGN PLAN

L4.01



LIGHT FIXTURE SCHEDULE - SITE PHOTOMETRIC

LIGHT FIXTURE SCHEDULE - SITE PHOTOMETRIC

| FIXTURE NOTES:                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |                |           |      |                        |                                                            |            |              |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|-----------|------|------------------------|------------------------------------------------------------|------------|--------------|----------------|
| 1. IF SUBSTITUTE FIXTURE IS PROPOSED, A PHOTOMETRIC PLAN CONVEYING SIMILAR ILLUMINANCE LEVELS, UNIFORMITY, AND LIGHT TRESPASS SHALL BE PROVIDED IN ADDITION TO FIXTURE CUTSHEETS INDICATING THAT B-LEVEL SWITCHING IS ACHIEVABLE. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |                |           |      |                        |                                                            |            |              |                |
| TYPE                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |                |           | VOLT | LAMPS                  |                                                            | VA / FIXT. | MANUFACTURER | CATALOG NUMBER |
|                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |                |           |      | TYPE                   | QTY                                                        |            |              |                |
| P1                                                                                                                                                                                                                                | EXTERIOR LIGHT POLE AND HEAD, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS, 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER, FIXTURE AND POLE TO BE DARK BRONZE FINISH, SINGLE HEAD, 18'-0" POLE, TYPE FORWARD THROW MEDIUM DISTRIBUTION, 0-10V DIMMABLE, INTERNAL HOUSE SIDE SHIELD, 8000 LUMEN PACKAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | UNV | LED 4000K      | N/A       | 466  | LITHONIA               | DSX2-LED-P8-40K-80CR-1FTTM-MVOLT-SPA-DMG-HS-DBXD           |            |              |                |
| P2                                                                                                                                                                                                                                | EXTERIOR LIGHT POLE AND 2 HEADS, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS, 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER, FIXTURE AND POLE TO BE DARK BRONZE FINISH, DOUBLE HEAD, 18'-0" POLE, TYPE FORWARD THROW MEDIUM DISTRIBUTION, 0-10V DIMMABLE, INTERNAL HOUSE SIDE SHIELD, 8000 LUMEN PACKAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | UNV | LED 4000K      | N/A       | 932  | LITHONIA               | DSX2-LED-P8-40K-80CR-1FTTM-MVOLT-SPA-DMG-HS-DBXD (2 HEADS) |            |              |                |
| QAX                                                                                                                                                                                                                               | LED EXTERIOR WALL MOUNT AREA LIGHT WITH INTEGRAL, MOTION SENSORY AMBIENT LIGHT SENSOR, DARK BRONZE IN COLOR, TYPE 3 DISTRIBUTION, 360 LUMEN LED, FACTORY DEFAULT TO 3% LIGHT OUTPUT WHEN SPACE IS VACANT FOR 15 MINUTES, INTEGRAL EMERGENCY 20-WATT BATTERY BACKUP, SUSPENDED DECORATIVE STRING LIGHT SYSTEM, BLACK PHENOLIC MEDIUM BASE, UL W64 THERMO-PROOF LAMP/HOLDER WITH HOOK, 122 GA. BLACK FLEXIBLE WIRE RATED FOR 25A MAX. (V RATED FOR OUTDOOR USE, 1/16" AIRCRAFT CATERPILAR CABLE SUPPORTS THE SYSTEM, 480 LB. TEST, WARM WHITE LED GLOBE, LAMPS, 7x7" CONE SHADE, DARK BRONZE IN COLOR (POLYESTER POWDER COATED), 36" ON CENTER LAMP SPACING, FIELD VERIFY EXACT LENGTHS PRIOR TO ORDER, FACTORING IN ELEVATION CHANGE, FIXTURE/LAMP QUANTITIES ARE STRAIGHT-LINE. | UNV | LED 3000K      | N/A       | 29   | LITHONIA               | DSXW1-LED-P4-30K-100R1-36ANVOLT-150W-PR-DBXD               |            |              |                |
| R2                                                                                                                                                                                                                                | LED DECORATIVE BOLLARD, DISTRIBUTION TYPE S, 42" HEIGHT, DARK BRONZE TEXTURED HOUSING FINISH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 120 | PLED-35-2700K  | SEE PLANS | 4    | PRIMO LIGHTING         | DSW-W-10-LED-025-179-0507-008A-LENGTHS TBD                 |            |              |                |
| R6                                                                                                                                                                                                                                | SAME AS TYPE R6 ABOVE, EXCEPT 'X' DENOTES 14 WATT EMERGENCY BATTERY PACK, 90-MINUTE RUN TIME.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | UNV | LED 3000K      | N/A       | 22   | KIM LIGHTING           | PA7R-CT-NUL-S-12L-020-3K7-42A-DBT-UNV                      |            |              |                |
| R7                                                                                                                                                                                                                                | LED ACCENT LIGHTING FOR POOL AREA, BLACK HOUSING FINISH, 2" NIPPLE, PROVIDE SUPPORT MOUNT ARLINGTON IND. GARD-N POST #P318B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | UNV | LED 3000K      | N/A       | 21   | HK LIGHTING            | ZK20-R1SC-ABL-UNV21W-30W-30M-CSSA                          |            |              |                |
| XW2                                                                                                                                                                                                                               | 24V FLEXIBLE LED TAPE, PROVIDE LENGTHS AS SHOWN ON PLAN. EACH 55 FOOT RUN REQUIRES SEPARATE CONDUCTORS TO DRIVER, FURNISH COMPLETE WITH DRIVERS AND CONNECTORS. INSTALL SO NO SHADOWING IS VISIBLE, 0-10V DIMMABLE, 1 SWIFT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | UNV | 3100K LED TAPE | N/A       | 2    | TUBE LIGHTING PRODUCTS | (TAPE) DSHW-1.5-24V-4031, CHANNEL DSH-EX-ALUM              |            |              |                |
| XP1                                                                                                                                                                                                                               | EXTERIOR LIGHT POLE AND HEAD, SPUN ALUMINUM FIXTURE HOUSING, SILICONE MICRO OPTICS, 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER, FIXTURE AND POLE TO BE DARK BRONZE FINISH, SINGLE HEAD, 20'-0" POLE, TYPE 3 DISTRIBUTION, INTEGRAL PHOTOCELL CONTROL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | UNV | LED 4000K      | N/A       | 56   | NLS LIGHTING           | HRZ-1-T3-S2L-S3-40K-UNV-PT3-BLK-PC                         |            |              |                |

