



**CITY of HOLLADAY
PLANNING COMMISSION
MEETING AGENDA**

**Tuesday, January 5, 2016
Council Chambers – 4580 S 2300 E**

AGENDA ITEMS

5:30 PM GENERAL PLAN JOINT WORK SESSION; PLANNING COMMISSION & CITY COUNCIL - *Discussion only*
City of Holladay Planning Commission will present to the City Council their recommended draft language of the Holladay General Plan

6:30 PM PRE-MEETING / WORK SESSION - All agenda items may be discussed. No decisions will be made during this portion of the meeting.

Light Dinner will be served.

7:00 PM CONVENE REGULAR MEETING
1. Welcome & Chair Opening Statement

ACTION ITEMS

7:05 PM 2. Millrock Hampton Inn – 3210 E Millrock Dr. - Preliminary Site Plan Approval
Applicant, Tyler Miles has prepared a site plan for preliminary level review for a hotel building and use in the O-R-D zone where hotels are a permitted land use. Staff, Paul Allred (*Holladay Ord. 13.45, 13.100*)

7:25 PM 3. Bryson Subdivision - 1981 E. 4625 S. – Amended Plat & Preliminary Subdivision Approval
Applicants, Terri and Robert Bryson propose to amend the Holladay Estates Subdivision to request preliminary subdivision approval for a proposed three-lot subdivision (creating three lots from two existing parcels) in the R-1-10 zone. Staff: Paul Allred, Community Development Director

4. **2015 Minutes** – November 4th, December 1 & 8, 2015

OTHER BUSINESS

- Report from Staff on upcoming applications
- Discussion of possible future amendments to code
- Calendar for future meetings on General Plan update

ADJOURN

On Wednesday, December 30, 2015 at 2:00 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

*Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance.
TTY/TDD users should call 7-1-1*



Holladay City Council/Planning Commission Summary Report

MEETING DATE: January 5, 2016

SUBJECT: General Plan – Recommended Draft

SUBMITTED BY: Planning Commission

SUMMARY:

In mid-summer of 2015, the City's consultants, Landmark Design, completed their General Plan Update Study as contracted. The Planning Commission has been working on a draft General Plan based on the study document, public comments taken during the past several months and additional staff input. At their last meeting in December, the Commissioners completed the proposed document and are forwarding this to the City Council for their review and adoption.

This General Plan draft is composed of eight chapters, each addressing specific issues regarding the City's future growth and development. At the end of each chapter is a list of Goals, Policies and Implementation Measures that articulate the direction for future growth in the City.

A brief overview of each chapter is as follows:

- **Chapter 1, Introduction and Background**-*This chapter includes a brief historical look at the City and describes the General Plan draft process. Goals are generally targeted to keeping the GP current with the city's growth patterns through the next 15 to 20 years.*
- **Chapter 2, Land Use and Urban Design** – *This chapter looks at the current land uses in the City and describes targeted future land use goals. Included in the chapter is a new "Future Land Use Map", significantly different from the current map. Generally, the chapter goals include protecting the current development patterns in residential areas by capturing unclaimed density, instead of recommending higher density requests through rezones. In established commercial areas goals include the revitalization and intensification but without expanding non-residential uses into the surrounding neighborhoods.*
- **Chapter 3, Transportation Networks** - *This chapter addresses the four basic transportation networks; vehicles, transit, bicycles and pedestrians. Ten specific*

“Street Types” list desired characteristics for each type, with a suggested cross-section to illustrate the implementation of that street type. Major transportation corridors in Holladay with their recommended street type, network designations, target right-of-way and specific objectives, serve as a guide for future development.

The goals articulated in this chapter include, ensuring safety for all users, expanding access to the wider region, supporting the bicycling community and protecting the character of the neighborhoods.

