



FILE# 26-2-03

CUP - Accessory Building Footprint

ADDRESS:

2051 E. and 2061 E. Murray Holladay Road

LEGAL DESCRIPTION:

Oakwood ACres Lot 16

APPLICANT/REPRESENTATIVE:

John Collier

PROPERTY OWNER:

Kent Lewin

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #3

PUBLIC NOTICE DETAILS:

Published and Mailed 4/24/26

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.03.020 CONDITIONAL USE – SUBMITTAL REQUIREMENTS
13.08.040 CONDITIONAL USE PERMIT REVIEW/APPROVAL
STANDARDS
13.14.030 ACCESSORY USES
Utah Code §10-20-505 Land Use, Development, and Management Act:
CONDITIONAL USES

EXHIBITS:

- Site plan
- Staff Report
- Applicant submissions

STAFF:

Jon Teerlink

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #1

Date: May 19th, 2026

Request: Conditional Use - Accessory Building Footprint

Address: 5755 E Minden Drive

Applicant: John Collier

File No: 26-2-03

Planner: Jonathan Teerlink

GOVERNING ORDINANCES:

13.03.020

[CONDITIONAL USE – SUBMITTAL REQUIREMENTS](#)

13.08.040

[CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS](#)

13.14.030

[ACCESSORY USES](#)

Utah Code §10-20-505

[Land Use, Development, and Management Act: CONDITIONAL USES](#)

REQUIRED PLANNING COMMISSION ACTION:

Administrative. The Planning Commission (PC) is the Land Use Authority and final approving body.

Public hearing to be held. In accordance with Holladay Ord. [13.06.050.B2](#) and [13.08](#). The PC shall make a motion of either a denial, approval or to continue the application. All motions shall be accompanied by 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.

SUMMARY

Holladay resident and property owner is seeking to convert an existing accessory building into an accessory dwelling unit. The size of the existing building to be converted is forcing the conditional use review and permitting process.

BACKGROUND:

[Chart 13.14.101](#) of the City of Holladay zoning code provides that the allowable footprint for all accessory structures in residential backyards (eg. shed, garage, pool house, ADU etc.) must meet a maximum coverage limit. This provision is clarified in detail in Holladay Ord. [§13.14.030.D](#). This maximum footprint sizing (in aggregate) is predicated on property size(s) offering larger structures on/ larger properties – with appropriate setback from property lines. Applications meeting these standards may be reviewed and approved by city staff



CITY OF HOLLADAY

EST. 1849 INC. 1999

Where an application is proposed to exceed the standards described above, or which measures greater than the footprint of the primary residential structure on lots measuring one half acre or less, the application must be reviewed by the Planning Commission as a conditional use pursuant to the provisions of section [13.08.040](#) of this title.

REQUEST:

The applicant John Collier, representing the property owner, Kent Lewin is requesting the Planning Commission review their renovation project plan to convert the 1,350 sq.ft. existing garage/shop into Accessory Dwelling Unit. The renovation will not expand the current footprint and accommodate a dwelling unit and a garage.

The current footprint exceeds the Permitted accessory structure footprint by 500 square feet (max footprint of 850 sq.ft. on a lot size of .28 acres (12,196sqft).

Additionally, the building's current location on the lot does not comply with current setback standards.

The application, narrative, and site plan have been reviewed by the TRC and is presented for review by the Planning Commission according to Title 13 review provisions.

TECHNICAL REVIEW COMMITTEE TRC ANALYSIS:

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit to be complete and provides the following analysis

Zoning, City Planner:

Code analysis:

13.14.030: ACCESSORY USES

- A primary use is established on the property
- Accessory uses such as a secondary dwelling are allowed when incidental to a permitted residential use
- Accessory structures with a footprint over the 850 square feet max. size can be approved via the planning commission with conditions.
- The maximum lot coverage allowed for structures on a .28-acre (12,196 sq. ft) parcel is 3,780 sq. ft (31% of total lot area). The total size of the primary structure (1,765 sqft) and accessory building (1,350 sqft) is 3,115 sq ft. – determined compliant
- The proposed accessory structure is compliant with the maximum height of 20 feet for accessory structures
- Proposal includes various mitigation treatments which will allow for the reduced setback
 - Single floor structure with maximum 10' wall height
 - Other proposed buffering treatment - acoustic walls



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United Fire Authority (UFA), Area Fire Marshal:

- Furthest point of structure must be within 150 feet of approved fire access
- Fire code details to be reviewed at building permit submission

Building Code, City Building Official

- All building codes for new structure to be reviewed at building permit submission

Engineering Requirements, City Engineer

- none

STANDARDS OF FINAL CONSIDERATION:

City of Holladay Code:

Administrative decision-making standards shall be based on the "substantial evidence" standard as follows (§13.06.050B):

- a. Any administrative land use application for which substantial evidence in the record shows compliance with requirements applicable to the application shall be approved.
- b. "Substantial evidence" is that quantity and quality of relevant evidence adequate to convince a reasonable mind to support a conclusion.

An administrative decision can include determinations of a conditional land use application. Determining conditional land use applications. The Planning Commission is authorized to approve conditional use permits as provided in section 13.08.040.

A public hearing is intended to further evaluate potential impacts, other than those described by staff in this report. Public comment should be considered as they find unique to the site and place reasonable conditions to mitigate those concerns voiced by the public. Any conditions applied must be reasonable, address the identified effect, and refer to the applicable standards of conditional uses within the City's code.

As larger accessory structures (whether singularly or collectively) proposed on properties in Holladay are reviewed in context of Conditional Use Standards (see H.C.C. § 13.08.040.F), any denial requires careful and specific reasons(ing) to withstand court scrutiny.

State of Utah Code:

The State of Utah has created statutes within Utah's state code that govern the Land Use Authorities role when determining conditional uses (*Section §10-20-505*), including:

- *"A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance".*
- *"A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.*



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- *“A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards”*
- *“The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.” (§10-20-506(2)(a)(ii))*

STAFF RECOMMENDATION

Accessory buildings over the permitted footprint size are given additional oversight through the public process and review of staff and the Planning Commission to place reasonable conditions that directly mitigate any potential impacts. Utah State Law does not require the impacts of conditional use to be eliminated.

The Planning Commission is authorized to approve conditional use permits as provided in section 13.08.040. Denial of a conditional use permit application should only occur, *“if the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied.”*

Any conditions placed must be directly related to an identified impact. If the commission finds that the applicant is willing to and can meet any of the potential conditions discussed during the public meeting, the following findings of approval may be made

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generations of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F.

The Holladay TRC has provided the planning commission suggesting findings and conditions to consider.

FINDINGS:

- The use of the property is compliant with the underlying land use zone (R-1-10)
- A primary residential use has been established on the property
- An accessory dwelling unit is an allowed use as incidental to the primary residential use
- The total accessory structure footprint meets R-1-10 coverage allowances
- The proposal applies the required additional treatments to mitigate non-conforming setback



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CONDITIONS:

- Accessory buildings to retain its residential use and appearance
- All lighting shall comply with Outdoor lighting ordinance §13.84
- Accessory structure to comply with all zoning standards including height, massing and scale, setbacks, graduated height, lot coverage, and lighting
- Property owner shall file a signed agreement detailing the context/treatment applied and the resulting setback distance with the Community and Economic Development department §13.14031.C3.
- A building permit is required for the renovation project. Certificate of Occupancy shall be obtained by the Building Official.
- Vegetation, including trees or tall shrubs to be planted in the rear and side setbacks against neighboring properties.
- Use of the ADU shall comply with all Holladay land use ordinances and all applicable licensing requirements
- Conditions or complaints found to be in violation of set standards will require re-review by the planning commission or possible revocation of this permit as determined by the Community Development Director.

SUGGESTED MOTIONS:

City staff have prepared the following motion(s) as a convenience for the Planning Commission's consideration.

A motion to approve or deny:

*"I ____ move to (approve / continue for further discussion) the **CONDITIONAL USE PERMIT** application by ____ for an **accessory building footprint of ____** located at ____ in the ____ zone, based upon the findings that...*

... and subject to the following conditions ... "



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 5th day of May, 2026 as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period while the commission reviews a conditional use permit located at 5755 S Minden in the R-1-10 zone

Review and consideration of a request for a Conditional Permit allowing an existing detached accessory building with a footprint size larger than normally permitted in order to convert the structure to an accessory dwelling unit. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.14.030 & 13.08.040 13.14.030.E & 13.08.040

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

Please note, this meeting will be held at City of Holladay's temporary location, 3330 South 1300 East, Millcreek Utah. No meetings will be held at 4580 S 2300 East.

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 *temporary City Hall location 3300 S. 1300 E.* or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

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

DATE POSTED: [date]

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

NOTICE OF A PUBLIC HEARING

Conditional Use – Accessory Building

Date: **Tuesday, May 5th, 2026**
Time: **As close to 6:00 pm as possible**
Location: **Temporary City Hall – 3330 S. 1300 E. Millcreek**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during Review and consideration of a request for a Conditional Permit allowing an existing detached accessory building with a footprint size larger than normally permitted in order to convert the structure to an accessory dwelling unit. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.14.030 & 13.08.040 13.14.030.E & 13.08.040

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

Please submit comments via email by 5:00 pm 05/04/2026 to Carrie Marsh, jteerlink@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 04/24/2026 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.