| EXTERIOR POOL CALCULATION |             |       |       |      |      |         |         |
|---------------------------|-------------|-------|-------|------|------|---------|---------|
| Label                     | CalcType    | Units | Avg   | Max  | Min  | Avg/Min | Max/Min |
| LAP POOL AQ111            | Illuminance | Fc    | 14.85 | 29.3 | 10.6 | 1.40    | 2.76    |
| LEISURE POOL AQ122        | Illuminance | Fc    | 13.61 | 29.0 | 10.0 | 1.36    | 2.90    |

GENERAL NOTES

- A. LIGHT LEVELS SHOWN ARE MAINTAINED, LIGHT LOSS FACTOR OF 0.85 WAS APPLIED TO ACCOUNT FOR LUMEN DEPRECIATION.
- B. LIGHT POLES TO BE LOCATED NO CLOSER THAN 2'-0" FROM FACE OF CURBS.
- C. FIXTURE OUTPUT:  
DUSK-8PM: FULL OUTPUT  
DUSK TO 15 MINUTES AFTER BUSINESS CLOSE: FULL OUTPUT  
15 MINUTES AFTER BUSINESS CLOSE TO DAWN: OUTPUT REDUCED TO 50%.
- D. QAX FIXTURES ARE USED FOR EMERGENCY EGRESS AND ARE FED FROM AN EMERGENCY LIGHTING INVERTER PROVIDING 90 MINUTES OF BACKUP WHEN POWER IS LOST.
- E. ALL FIXTURES TYPE R7 ARE MOUNTED AT GRADE AND ARE AIMED AT EITHER UMBRELLAS OR TREES.

**LIFE TIME**  
HEALTHY WAY OF LIFE  
2900 CORPORATE PLACE  
CHANDHASSEN, MN 55317

CONSULTANT  
**emanuelson-podas**  
consulting engineers  
Emanuelson-Podas, Inc.  
1705 South Lake Street  
Edina, MN 55425  
(952) 920-0500 | www.epc.com

PROJECT INFORMATION

LIFE TIME -  
HOLLADAY, UT  
1975 East Rodeo Drive  
Holladay, Utah

DRAWING LOG

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

CONFIDENTIALITY NOTICE

BY ACCEPTING THIS MATERIAL, THE RECIPIENT ACKNOWLEDGES AND AGREES THAT THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND SHALL NOT BE DISCLOSED, DISTRIBUTED, OR OTHERWISE TRANSMITTED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF LIFE TIME, INC. OR ITS SUBSIDIARIES ("LTI"). THIS MATERIAL AND INFORMATION REMAINS THE SOLE PROPERTY OF LTI AND LTI RESERVES THE RIGHT TO REQUIRE ITS RETURN AT ANY TIME. THE RECIPIENT AGREES TO DEFEND AND INDEMNIFY LTI FROM ANY DAMAGES OR LOSSES ARISING OUT OF THE UNAUTHORIZED USE OR DISCLOSURE OF THE INFORMATION.

PROFESSIONAL OF RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF: UTAH  
NAME: MATTHEW W. FULTS REG. NO. 5736286  
EXP. DATE: 03/31/2027

STAMP



PROJECT #: 2409.0278  
ISSUE DATE: 02/09/2025

SHEET NO.

E002

PUBLICATIONS  
ISSUE FOR PERMIT/BD

PHOTOMETRIC SITE PLAN

SHEET IS FOR PERMITTING PURPOSES ONLY

1 PHOTOMETRIC SITE PLAN  
SCALE: 1" = 20'-0"





BLOCK I - SOUTHWEST CORNER VIEW FROM RODEO





BLOCK I - NORTHWEST CORNER VIEW FROM RODEO



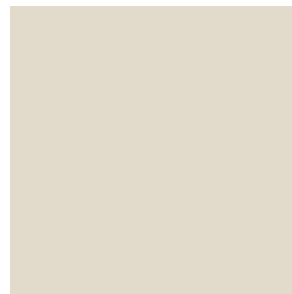
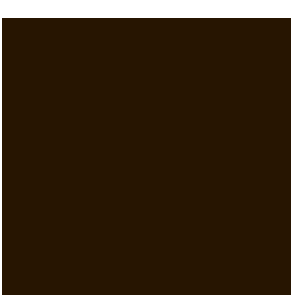