- **Chapter 4, Economic Stability** – *This chapter looks at the current conditions affecting the economic stability of the city such as employment and wages, sales leakage and general fund revenues. The Chapter gives specific long range strategies for specific “Economic Districts” targeted to the current development patterns in each. Some overall goals, such as, strengthening architectural standards and allowing the introduction of mixed-use development reinforce those land use goals set out in Chapter 2.*
- **Chapter 5, Moderate Income Housing** - *This chapter is intended as an update to the previously adopted (2010) moderate income housing plan. Goals listed in this chapter support those in Chapter 2, by restating the need to preserve the character of Holladay’s unique neighborhoods, encouraging housing for all ages and incomes and ensuring new development does not sacrifice quality for quantity.*
- **Chapter 6, Parks, Recreations, Trails and Open Space-** *This chapter is intended to replace the adopted Parks Master Plan (2004). The chapter lists all the available recreation areas in and near the city and continues to utilize the Level Of Service standard(s) from the original plan. An updated bike and pedestrian trail system is included in the chapter. Goals in the chapter support the continued and safe access to current recreation areas and support increasing those areas in the city whenever possible. Additionally, as stated throughout the Plan, the preservation of the unique tree canopy existing in the city is of primary importance.*
- **Chapter 7, Natural Resources, Public Services/Facilities and Sustainability** – *This chapter discusses the valuable natural resources that make Holladay a unique community and notes some of the potential hazards of that environment. A brief list of the public and quasi-public services and facilities that are necessary for the continued health, safety and welfare of Holladay citizens is included. A significant portion of the chapter discusses the future sustainability of the community, including cultural, economic, environmental and social aspects of a community. Current practices and policies and future concepts to consider are detailed. Goals include the establishment of a “sustainability committee” that would develop ways to integrate sustainable practices in the City’s future. Goals in this chapter include developing long-term policies to ensure the safety and continued health of the citizens and the environment that makes Holladay a desirable place to live, work and recreate.*

- **Chapter 8, Small Area Master Plans** - *This chapter lists the currently adopted master plans, currently called “appendices” that were part of the original General Plan. The list of master plans is divided into those that are complete and those that are still current. As these plans were not part of the current update, they are referenced but not included in the draft General Plan.*

RECOMMENDATION: On December 8, 2015, the Planning Commission voted unanimously to recommend adoption of the draft General Plan.

CONTACT PERSON: Paul Allred, Pat Hanson



CITY OF HOLLADAY
Planning Commission

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Staff Report  
November 13, 2015  
Item #2

*Project Name:* **Hampton Inn at Millrock**  
*Application Type:* **Preliminary Site Plan, including compliance with Millrock Park Development Agreement**  
*Nature of Discussion:* **Discussion with Potential Approval**  
*Planners:* **Paul Allred & Jonathan Teerlink**

**Executive Summary**

*Project No.:* **15-9-07**  
*Applicant:* **Millrock Hotel Partners, LLC**  
*Address:* **3210 E. Millrock Dr.**  
*Zone:* **ORD**  
  
*Neighborhood Meeting:* **Completed**  
  
*Conceptual Approval:* **11/17/15**  
  
*Contact Persons:* **Paul Allred & Jonathan Teerlink**

**BACKGROUND:**

- The conceptual site plan was approved 11/17/15 with a few requirements that the TRC believe have been addressed for that stage of development.
- A revised conceptual has been submitted to the TRC for the file.
- The developer wishes to commence construction as soon as possible, which is likely to be in early spring 2016.