NOTICE OF A PUBLIC HEARING

Conditional Use – Accessory Building

Date: **Tuesday, May 5th, 2026**
Time: **As close to 6:00 pm as possible**
Location: **Temporary City Hall – 3330 S. 1300 E. Millcreek**
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ATTENTION: This notice was mailed on 04/24/VANAMERONGEN, JOHN G 1681 E MERRIBEE WY HOLLADAY UT, 84121-1223/2024 by order of the Community and Economic Development Director, Jonathan Teerlink,





176-154

176-155

176-156

251-016

251-017

176-157

177-001

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252-002

176-158

177-002

252-006

176-159

177-003

22-16

252-005

176-160

177-004

252-004

330-005

401-001

330-001

330-002

330-008

401-002

330-007

402-015

402-016

402-002

S PARK PL E

S MAIN ST

E MICHELLE WAY

S VANWAY RD

S VANWAY BLVD

14

06

S MINDEN DR

252-001

177-002

22-16

177-003



Carrie Marsh

From: John Collier
Sent: Friday, April 17, 2026 3:49 PM
To: Carrie Marsh
Subject: Lewin ADU
Attachments: 5755 Minden Drive Survey.pdf; Lewin PPlan.pdf

[External Email - Use Caution]

Hello Carrie,

Here is the information you requested for the Lewin ADU conversion at 5755 S Minden Drive. The structure is existing and over the 850 s.f. maximum so we'll need a conditional use permit. The structure is under the 4' setback on the south side and our remedy for that will be upgraded energy efficient material to reduce sound transmission. We will be adding a window on the east side of the building but the average setback of the window will be over 12', so well over the 4' minimum. Please let me know if there is anything else you need.

Thanks,
John Collier

JOHN COLLIER BOUNDARY SURVEY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
5755 SOUTH MINDEN DRIVE, HOLLADAY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100

DRAWN BY: FWK
FIELD CREW: FWK
CHECKED BY: SNT
DATE: 2/12/26

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CLIENT TO ESTABLISH THE PROPERTY LINES OF LOT 16, OAKWOOD ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND VERIFY THE BOUNDARY OF THE SUBJECT PARCEL AS DESCRIBED ON THE RECORDED SUBDIVISION PLAT AND TO SET OR VERIFY BOUNDARY MONUMENTS AT EACH LOT CORNER.

GENERAL NOTES

1. NO TITLE COMMITMENT WAS SUPPLIED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.

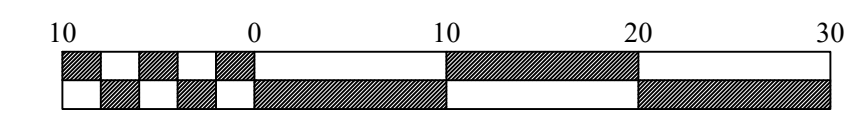
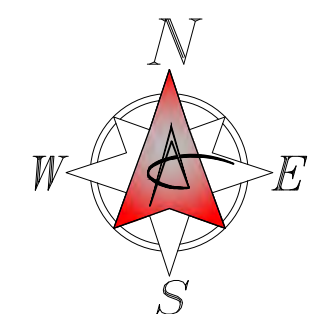
LEGAL DESCRIPTION

ENTRY NO. 13200402

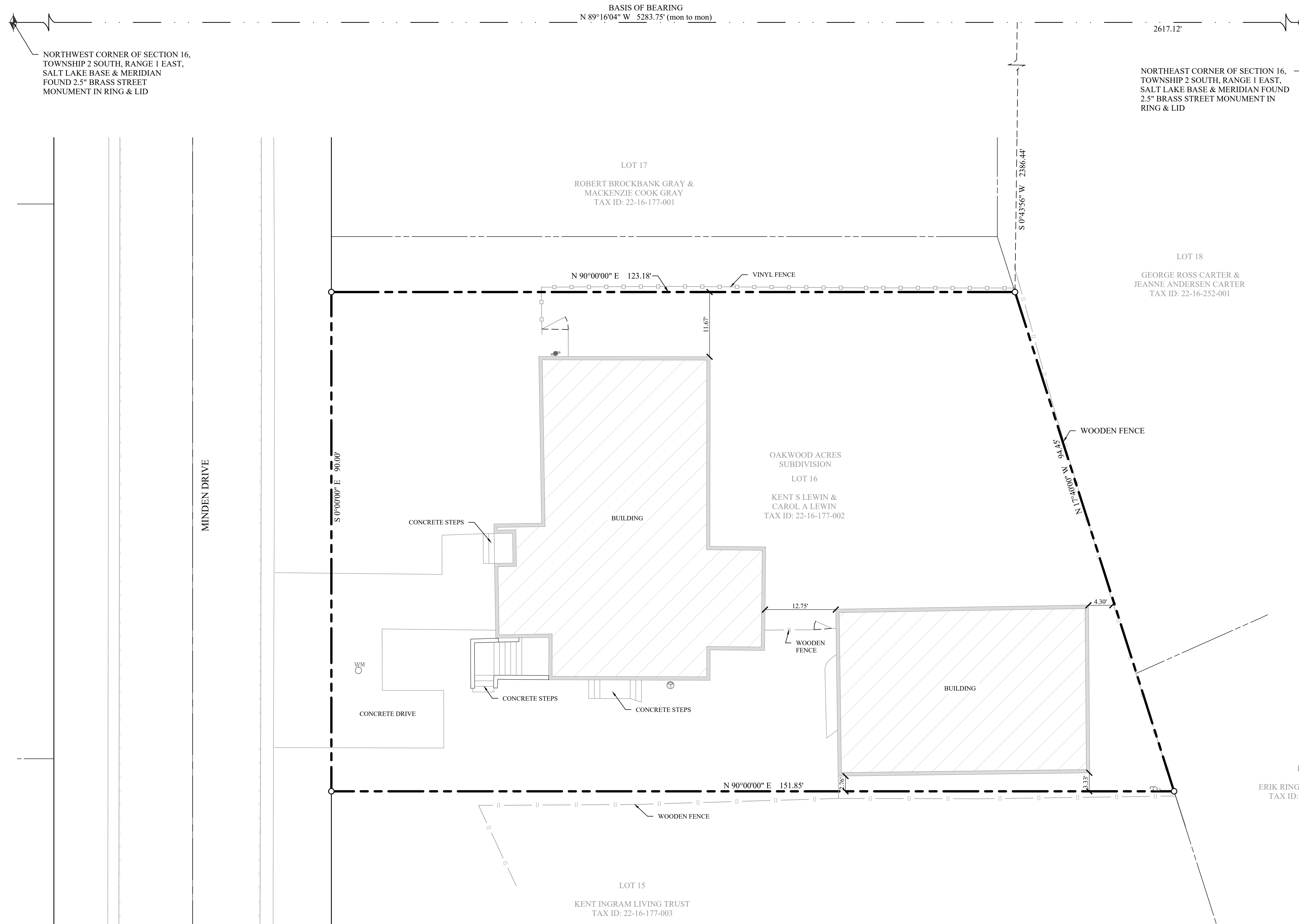
THE SOUTH 90 FEET OF LOT 16, OAKWOOD ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

MAP LEGEND

| | |
|----------------------|--|
| BOUNDARY LINE | |
| SECTION LINE | |
| QUARTER SECTION LINE | |
| CENTERLINE | |
| RIGHT OF WAY | |
| LOT LINE | |
| DEED LINE | |
| RADIAL LINE | |
| FENCE LINE (VINYL) | |
| FENCE LINE (WOOD) | |
| CONCRETE | |
| ASPHALT | |
| MONUMENT | |
| LEAD PLUG | |
| BOUNDARY CORNER | |
| POWER POLE | |
| WATER METER | |
| GAS METER | |
| POWER METER | |



Scale 1" = 10'



NORTHWEST CORNER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
FOUND 2.5" BRASS STREET
MONUMENT IN RING & LID

NORTHEAST CORNER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN FOUND
2.5" BRASS STREET MONUMENT IN
RING & LID

CLIENT: COLLIER, JOHN
DWG: SURVEY BASE.DWG
JOB No: 6814-XXXX-26
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

BOUNDARY SURVEY JOHN COLLIER

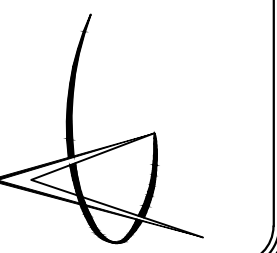
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
5755 SOUTH MINDEN DRIVE, HOLLADAY, SALT LAKE COUNTY, UTAH