BLOCK H RETAIL BUILDING



# LIFETIME ELEVATIONS

## MATERIAL LEGEND

- |   |                                                                                       |                                                                            |
|---|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 1 |    | MASONRY BAND<br>METROBRICK<br>COLOR BLEND 4                                |
| 2 |    | MASONRY BAND<br>METROBRICK<br>COLOR BLEND 2                                |
| 3 |    | BASE BUILDING<br>DRYVIT OUTSULATION SYSTEM<br>COLOR: NEUTRAL GROUND        |
| 4 |    | BUILDING ACCENT 1<br>DRIVIT OUTSULATION SYSTEM<br>COLOR: SHIITAKE          |
| 5 |    | BUILDING ACCENT 2<br>DRIVIT OUTSULATION SYSTEM<br>COLOR: MATCH DARK BRONZE |
| 6 |    | BUILDING ACCENT 3<br>DRIVIT OUTSULATION SYSTEM<br>COLOR: ACCESSIBLE BEIGE  |
| 7 |   | GREEN WALL<br>MFG: VISTAFOLIA<br>TYPE: LUXURY FLOWERING BOXWOOD            |
| 8 |  | ALUMINUM WINDOWS / DOORS<br>KAWNEER<br>COLOR: DARK BRONZE                  |
| 9 |  | WINDOW SILLS<br>MFG: ADVANCED ARCHITECTURAL STONE<br>COLOR: SAND DRIFT     |