## **Preliminary Site Plan Technical Review Committee (TRC) Comments – Issues remaining**

- *Drainage and Water Retention* –The grading and drainage plan is acceptable to the city engineer.
- *Parking* – The applicant indicates that the parking agreement for the hotel to use off-site parking applies to any and all of the parking structure across the street. This alleviates some concern about the steep walkway from the top of the deck to the sidewalk. The applicant proposes to build install a handrail. **TRC feel that a slip-free walking surface is needed here as well.** The rest of the site parking appears to be in order.
- *Road Considerations* – This development is proposed on a private right-of-way and no improvements are needed or necessary except as mentioned elsewhere in this report.
- *Crosswalk* – The applicants have complied with design to make a safe crosswalk with painted walk, convex mirror and flashing signs (3) to assist in traffic and pedestrian safety. Additionally, there is a new stairway and ADA walkway to the front door from the street. Vastly improved.
- *Utilities* – Utility service letters have been received. **A sewer line connection capacity issue needs to be resolved to city engineer satisfaction.**
- *Fire Access* –The UFA has approved the Preliminary Plan with regard to fire access and protection.
- ***Building Design*** –TRC suggested additional high quality materials to the north and west sides of building. These have been added. The building is six-tone stucco and tile. **Staff suggests that base of the south elevation also be wrapped with tile.**
- *Landscaping* –The landscaping plan looks very good and is acceptable.
- *Lighting* – A fully detailed lighting plan has been submitted. The light values on the south side near the residential area appear to be minimal. Staff suggests the light pole on the southwest corner of the site be replaced with bollards or a wall pack on the accessory building. **Also, the TRC have not seen specs for the pole light type or fixture type/cutoff, etc.** The building overall is gently illuminated.
- *Geotechnical issues:* The city engineer is requesting additional data from the applicants on retaining wall and other related matters. *(See attached correspondence).* **Before final approval is granted, TRC recommend that these issues be resolved satisfactorily.**
- *Development Agreement Issues*—It is highly likely that the Millrock Development Agreement will need to be amended to allow for this project because the square footage of this building on this site – which was originally planned as a parking lot only – would push the total amount of square footage allowed on the site to more than that allowed by the Agreement.. TRC is seeking legal counsel on this issue and will report at the meeting on any action the PC should take, if any, in this regard. This issue is whether or not this project on this lot will violate provisions of the agreement. If so, counsel will advise on a proper course of action.

## **Staff Recommendations**

Staff recommends approval of the preliminary site plan with agreed upon resolutions with the applicant of the items mentioned above. The PC may wish to grant approval subject to, or request that this matter return to the PC for additional consideration at the following meeting in January.

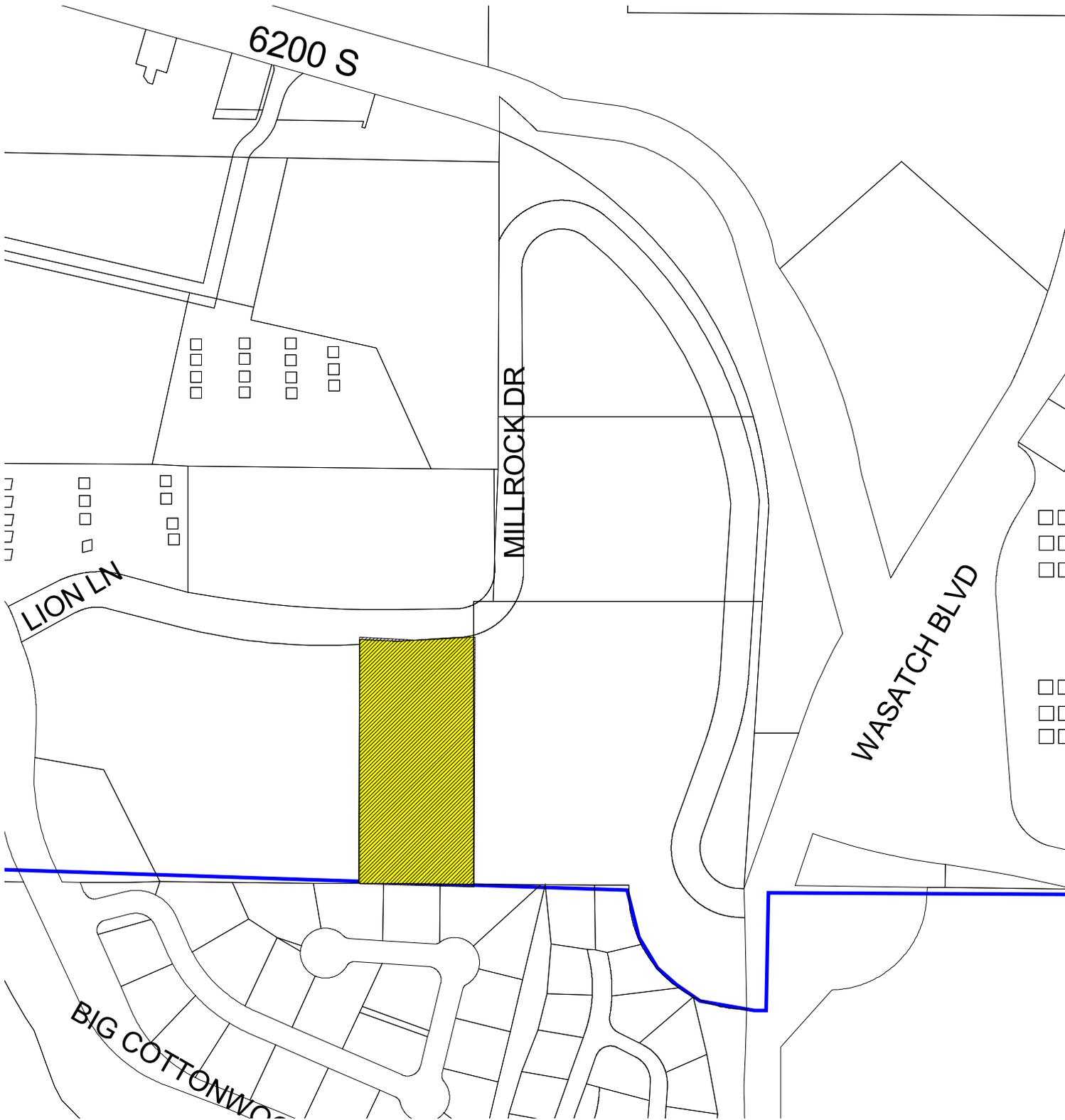
(Suggested Motion:) I, \_\_\_\_\_, motion that we approve the Preliminary Site Plan for the Millrock Hampton Inn in the ORD zone, based on the following findings and with the following requirements:

**Findings:**

- A. The proposed project meets the requirements for Preliminary Site Plan for this use in the ORD zone with the exception of the items highlighted previously.

**Requirements** - Prior to approval of Preliminary and Final Site Plan and Conditional Use Permit - all outstanding TRC issues must be resolved. These may include among other things:

1. A corrected preliminary site plan drawing needs to be submitted showing resolution of the items mentioned herein above or as may be requested by staff or the Planning Commission.
2. A Final Site Plan, and any other documents/requirements shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission unless such approval is delegated by the Commission to the TRC.
3. Action, as deemed necessary by the City Attorney, on the part of the Planning Commission and/or the City Council on the Development Agreement issues regarding this development



1:3000



**Subject Property**

# **Site Location Map**

## **HAMPTON INN AT MILLROCK**

**3210 E MILLROCK DR**



# MEMORANDUM

**TO:** City of Holladay  
Attn.: Paul Allred  
4580 South 2300 East  
Holladay, Utah 84117

**FROM:** Dan VanZeben

**PROJECT:** Millrock Hampton Inn

**SUBJECT:** Preliminary Site Plan review comments response

**DATE:** December 24, 2015

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We have reviewed the preliminary site plan review comments, made changes as requested, returned revised drawings by separate email, and have provided responses listed below:

1. We have provided a cover sheet with developer information, general building information and drawing index.
2. Site Plan:
  - a. Added ORD and R-1 zones on adjacent properties, clarified Holladay City and Cottonwood Heights city line.
  - b. Changed property line to solid bold line.
  - c. Added clarification to adjacent parking structure that 58 stalls for hotel are provided in this facility. Stalls are not assigned, therefore hotel guest can use any level of the parking structure.
  - d. Added disabled parking stalls to on-site.
  - e. Added 16" dia. traffic mirror.
  - f. Added signs on site to indicate additional parking is available in the adjacent parking garage.
3. Landscaping plan has been revised to reflect layout of retaining walls.
4. Provided main level floor plan and second level guestroom plan which is repeated above.
5. Exterior elevations:
  - a. I spoke with Shirl who indicated 14'-6" clearance at the Porte Cochere is sufficient.
  - b. Provided colored elevations to graphically show specified colors.
  - c. Added additional finish materials to west elevation, similar to north elevation. The owners have decided not to add a Hampton Inn sign on the west as it is not visible from the lower street access.
  - d. Cornice lighting detail has been added.

- e. As the east and south elevations are not well exposed we determined to do less costly finishes on these elevations to accommodate the higher than normal site costs. This is a modification from the conceptual plan.
- 6. A site lighting plan with foot candle intensities has been added.
- 7. The developers have determined a canopy for stairs and ramp to street will not be approved by Hilton, and based on their usual maintenance, and snow removal procedure they do not believe it is necessary to create the added expense of an in-slab heat melt system.
- 8. Civil: The civil drawings have been revised and coordinated with architectural drawings.
- 9. Will serve letters have been provided for all utilities except water from SLC Public Works. They requested a notice request from the city, we will provide drawings to them to review and provide.
- 10. A final geotech report is submitted which provides design data for retaining walls, and slope stabilization.
- 11. Details for storage building and trash enclosure have been provided.