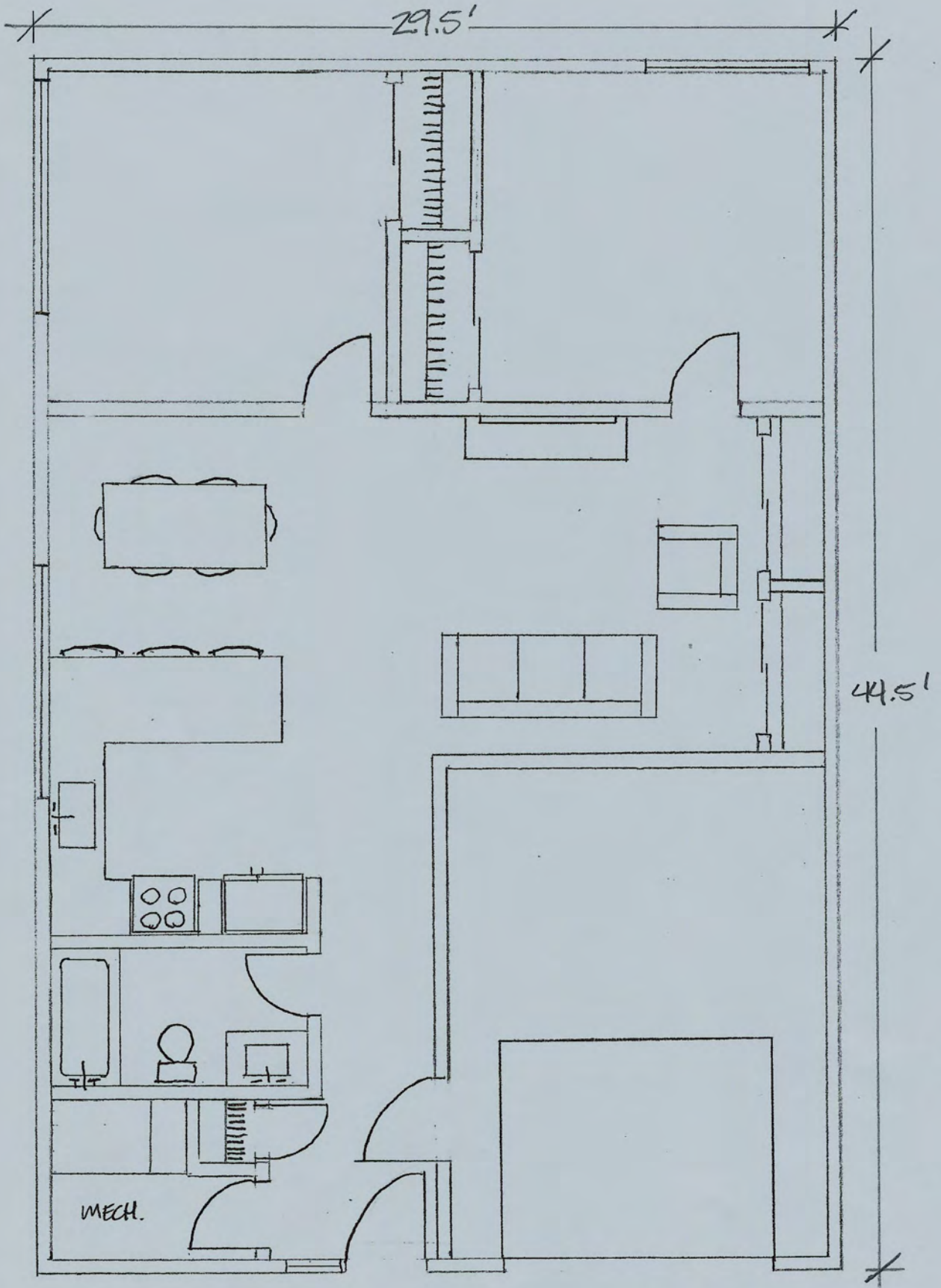
REVISIONS

| No. | DATE | BY | REVISION |
|-----|------|----|----------|
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LEWIN ADA
3/16" = 1'
975 sq. ft. living space

FILE# 16-9-01

WASATCH WALDORF AMENDED SITE PLAN

ADDRESS:

1458 E. Murray Holladay Rd.

LEGAL DESCRIPTION: 22-09-103-001

BEG N 1986.46 FT & E 843.31 FT FR W 1/4 COR SEC 9, T 2S, R 1E, S L M; N 38°15' W 173.85 FT; S 68°50'15" W 13.68 FT; N 48°29'49" W 174 FT M OR L; N 68°50'15" E 46.47 FT; S 21°09' 45" E 5 FT; N 70°53'08" E 438.25 FT; S 2°23' E 390 FT M OR L; S 87°37' W 216.15 FT TO BEG. 2.6 AC M OR L. 5375-0906 5420-0790 6173-0172 8723-4341 8725-8298 9432-8741,8742 9432-8772 10066-5247 10134-685 10406-3630

+

APPLICANT/REPRESENTATIVE:

Heather Campbell

PROPERTY OWNER:

Wasatch Charter School

ZONING:

Public

GENERAL PLAN DISTRICT:

CITY COUNCIL DISTRICT:

District #3

PUBLIC NOTICE DETAILS:

Published and mailed 5/8/26

REQUEST:

Site Plan Amendment

APPLICABLE REGULATIONS:

§13.46,
§13.76.400 and
State code §10-20-304

+

EXHIBITS:

- Zone map
- Staff Report
- Applicant Narrative
- Applicant supporting doc.

STAFF:

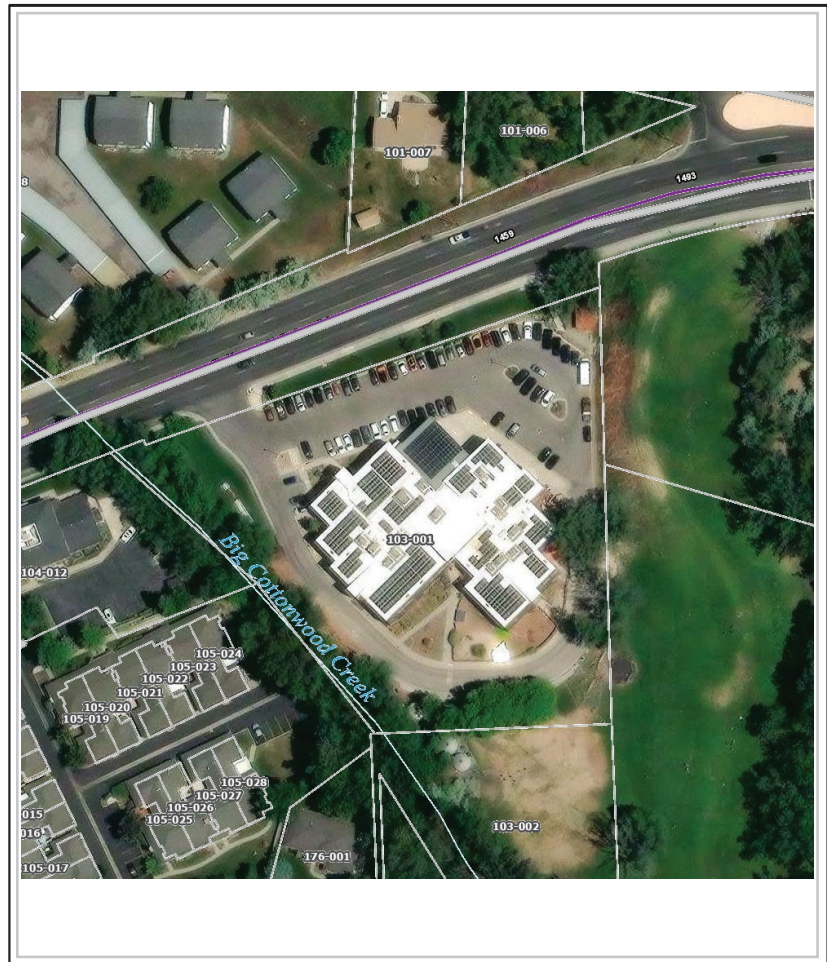
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Items #2

Date: May 19th 2026

Request: Site Plan Amendment, Wasatch Waldorf Charter School

Address: 1458 East Murray Holladay Road

Applicant: Heather Campbell

File No: 16-9-01-2

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

| | |
|---------------------------|---|
| 13.46 | PUBLIC USE ZONE (P) |
| 13.03.030 | APPLICANTION SUBMISSION REQUIREMENTS |
| 13.06 | ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES |
| 13.08.080 | SITE PLAN - STANDARDS |
| 10-20-304 | UTAH STATE CODE ANNOT – MUNICIPLE ALLOWANCES. & LIMITATIONS |

REQUIRED PLANNING COMMISSION ACTION: Administrative

***Public hearing required.** This application is an amendment to a previously approved site plan. The PC shall follow state code guidelines to either approve or to continue for further discussion. All motions require findings which support the commission's decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with Ord. [13.06.050.B2](#) & [13.08](#)*

UTAH CODE SYNOPSIS

Public and charter schools are largely regulated by the State of Utah. [Utah Code §10-20-304](#) restricts a municipality role and legal ability to impose requirements. IN short;

A municipality, via its established ordinance and subjective findings **may**:

- subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and
- impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety.



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A municipality **may not**;

- impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property
- impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety

SUMMARY:

Wasatch Waldorf Charter received site development approvals in early 2016. During the public meetings the Planning Commission highlighted reviews of traffic circulation and proximity to the Big Cottonwood Creek. The school has completed all Holladay required improvements, concluded State of Utah processes for construction. Since the school began operation, specific concerns relating to traffic patterns have caused enforcement actions and revisions of the school's pick up and drop off circulation and schedule. Various modifications to offsite parking agreements and traffic circulation have reduced many concerns such as early morning traffic congestion due to queuing in Murray Holladay Road.

Currently, the school has received approvals from the state for an increase in enrollment. The additional student body has spurred school expansion plans. While the expansion itself is not the focus of this site application, the amendment to the traffic circulation is.

TECHNICAL REVIEW COMMITTEE ANALYSIS:

Primarily, TRC recommends the commission review of the attached approval letter issued by the 2016 commission. This letter gives an excellent overview of previous concerns and outlines all site plan expectations affecting this application as well as answering many questions posed by both the Commission and public.

The focus this application is 1) the expansion of the drop off lane extending around the rear of the school, and 2) a shared parking agreement with the LDS Church located across Murray Holladay to the north.

The analysis of this amendment affects 1) emergency and fire access, 2) additional parking stall requirement and offsite parking agreement and 2) storm water drainage and retention plans. These items have been highlighted as "reviewable" site conditions according to state law. The TRC provided the following analysis.

1. UFA requires a minimum unobstructed width of 26' around the access road
2. An additional 15 stalls is calculated to be required to accommodate school addition



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3. Storm water retention plan shall maintain onsite retention as previously approved (2016)
4. No modification to the creek bank is proposed or otherwise allowed. This consideration is extended to tree removals along the apex of the bank.