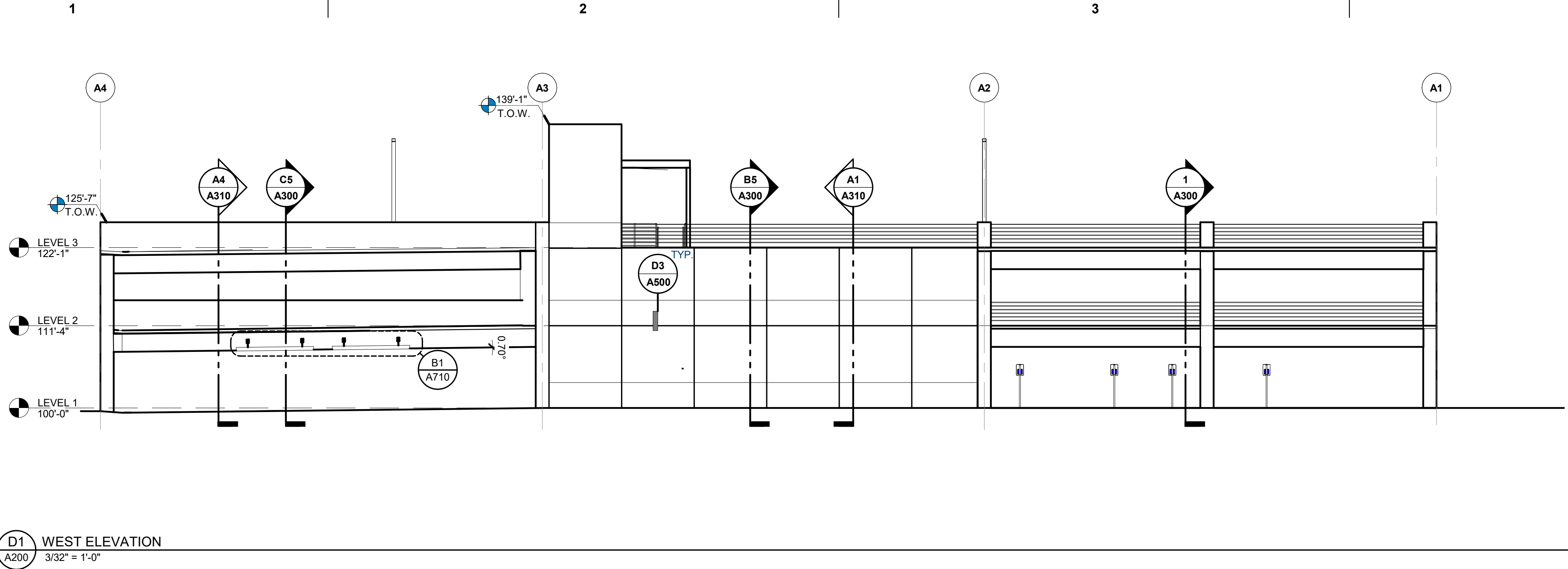


HOLLADAY, UT

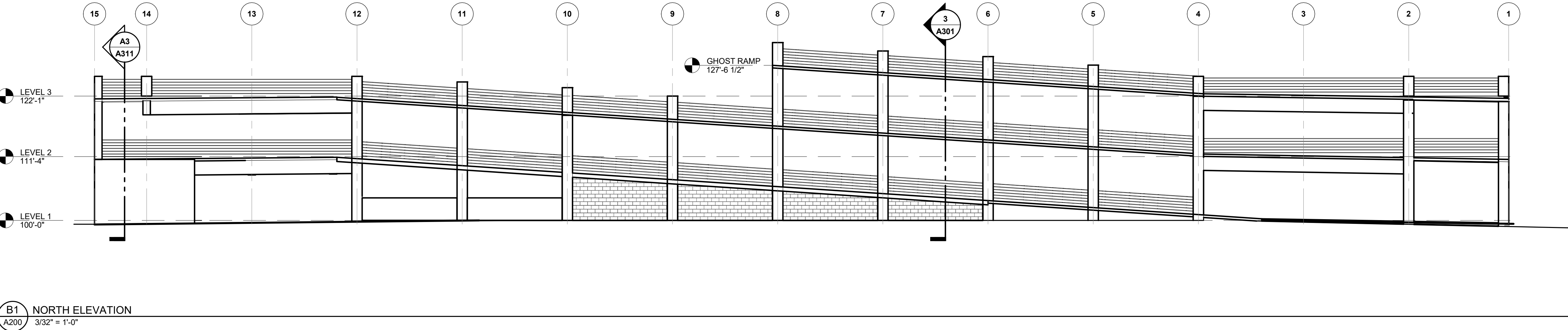


C:\Users\dawson.rob-b-wilcox\Documents\HH Block I Parking Structure v25 - ADJ\_dawson.rob-b-wilcox\_Hybrid Level Concept.rvt

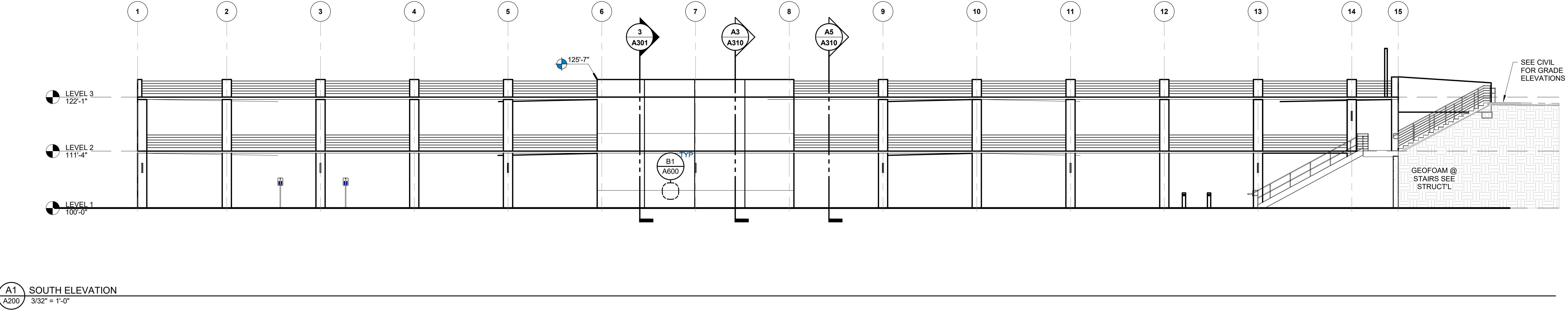
10/30/2025 11:19:24 AM



D1 WEST ELEVATION  
A200 3/32" = 1'-0"



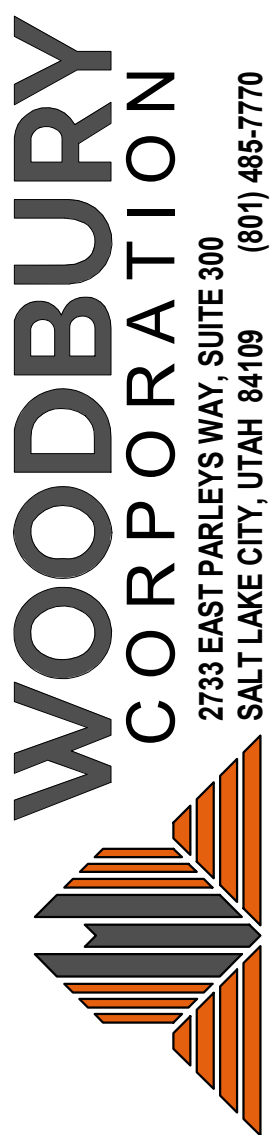
B1 NORTH ELEVATION  
A200 3/32" = 1'-0"



A1 SOUTH ELEVATION  
A200 3/32" = 1'-0"