TRC RECOMMENDATION

The TRC can recommend that the commission approve the site plan amendment proposal for the Wasatch Waldorf charter school at 1458 E Murray Holladay Rd. based upon the following staff findings

1. The amendments provide compliance with emergency access, parking requirements (via a cross-access parking agreement with off site provider) and onsite storm water retention.
2. The site plan maintains compliance with previous approvals materially
3. The traffic control plan as originally approved on the site plan *shall* be maintained strictly adhered to assure the safety of both pedestrians and travelling public at this location as related to the operation of the school. This includes;
 - i. limited turn left movements
 - ii. no parking, standing or drop off or pick up of students on either side of Murray Holladay Road, and
 - iii. faculty directing traffic both along the circulation road and drop off points and at the ingress/egress opening, etc.

If the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan that will be considered at an appearance before the Planning Commission.
4. The creek area must be preserved free from damage to the embankments and tress,



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SUGGESTED MOTION:

"I _____ move for approval of a **site plan amendments to Wasatch Waldorf a Charter School located at 1458 East Murray Holladay Rd. within the P zone**, finding that the proposal;

1. Maintains compliance with all original approvals granted on February of 2016 (#16-9-01)
2. New building addition is located with permissible setbacks/building area of the P zone

...other findings as deemed appropriate to support the motion

With the following suggested subjective conditions as allowed by State Code Annot. §10-20-304(2)(b)B:

1. All conditions set forth in the original approval letter dated 02/18/2016
2. No further alterations to parking or traffic circulation may occur without further review by the Planning Commission.
3. The original traffic control plan *shall* be maintained and strictly adhered to assure safety for both pedestrians and travelling public at this location as it relates to the operation of the school. This includes,
 - i. The limited turn left movements
 - ii. no parking, standing or drop off or pick up of students on either side of Murray Holladay Road, and
 - iii. faculty directing traffic both along the circulation road and drop off points and at the ingress/egress opening, etc.

If the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan that will be considered at an appearance before the Planning Commission.
5. The creek bank and immediate area must be preserved free from damage to the embankments and tress



NOTICE OF A PUBLIC HEARING SITE PLAN AMENDMENT

Date: **Tuesday, MAY 19th 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

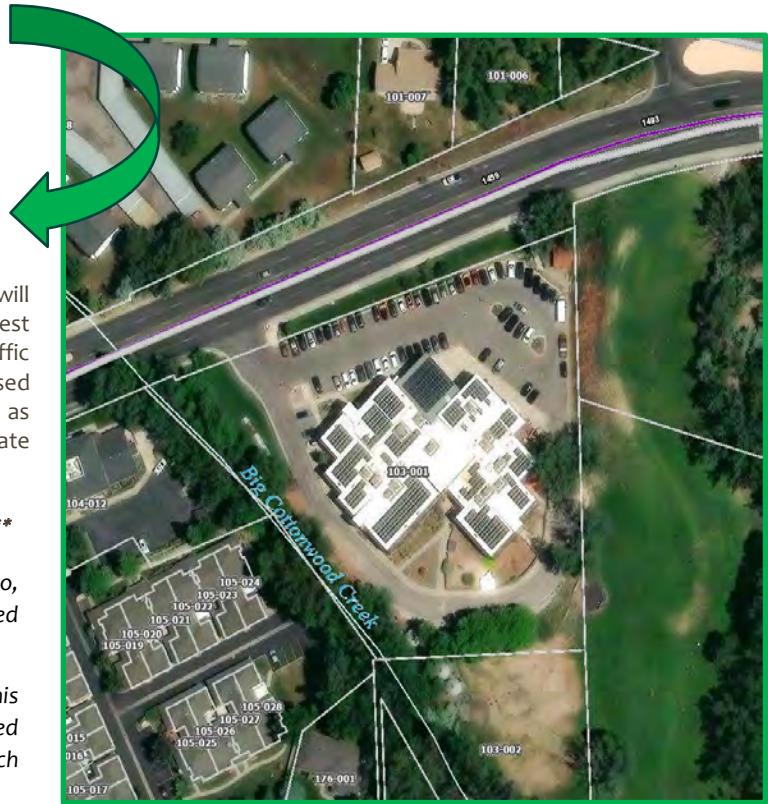
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review and consideration a request by Wasatch Waldorf Charter School. The proposal will amend on-site traffic circulation plans intended accommodate the charter school's proposed gymnasium expansion. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.46, §13.76.400 and State code §10-20-304.

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

Please submit comments via email by 5:00 pm May 18th to, jteerlink@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 05/08/2026 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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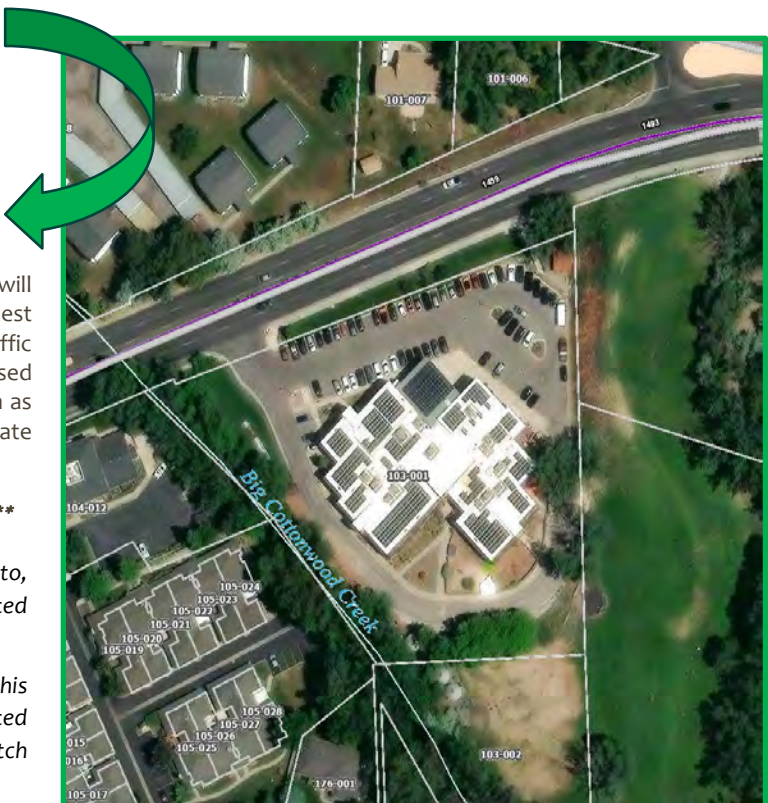
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101-006

101-007

1483

1483

104-017

Big Cottonwood Creek

103-001

105-024

105-021

105-022

105-021

105-020

105-019

105-028

105-027

105-026

105-025

105-015

105-016

105-017

101-002

176-001

101 008

MILLCREEK

F. MURRAY AVE (E. LAJAY HWY)

104 012

22-09

HOLLADAY CITY

103 001

Big Cottonwood Creek

105 024

105 023

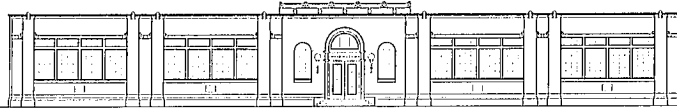
105 022

105 021

105 001

103 003





CITY of HOLLADAY

February 18th 2016

Waldorf Land Holdings, LLC
Attn: Mike Wright
801 N 500 W Ste 300
Bountiful UT 84010

RE: Wasatch Waldorf Charter School / Preliminary Site Approval
1458 E Murray Holladay Rd.
File #16-9-01

On February 16th 2016, the City of Holladay Planning Commission moved to approve, with a vote of 5-1, a preliminary site plan for the proposed **Wasatch Waldorf Charter School**, located at 1458 East Murray Holladay Road, Holladay Utah, with the following finding and conditions as they relate to traffic and the Big Cottonwood Creek;

Findings:

1. *The TRC believes that to the extent the City can apply its regulations to this proposed use, it has. Furthermore, the TRC has vigorously pursued measures to minimize impacts on Holladay residents, the creek, and Murray Holladay Road.*
2. *The City cannot impose certain standards on the site as we are prohibited by State law to do so, but we are impressed that overall the applicant has been professional, cordial, and cooperative with residents and City officials. Because of that, there have been voluntary amendments made to the plan by the applicant that make it much better than the original one.*
3. *It should be noted that the building is not very tall (30' to the architectural peaks), is located as far to the east on the site as practical in order to protect the stream bank and the trees, provides ample day time parking, with the revised site plan, and has arranged for off-site parking immediately to the west.*
4. *The public has been amply involved and active on this issue and some residents have met with staff to convey concerns and make suggestions.*
5. *While it appears at this point that the school may not be able to fence the County property to the rear of the site, students will have access to the area to play and experience nature. The students will be closely monitored by school faculty and staff for their safety and hopefully to minimize impacts they may have on abutting residential property to the west.*
6. *There will clearly be some impact on surrounding property, but there will be little or no activity on the property during the summer months.*
7. *The State of Utah has reviewed the Geotechnical Report and approved the proposed Foundation Plan for this project.*

Conditions:

1. *The site plan may not be materially altered without further review by the Planning Commission and accompanied by another public hearing.*
2. *The Traffic Control Plan as proposed on the site plan AND MORE IMPORTANTLY THE RECOMMENDATIONS OF THE PUBLIC WORKS DIRECTOR AND CITY TRAFFIC CONSULTANT must be strictly adhered to to assure the safety of both pedestrians and the traveling public at this location as related to the operation of the school. This includes:*
 - i. *No left turn movements during peak periods of drop off and pickup.*
 - ii. *No parking, standing, or drop off or pick up of students on either side of Murray Holladay Road and painted red curbs and signs.*
 - iii. *Faculty will be directing traffic both along the circulation road on campus and the drop off points and at the ingress/egress opening onto Murray Holladay Road.*



If implementation of the plan does not yield the necessary safety and efficiency, the City, as allowed by State law, and for the safety and common good of the general public and the school, will require submittal of an amended operational plan to be considered at an appearance before the Planning Commission to address any identified or observed problems.