| GENERAL NOTES - ELEVATIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                         | PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2.                         | REFERENCE ALL DASHED RECTANGLES FOR APPROXIMATE LOCATION OF FUTURE TENANT PROVIDED SIGNAGE - CONTRACTOR TO PROVIDE STUB CONDUITS TO EACH FUTURE SIGNAGE LOCATION - LOCATION OF STUB CONDUITS TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3.                         | THE BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4.                         | IN ORDER TO PROVIDE EMERGENCY ACCESS FOR FIRE DIVISION OPERATIONS, AN APPROVED LOCKED KEY BOX SHALL BE PROVIDED FOR THE BUSINESS. THE KEY BOX SHALL BE INSTALLED AT THE DESIGNATED FIRE DEPARTMENT ACCESS POINT 9'+ MOUNTING HIGH. THE KEY BOX SHALL CONTAIN THE NECESSARY KEYS NEEDED TO GAIN ACCESS TO THE BUSINESS DURING AN EMERGENCY AS REQUIRED BY THE CHIEF. THE HOLLADAY FIRE DIVISION IS CURRENTLY REGISTERED WITH THE KNOX BOX RAPID ENTRY SYSTEM. NO OTHER SYSTEM OR COMPANIES PROVIDING THIS SERVICE ARE ACCEPTABLE FOR USE WITHIN THE CITY OF HOLLADAY. YOU MAY CHOOSE AN APPROPRIATE BOX BY GOING TO WWW.KNOXBOX.COM ENTERING CODE: 84117, AND SELECTING 'UNIFIED FIRE AUTHORITY.' PLEASE CALL THE HOLLADAY FIRE PREVENTION BUREAU AT ***.*** FOR ANY QUESTIONS REGARDING THIS FIRE CODE REQUIREMENT. (506.1) |
| 5.                         | ALL CONCRETE BARRIER WALLS WILL BE A MINIMUM OF 42" ABOVE TOP OF SLAB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6.                         | HORIZONTAL SCORING ON SHEAR WALLS WILL ALIGN WITH TOP OF SLAB AND TOP OF BARRIER WALL AT 3'-6"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7.                         | 4" TALL ADDRESS NUMBER TO BE CONFIRMED WITH THE AHJ PRIOR TO INSTALLATION. THIS WILL BE OWNER FURNISHED AND OWNER INSTALLED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| FINISHES - ELEVATIONS |                                                                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                    | PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.                                                                                 |
| 2.                    | REFERENCE ALL DASHED RECTANGLES FOR APPROXIMATE LOCATION OF FUTURE TENANT PROVIDED SIGNAGE - CONTRACTOR TO PROVIDE STUB CONDUITS TO EACH FUTURE SIGNAGE LOCATION - LOCATION OF STUB CONDUITS TBD |



DATE

# REVISION DESCRIPTION

HH BLOCK I PARKING STRUCTURE  
1925 S REDTAIL HAWK BAY  
HOLLADAY, UTAH 84117  
HOLLADAY HILLS

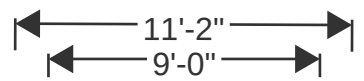
BUILDING ELEVATIONS  
PROJ. #: 1725.3800  
DATE: 10/03/2025  
DRAWN BY: DRW  
SCALE: As indicated

BID SET

A200

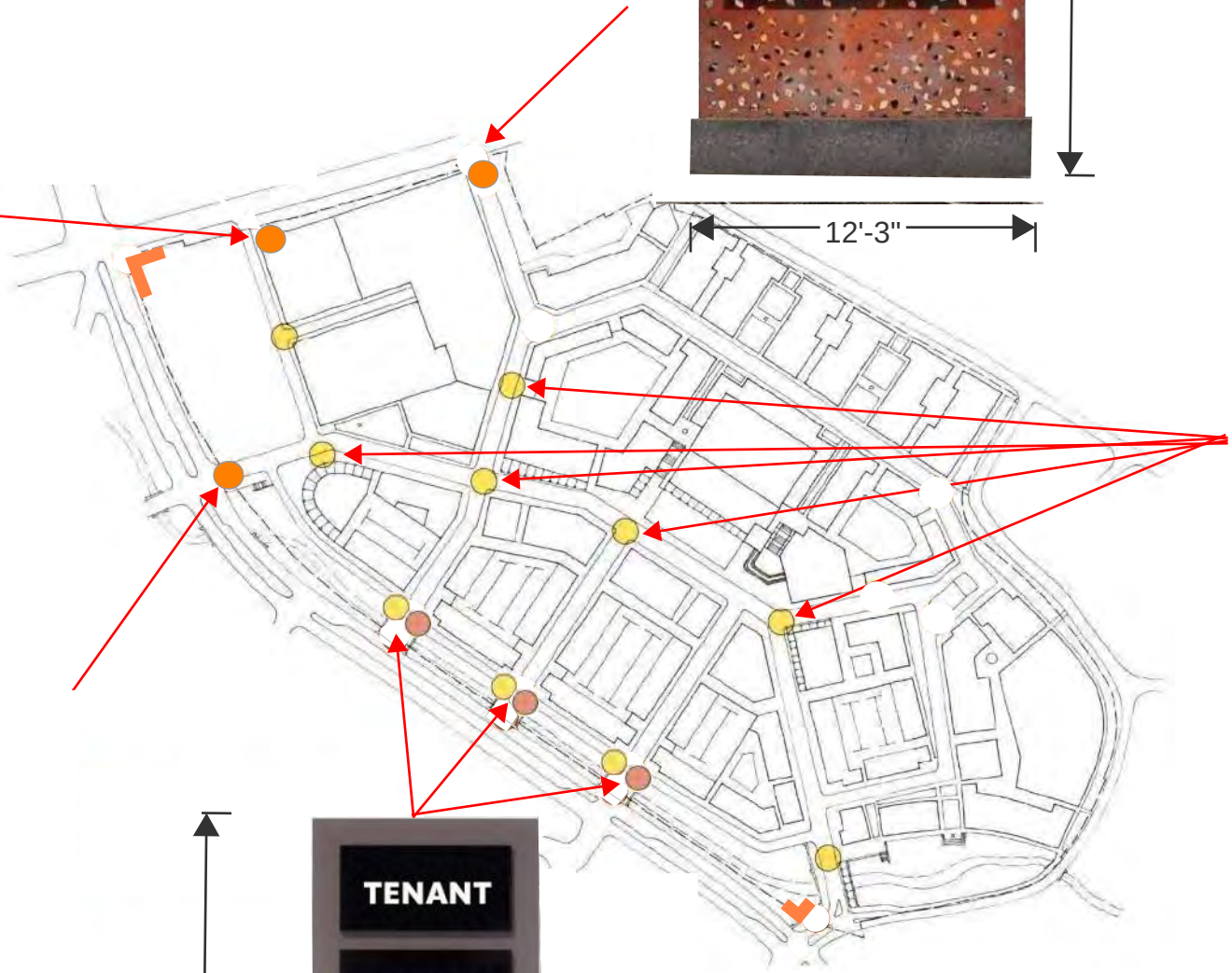
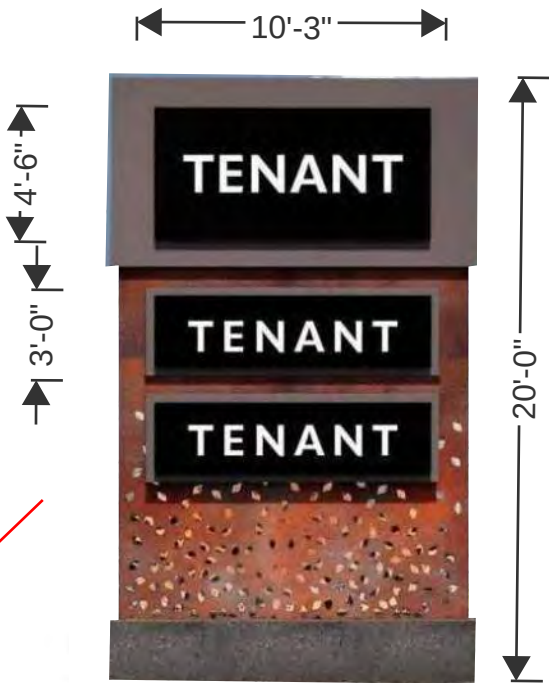


# APPENDIX A: Project Sign Criteria

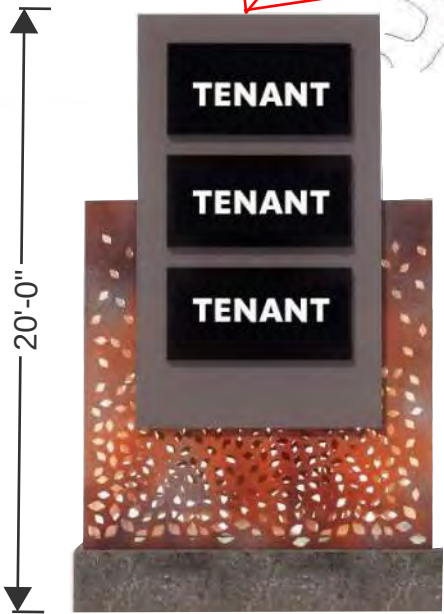
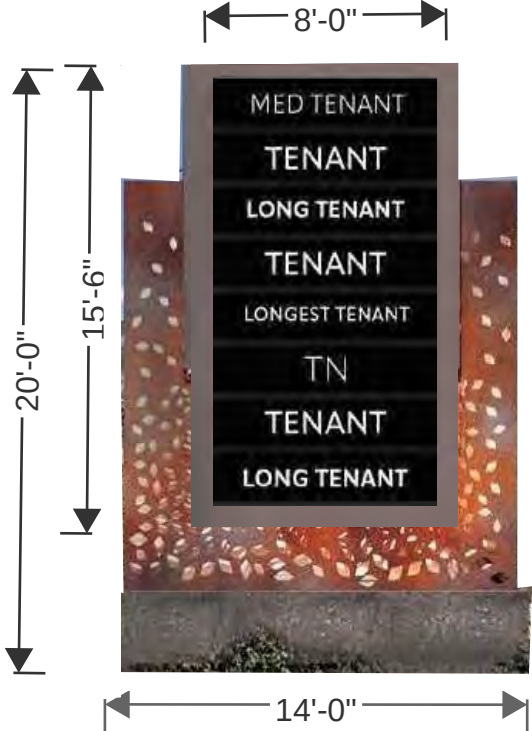


MEASUREMENTS  
OVERALL SIGN: 20'H x 11' 2"W  
SIGNBOX: 4'-6"H x 9"W

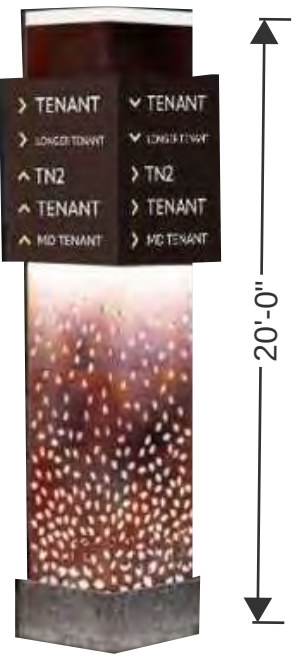
MEASUREMENTS  
OVERALL SIGN: 20'H x 11'-2"W  
SIGNBOX: 4'-6"H x 9"W