- 3. The creek area must be preserved free from damage to the embankments, trees, water, and wildlife, and fenced as far as possible from the top of the bank to allow for County access to maintain it along the waterway.*
- 4. The area of Murray Holladay Road will be marked as a school zone.*
- 5. If a lease agreement with the County cannot be reached, the site shall be completely fenced and have a gate recessed to access the property. If a lease agreement is reached with the County, the fence needs to extend down to the creek.*

The final site plan approvals shall be delegated to the Technical Review Committee for review and final approval – with the above mentioned conditions.

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

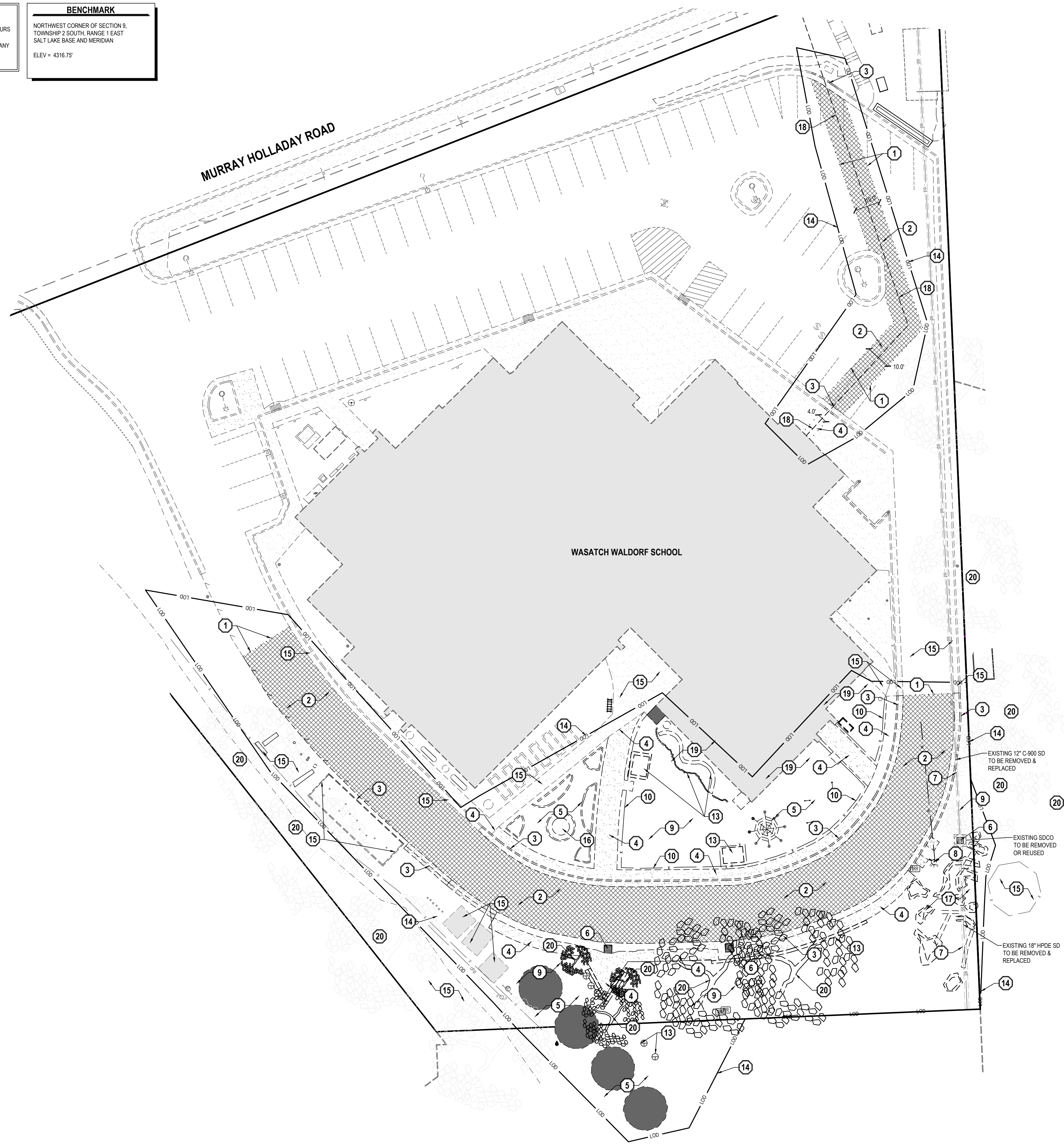
Sincerely,



Jonathan Teerlink
City Planner



BENCHMARK
 NORTHWEST CORNER OF SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4316.75'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 - 3 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
 - 4 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
 - 5 RELOCATE EXISTING PLAYGROUND & YURTS STRUCTURES COORDINATE WITH SCHOOL ON PLACEMENT OF STRUCTURES.
 - 6 REMOVE FOR REUSE OR PROPERLY DISPOSE OF EXISTING STORM DRAIN CLEANOUT.
 - 7 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
 - 8 REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
 - 9 REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - 10 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
 - 11 REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
 - 12 REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 13 REMOVE AND PROPERLY DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, RETAINING WALLS, AND ELECTRICAL APPURTENANCES WITHIN THE PROJECT LIMITS, WHETHER OR NOT SPECIFICALLY IDENTIFIED ON THESE PLANS. CONTRACTOR SHALL BACKFILL ALL VOIDS CREATED DURING DEMOLITION WITH APPROVED STRUCTURAL FILL, COMPACTED TO 95% PER ASTM D1557, TO MATCH PROPOSED SUBGRADE ELEVATIONS.
 - 14 LIMIT OF DISTURBANCE.
 - 15 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
 - 16 WELL ABANDONMENT: CONTRACTOR SHALL ENGAGE A LICENSED WELL DRILLER TO ABANDON AND CAP THE EXISTING PRIVATE WELL IN STRICT ACCORDANCE WITH SALT LAKE COUNTY HEALTH DEPARTMENT STANDARDS AND STATE OF UTAH DIVISION OF WATER RIGHTS REGULATIONS. WELL DRILLER TO OBTAIN ALL NECESSARY PERMITS AND SUBMIT AN OFFICIAL "WELL ABANDONMENT REPORT" TO THE COUNTY PRIOR TO FINAL INSPECTION.
 - 17 REMOVE EXISTING ROCKS TO BE USED LATER AS ROCK RETAINING WALL.
 - 18 REPLACE EXISTING 2" WATER LATERAL WITH 3" CULINARY POLY WATER LATERAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 19 POSSIBLE EXISTING ROOF DRAIN PIPING IN THIS APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, DEPTH, SIZE, AND MATERIAL DURING DEMOLITION. PRESERVE EXISTING LINE, EXTEND BEYOND PROPOSED ROADWAY AND CURB/GUTTER TO LOCATION OF FUTURE BUILDING ADDITION, CAP AND STAKE-END OF PIPE FOR FUTURE CONNECTION.
 - 20 TREE REMOVAL & PRUNING: CONTRACTOR SHALL RETAIN A LICENSED ARBORIST TO REMOVE AND PROPERLY DISPOSE OF ALL TREES (INCLUDING STUMPS AND ROOT BALLS) WITHIN THE LIMITS OF DISTURBANCE. FOR TREES OUTSIDE THE LIMITS OF DISTURBANCE DESIGNATED TO REMAIN, CONTRACTOR SHALL PRUNE ENCRANCHING LIMBS AND BRANCHES AS NECESSARY FOR CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 STANDARDS TO ENSURE THE CONTINUED HEALTH OF THE TREE.

TOOELE
 3950 N Tealyby Way, Ste 200
 Erda, UT 84074
 Phone: 435.843.3590

SANDY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.865.1453

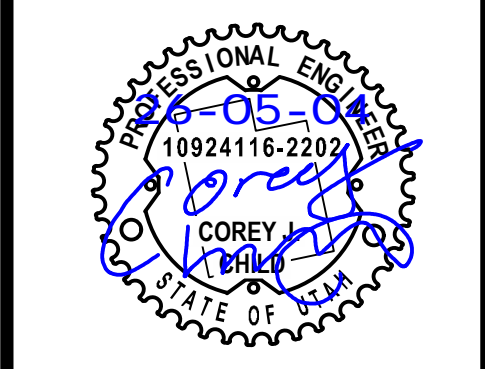
RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 WASATCH WALDORF CHARTER SCHOOL
 1458 EAST MURRAY HOLLADAY ROAD
 HOLLADAY, UT 84117

CONTACT:
 HEATHER CAMPBELL
 PHONE: 801-871-3950

**WASATCH WALDORF CHARTER SCHOOL
 ROAD RELOCATION
 1458 EAST MURRAY HOLLADAY ROAD
 HOLLADAY, UTAH**

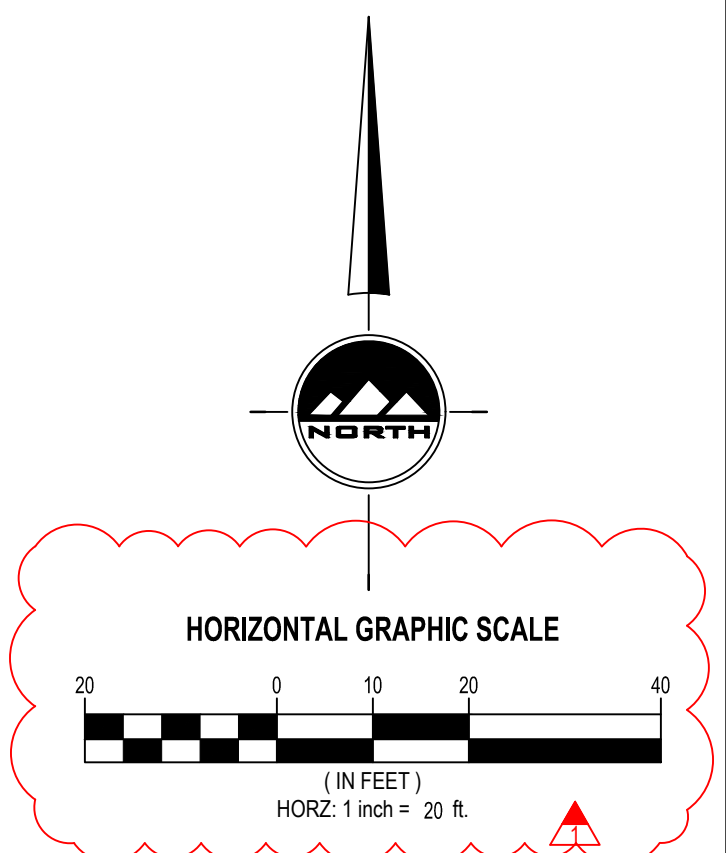


NO. DATE REVISION
 ADD 01 2026-05-04

DEMOLITION PLAN

PROJECT NUMBER: 14759A
 PROJECT MANAGER: C. CHILD
 PRINT DATE: 2026-05-04
 DESIGNED BY: C. CHILD

C-100

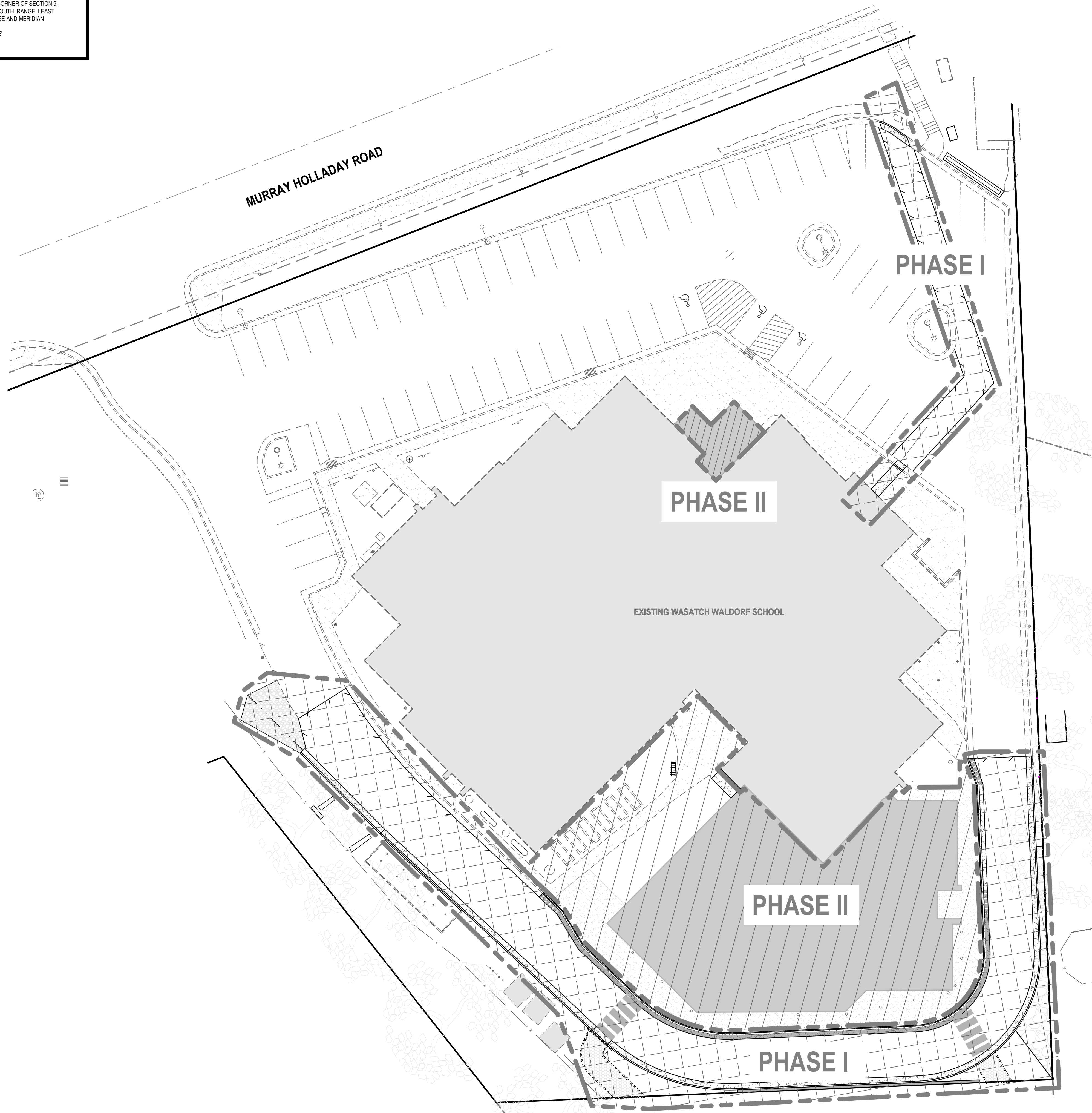


811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4316.75'



HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 20 ft.



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Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH WALDORF CHARTER SCHOOL
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

CONTACT:
HEATHER CAMPBELL
PHONE: 801-871-3950

**WASATCH WALDORF CHARTER SCHOOL
ROAD RELOCATION
1458 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UTAH**



NO. DATE REVISION
ADD 01 2026-05-04

**SITE PHASING
PLAN**

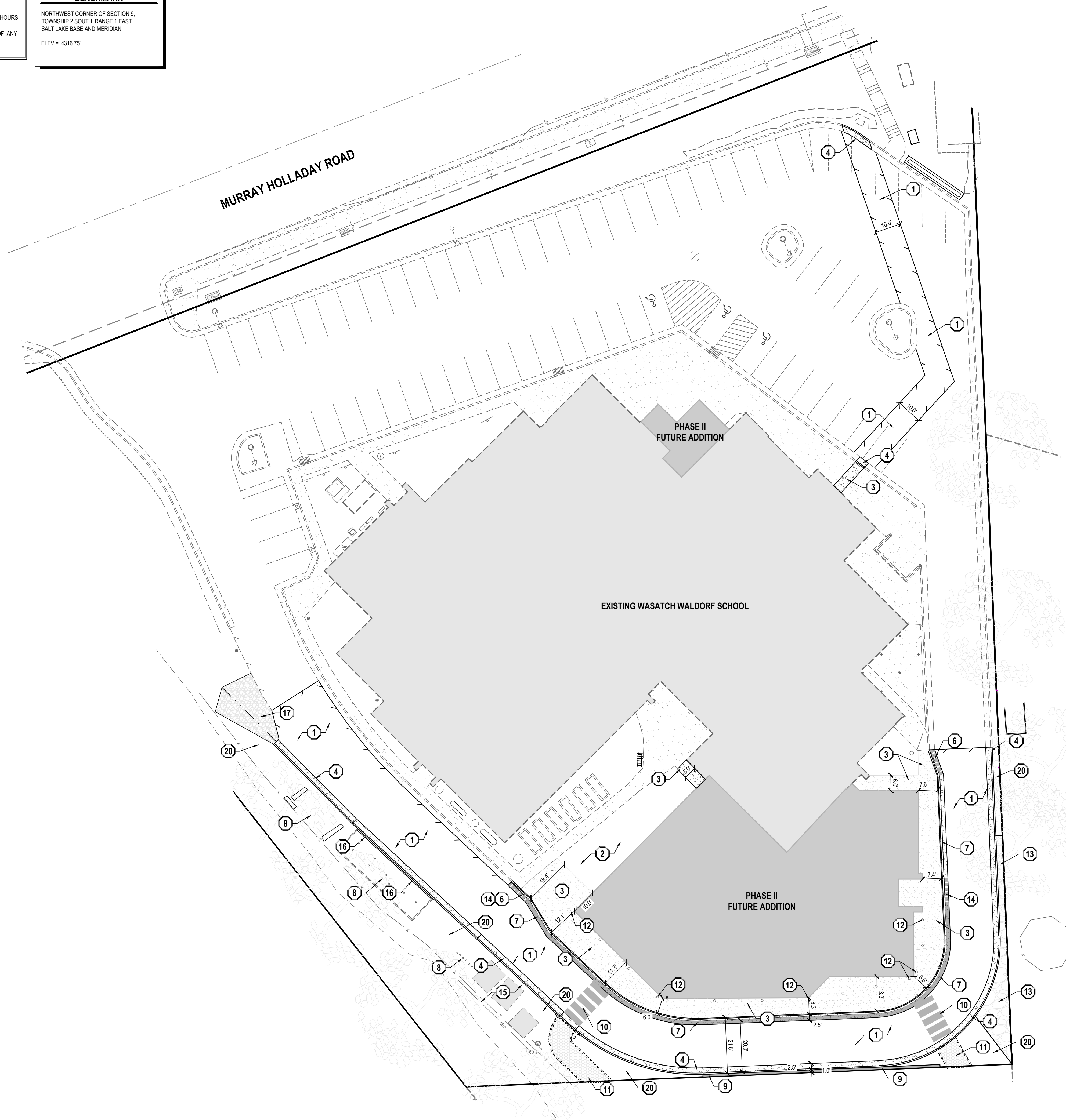
PROJECT NUMBER: 14759A
PROJECT MANAGER: C. CHILD