MEASUREMENTS  
OVERALL SIGN: 20'H x 14'W  
SIGNBOX: 14'H x 8'W

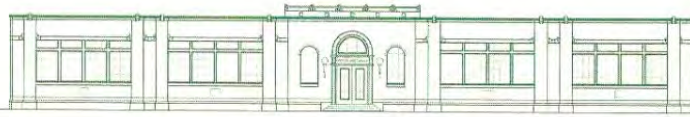


MEASUREMENTS  
OVERALL SIGN: 20'H x 14'W



- DIRECTIONAL SIGNAGE
- MULTITENANT DEVELOPMENT SIGNAGE
- ARRIVAL/DEVELOPMENT ID SIGNAGE





**City of Holladay**  
Community and Economic Development  
Planning and Zoning

## **PLANNING COMMISSION STAFF REPORT**

**March 3<sup>rd</sup> 2025**

### **ITEM # 3**

**Request:** Commercial Site plan – Concept and Preliminary Level Reviews

**Project:** “Royal Holladay Hills Block H, I and J

**Address:** 1947, 1949, 1965, 1975 and 1977 East Rodeo Walk Drive

**Applicant:** Kathy Olson, Applicant and Steve Petersen, Owner

**File No.:** 19-9-19-11

**Notice:** Mailed and posted Notice on February 20<sup>th</sup> 2026

**Staff:** Jonathan Teerlink, CED Director

---

### **GOVERNING ORDINANCES:**

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| <a href="#">13.65.070(C)(D)</a> | REGIONAL MIXED-USE ZONE (RM-U)                 |
| <a href="#">13.03.030</a>       | APPLICATION SUBMISSION REQUIREMENTS            |
| <a href="#">13.06</a>           | ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES |
| <a href="#">13.08.080</a>       | SITE PLAN - STANDARDS                          |
| <a href="#">SDMP,2007</a>       | SITE DEVELOPMENT MASTER PLAN (SDMP)            |

---

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

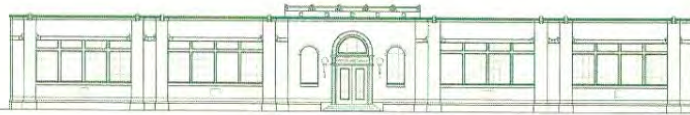
**Public hearing to be held.** As this application is for development improvements for a mixed-use site plan, the PC shall make two separate motions, Concept and Preliminary, to either approve or to continue discussion for this application. All motions require findings which support the decision. As 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](#)

### **SUMMARY**

According to the approved SDMP, 2007 and subdivision plan for the Royal Holladay Hills development site, applicant, Steve Peterson proposes improvements details at Blocks H, I and J. This phase of development encompasses approximately 11.5 acres or ~20% of Holladay Hills site. Mr. Peterson and design representatives will present a site layout and development plans for multiple tenants and associated parking. Review of this phase is subject to the land use provisions of the, “Open” Land Use District (O Zone) o the SDMP. The “O” Zone is considered the most intense land use zone within this master planned development, offering the widest range of allowed land uses and the tallest building heights (90 feet). In this case, the entire 3.5 acres is proposed to be improved for multiple tenants and associated parking for the site.

- 60,000 sqft athletic club and related outside amenities
- 405 stall parking structure
- 3 retail buildings
- Landscaping





**City of Holladay**  
Community and Economic Development  
Planning and Zoning

### **TECHNICAL REVIEW COMMITTEE ANALYSIS**

Review of this application has been determined by the CED Directed to be complete and determined to provide all necessary elements to be reviewed by the Planning Commission as required in Holladay Code §[13.08.010](#).

The TRC is satisfied that the land use elements (zone compliance) of a preliminary site development plan proposed for Block H, I and J provide all information needed for review of the Planning Commission. The Planning Commission is requested to provide a review an determination on compliance with a site plan only which conforms with the requirements of the [SDMP](#) and site development standards of §[13.08.080](#)

TRC recommends that the following items be highlighted by the PC **and** discussed with the application as they are found to be critical elements of [SDMP](#) compliance

- Land Uses, Page 3
  - a. All proposed uses shall conform to Permitted land use table within O Zone,
    - *The applicant has provided the name of the primary tenant, however the commission should confirm that all uses within these blocks conform to those listed in the SDMP*
- Street Access, Page 10 and 11
  - a. Thoroughfares and internal driveways are to be provided internally via new, private streets an driveways.
    - *TRC finds that the driveway bisecting the 3 block is not shown or implied in the SDMP (page 10). However, the driveway does improve traffic circulation and provide more landscaped street frontage to break up these large block, more than previously contemplated.*
- Building Massing, page 6 and Commercial Intensity, page 1
  - a. Blocks H I and J provide a maximum building heights at 4 stories
    - *The TRC is satisfied that the elevations of building provided are below this 4-story limit.*
  - b. maximum retail square footage is dispersed across entire site (57 acres)
- Architecture, page 16
  - a. Design guidelines are given along with a palette of styles
    - *At the time of submittal, the TRC and concerns with proposed elements not meeting the statement provide – see inset*
- Parking, page 8,
  - a. Parking is required at 1 stall per 200 square feet. This site is proposed to provide the 405-stall primary parking structure intended to be used for all uses within the site.
- Landscaping plans are provided and propose 131+ new trees and various landscaping features around the site.

The architectural vision of the Cottonwood Development is to create an urban realm with distinct places including a central plaza, a mixed-use main street, and residential edge streets. Architectural styles and variety, including a local vernacular or flavor, will create a cohesive architectural vision so that buildings are made to appear incremental as if developed over time.