PRINT DATE: 2026-05-04
DESIGNED BY: C. CHILD

C-200



BENCHMARK
 NORTHWEST CORNER OF SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4316.75'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- 1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
- 2 FUTURE IMPROVEMENT AREA SEE ARCHITECTURAL PLANS.
- 3 5" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND DETAIL 5/C-600.
- 4 30" TYPE 'A' CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 5 30" TYPE 'F' MOUNTABLE CURB AND GUTTER APWA STANDARD PLAN NO. 205.
- 6 TRANSITION BETWEEN DIFFERENT CURB AND GUTTER TYPES.
- 7 30" TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 7/C-600.
- 8 RESTORE EXISTING LEARNING STRUCTURES AREA AS NEEDED.
- 9 CONCRETE RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- 10 WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- 11 INSTALL GRAVEL PATH PER DETAIL 9/C-600.
- 12 INSTALL CONCRETE BOLLARDS PER DETAIL 10/C-600.
- 13 ROCK RETAINING WALL: CONTRACTOR SHALL FIELD VERIFY THE SIZE AND CONDITION OF EXISTING ROCKS CURRENTLY USED AS PLAYGROUND EQUIPMENT. CONTRACTOR TO CONFIRM WHICH ROCKS MEET THE MINIMUM STANDARDS SPECIFIED IN DETAIL 11/C-600. SCHOOL ADMINISTRATION SHALL RETAIN THE OPTION TO REUSE QUALIFIED EXISTING ROCKS OR REQUIRE NEW MATERIALS. CONTRACTOR TO COORDINATE FINAL DECISION WITH SCHOOL ADMINISTRATION PRIOR TO CONSTRUCTION.
- 14 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 15 ADJUST SHIPPING CONTAINERS ELEVATIONS PER PLAN.
- 16 RECONSTRUCT THE EXISTING PLAYGROUND BORDER WALL TO MATCH THE EXISTING MATERIAL. CONTRACTOR MAY REUSE EXISTING MATERIALS IF IN GOOD CONDITION; OTHERWISE, PROVIDE NEW MATERIAL TO MATCH EXISTING. REFER TO GRADING PLAN FOR ELEVATIONS.
- 17 RIFRAP: D50#1, 1" DEEP PER SPECIFICATIONS.
- 18 LANDSCAPE & IRRIGATION: CONTRACTOR TO INSTALL NEW LANDSCAPING AND RETROFIT/REPAIR THE EXISTING IRRIGATION SYSTEM TO ENSURE FULL COVERAGE AND OPERATIONAL FUNCTIONALITY WITHIN THE DISTURBED AREA. COORDINATE ALL WORK WITH LANDSCAPE PLANS AND SPECIFICATIONS.

| ADDITION AREA TABULATION | | | | |
|--------------------------|----------------|------------|----------------|------------|
| | PRE | % OF TOTAL | POST | % OF TOTAL |
| TOTAL AREA | 23,863 SQ. FT. | 100 % | 23,863 SQ. FT. | 100 % |
| IMPERVIOUS AREA | 14,771 SQ. FT. | 62 % | 18,536 SQ. FT. | 78 % |
| LANDSCAPE AREA | 9,092 SQ. FT. | 38 % | 5,327 SQ. FT. | 22 % |

| PARKING TABLE | | | | |
|---------------------------|-----------------|----------------|------------------------|----------------------------|
| STAFF POSITION | CURRENT STAFF # | FUTURE STAFF # | PARKING STALL REQUIRED | PARKING STALL PROVIDED |
| FULL TIME | 52 | 55 | 55 | ON SITE 69 |
| PART TIME MODIFIER 0.3 | 88 | 93 | 27 | ADJACENT PARKING LOT 21 |
| TOTAL | 140 | 148 | 82 | TOTAL 90 |

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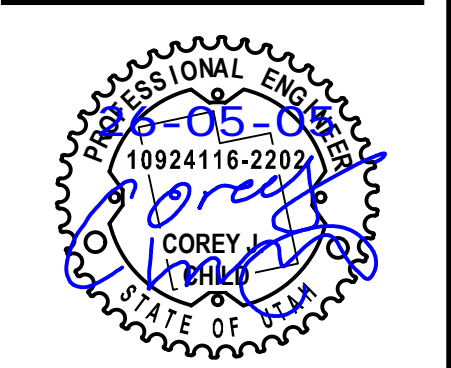
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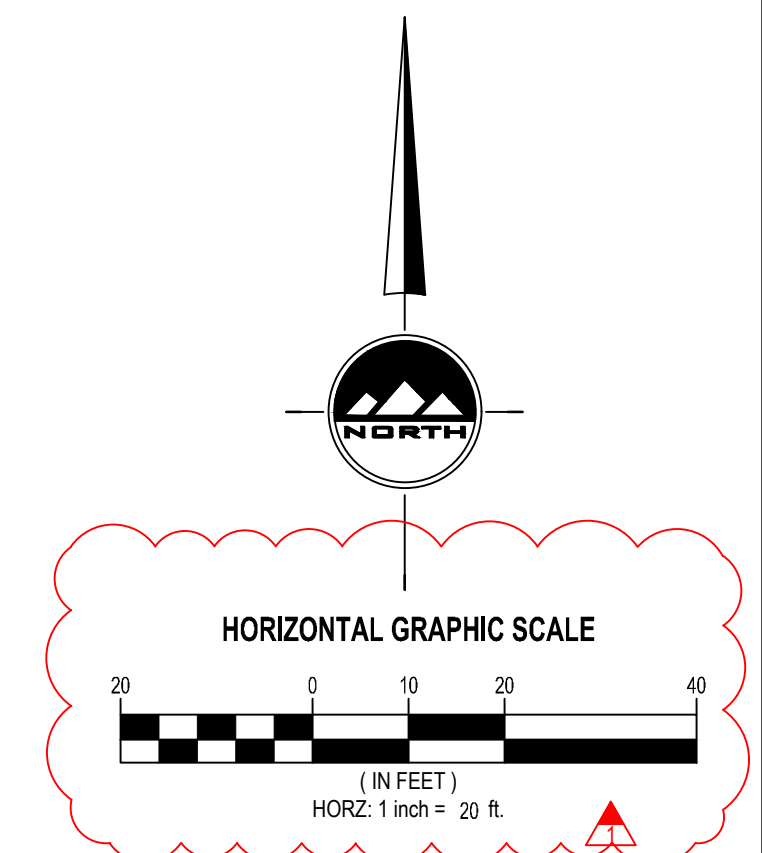


NO. DATE REVISION
 ADD 01 2026-05-04

**SITE PLAN
 PHASE I**

PROJECT NUMBER 14759A PRINT DATE 2026-05-05
 PROJECT MANAGER C. CHILD DESIGNED BY C. CHILD

C-201



| PLUMBING COUNTS | |
|---|----------|
| ORIGINAL BUILDING FIXTURE COUNT: | 27 |
| ORIGINAL BUILDING FIXTURE REQUIRED OVERAGE: | 5 |
| ADDED CLASSROOM SF: | 5,300 SF |
| ADDED OCCUPANT LOAD: | 265 |
| REQUIRED ADDITIONAL FIXTURES: | 5.3 |
| NEW ADDED FIXTURE: | 6 |
| FACILITIES AVAILABLE TO PEOPLE USING GYM: | 6 |

SF TABULATIONS

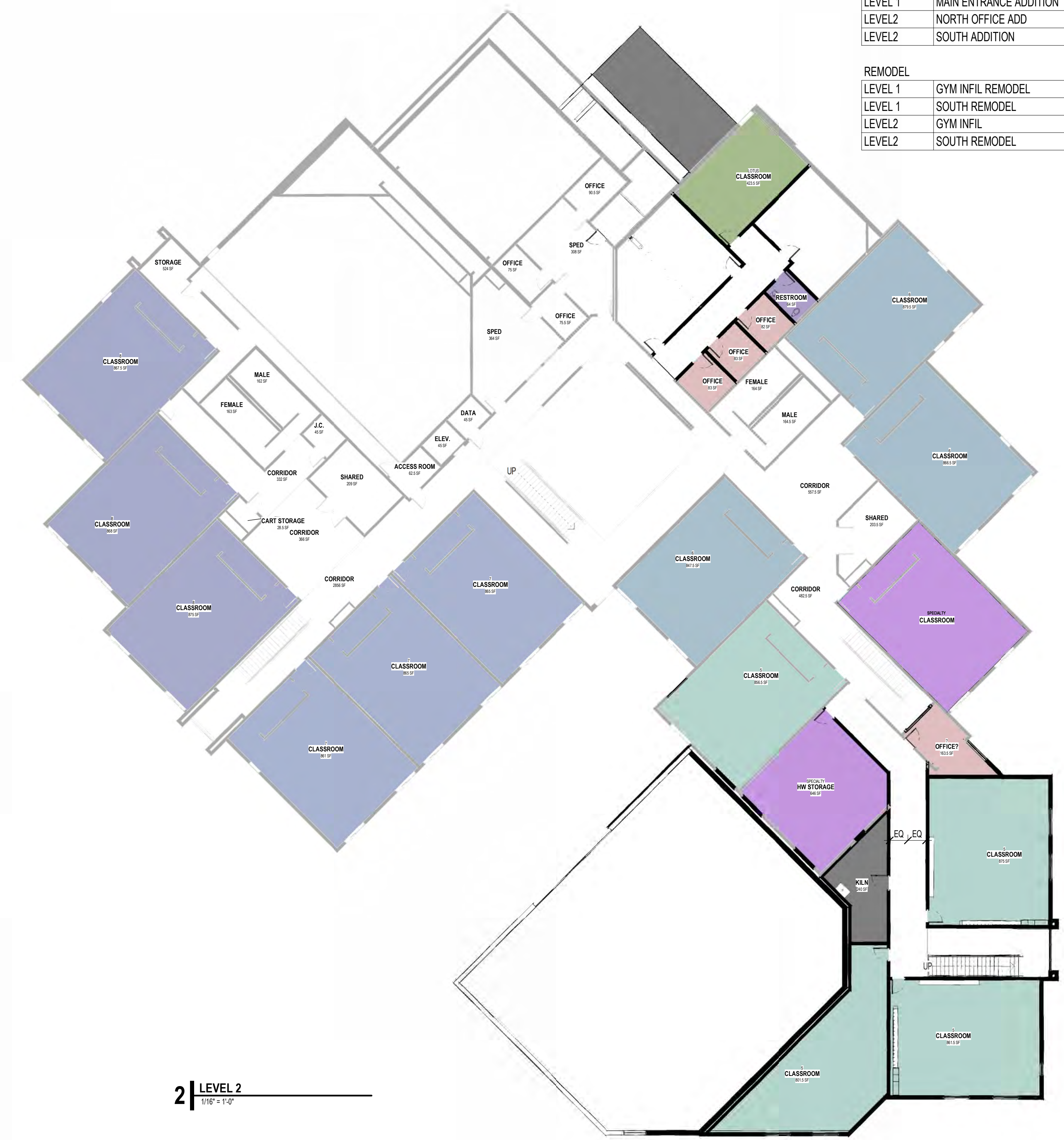
| Level | DESCRIPTOR | AREA |
|---------|--------------------|-----------|
| LEVEL 1 | EXISTING TO REMAIN | 22,282 SF |
| LEVEL 2 | EXISTING TO REMAIN | 16,685 SF |
| | | 38,968 SF |

| ADD | | |
|---------|------------------------|-----------|
| LEVEL 1 | SOUTH ADDITION | 8,150 SF |
| LEVEL 1 | MAIN ENTRANCE ADDITION | 490 SF |
| LEVEL 2 | NORTH OFFICE ADD | 81 SF |
| LEVEL 2 | SOUTH ADDITION | 3,997 SF |
| | | 12,718 SF |

| REMODEL | | |
|---------|-------------------|----------|
| LEVEL 1 | GYM INFIL REMODEL | 2,275 SF |
| LEVEL 1 | SOUTH REMODEL | 899 SF |
| LEVEL 2 | GYM INFIL | 2,187 SF |
| LEVEL 2 | SOUTH REMODEL | 908 SF |
| | | 6,270 SF |



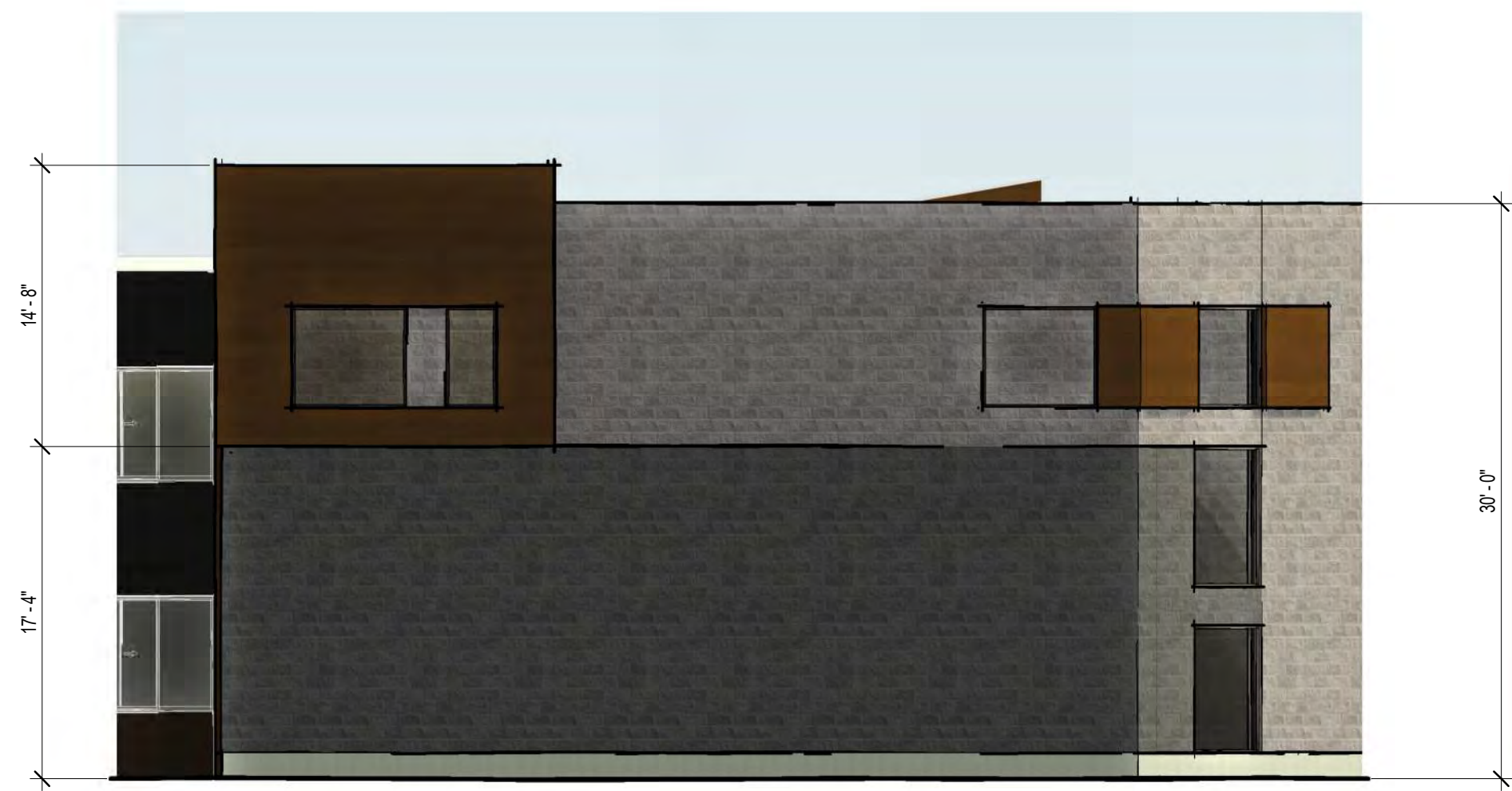
1 LEVEL 1
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"



3 | ADDITION - NORTH - SD
1/8" = 1'-0"



4 | ADDITION - WEST - SD
1/8" = 1'-0"



2 | ADDITION - SOUTH - SD
1/8" = 1'-0"



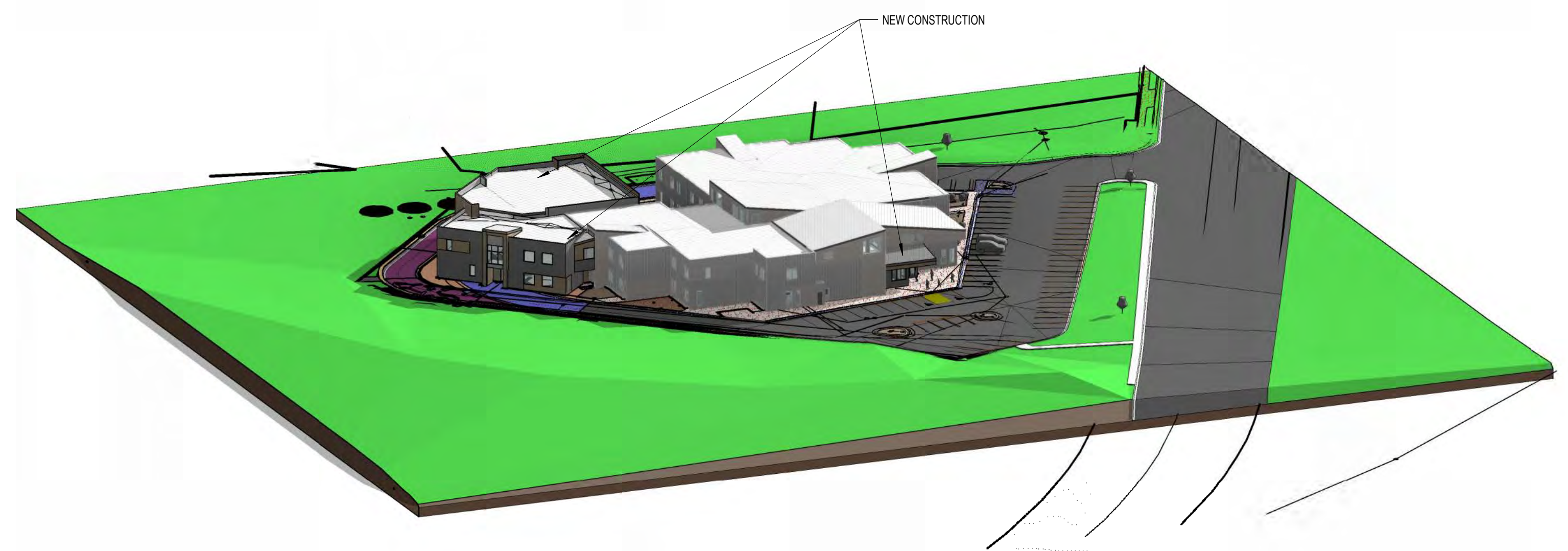
1 | ADDITION - EAST - SD
1/8" = 1'-0"



5 | FRONT ENTRANCE - EAST - SD
1/8" = 1'-0"



6 | FRONT ENTRANCE - NORTH - SD
1/8" = 1'-0"



7 | SITE - 3D
NOT TO SCALE