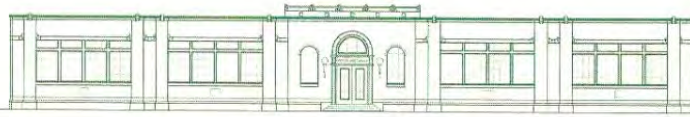
The use of articulated buildings including corner and cornice details as well as façade embellishments will be a strong component of the architecture. Wherever feasible, window surfaces will be maximized at ground level creating a high degree of visibility in retail areas. Streets will be further articulated through the use of arcades, awnings, canopies, balconies, and signs. In the residential districts, porches and stoops will add to the variety of design to create a neighborhood sensibility. Careful planning for service areas, utilities, and infrastructure elements is required so that, to a significant extent, these are concealed by buildings, wall, gates, and landscaping.

Use of a wide variety of building materials will be incorporated into the overall architectural design. Materials will include (but not be limited to) stone, brick, wood, stucco, metals, and glass. The materials palette will coincide with the goal of providing character and interest to individual buildings and the project as a whole. New, larger, single building uses will be designed so that they are well integrated into the project. Substantially single-material, lower quality “big box” style architecture will not be utilized. The scale and mass of the larger buildings will be softened through the use of articulation and building materials.

Details of the streetscape will be simple and include concrete, asphalt, and accent materials in focal areas. Elements included in the streetscape will include benches, kiosks, mobile merchandising units, pots, art, bike racks, and trash containers. Please refer to the examples shown on the Precedents & Branding page of the SDMP for streetscape elements and building materials.

All work within the project will be constructed and provisioned in a first-class workmanlike manner and free from all significant defects.





**City of Holladay**  
Community and Economic Development  
Planning and Zoning

### **RECOMMENDATION**

The required submittals for preliminary site development plan at Block H I and J are found by the TRC to be complete as per the City's submission standards, site plan development provisions, the R-M/U zone regulations and SDMP site development standards. The TRC recommends the Planning Commission to hold the required public hearing and moderate a discussion with the applicants on the details of the development plan. The TRC recommends that the application may be approved and strongly requests that potential PC decisions be accompanied by findings.

As per Holladay Ord. §13.08.010 (B3), final approvals shall be determined by the TRC as engineering and civil details are the last elements to be finalized upon a preliminary approval.

### **SUGGESTION MOTIONS**

*"I motion to (approve\_deny\_continue) the **PRELIMINARY SITE DEVELOPMENT PLAN FOR BLOCKS H, I and J** of the **"Royal Holladay Hills Development"** located in the R-M/U zone located at 1947, 1949, 1965, 1975 and 1977 East Rodeo Walk Drive with FINAL SITE PLAN & PLAT approvals to be delegated to staff. Motion is based on the following findings.*

- 1) Proposal provides compliance to applicable review standards provided in Holladay Ord §13.08.080(E)*
- 2) Applicant has provided evidence that all proposed uses can be serviced by all life safety utilities*
- 3) All development details and all related components comply with the R-M/U zone & SDMP as a master planned project*

### **Condition of Approval**

- 1) In accordance with [§13.08.010\(E\)](#) FINAL verification of all details discussed in this meeting and final civil site development approvals shall be by the Land Use Authority (TRC). All final civil development standards of review, as required by Holladay engineering shall be submitted by the applicant to the CED Department and finalized by this step prior to any site improvements.*





CITY of HOLLADAY

## NOTICE OF A PUBLIC HEARING

### PRELIMINARY SITE PLAN – HOLLADAY HILLS “BLOCK H I J”

**Date:** Tuesday, March 3<sup>rd</sup> 2026  
**Time:** As close to 6:00 pm as possible  
**Location:** City Hall – City Council Chambers  
**Hearing Body:** Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of retail, athletic center and parking development improvements for “**BLOCK H I & J**” within “Royal Holladay Hills” mixed-use development in the R/M-U zone located at **approx.. 1950 East Rodeo Walk Drive**. All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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

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

Please submit comments via email by 5:00 pm March 2<sup>nd</sup> to Jonathan Teerlink, [jteerlink@holladayut.gov](mailto:jteerlink@holladayut.gov) Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

ATTENTION: This notice was mailed on February 20<sup>th</sup> 2025 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

## NOTICE OF A PUBLIC HEARING

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

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

Please submit comments via email by 5:00 pm March 2<sup>nd</sup> to Jonathan Teerlink, [jteerlink@holladayut.gov](mailto:jteerlink@holladayut.gov) Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

ATTENTION: This notice was mailed on February 20<sup>th</sup> 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.





## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Holladay Planning Commission will conduct a public hearing on March 3<sup>rd</sup> 2026. During this meeting the Planning Commission will review concept and preliminary level site plan details for the development of, and related improvements at “BLOCK H, I and J” within “Royal Holladay Hills” mixed-use development in the R/M-U zone located approximately at 1800 E Rodeo Walk Drive. All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).Chapter 13.14.040.

The proposed amendment is available for public inspection on the City’s website [www.holladayut.gov](http://www.holladayut.gov) and at the Community Development Dept. during normal business hours.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

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

### **CERTIFICATE OF POSTING**

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

**DATE POSTED:** [ date ]

*Stephanie N. Carlson MMC,  
City Recorder City of Holladay*  
NOTICE OF PUBLIC HEARING