If you require additional information, please advise.

**END OF MEMO**

# MILLROCK HAMPTON INN

3210 EAST MILLROCK DRIVE  
HOLLADAY, UTAH 84121

PRELIMINARY SITE PLAN SET  
12/28/2015



| INDEX TO DRAWINGS |                           |
|-------------------|---------------------------|
| GENERAL:          |                           |
| G01               | COVER SHEET               |
| SITE:             |                           |
| A5101             | SITE PLAN                 |
| A5701             | SITE DETAILS              |
| A5702             | SITE LIGHTING PLAN        |
| L102              | PLANTING PLAN             |
| CIVIL:            |                           |
| C000              | COVER SHEET               |
| C100              | SITE PLAN                 |
| C901              | SITE DETAILS              |
| G100              | GRADING AND DRAINAGE PLAN |
| G801              | DRAINAGE DETAILS          |
| L100              | UTILITY PLAN              |
| L901              | UTILITY DETAILS           |
| L902              | UTILITY DETAILS           |
| L102              | PLANTING PLAN             |
| ARCHITECTURAL:    |                           |
| A101              | MAIN LEVEL FLOOR PLAN     |
| A102              | SECOND LEVEL FLOOR PLAN   |
| A201              | EXTERIOR ELEVATIONS       |
| A202              | EXTERIOR ELEVATIONS       |
| CEL1              | COLORLED EXT. ELEVATION   |
| CEL2              | COLORLED EXT. ELEVATION   |

PROJECT NO: 15026  
DRAWN BY: TCG/LSM  
CHECKED BY: \_\_\_\_\_

REVISIONS:

| BUILDING DATA           |                |
|-------------------------|----------------|
| 5 STORIES (NO BASEMENT) |                |
| 1ST FLOOR (A-3 & A-2)   | 12,770 SQ. FT. |
| 2ND FLOOR (R-1)         | 12,224 SQ. FT. |
| 3RD FLOOR (R-1)         | 12,224 SQ. FT. |
| 4TH FLOOR (R-1)         | 12,224 SQ. FT. |
| 5TH FLOOR (R-1)         | 12,224 SQ. FT. |
| TOTAL:                  | 61,666 SQ. FT. |

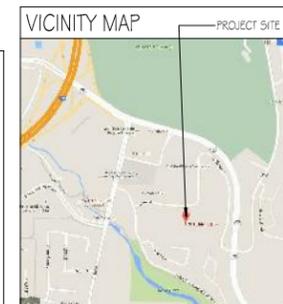
| ROOM TYPE               | ROOM SIZES      | (#) OF ROOMS |
|-------------------------|-----------------|--------------|
| SINGLE KING             | 14'-1" X 23'-7" | (53) ROOMS   |
| ACCESSIBLE SINGLE KING  | 14'-1" X 23'-7" | (3) ROOMS    |
| DOUBLE QUEEN            | 12'-1" X 26'-7" | (40) ROOMS   |
| ACCESSIBLE DOUBLE QUEEN | 12'-1" X 26'-7" | (4) ROOMS    |
| KING SOFA               | 20'-1" X 23'-7" | (3) ROOMS    |
| ACCESSIBLE KING SOFA    | 20'-1" X 23'-7" | (1) ROOMS    |

| ROOM TYPE               | GROUND FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL |
|-------------------------|--------------|-----------|-----------|-----------|-----------|-------|
| SINGLE KING             | 0            | 14        | 13        | 13        | 13        | 53    |
| ACCESSIBLE SINGLE KING  | 0            | 0         | 1         | 1         | 1         | 3     |
| DOUBLE QUEEN            | 0            | 10        | 10        | 10        | 10        | 40    |
| ACCESSIBLE DOUBLE QUEEN | 0            | 1         | 1         | 1         | 1         | 4     |
| KING SOFA               | 0            | 0         | 1         | 1         | 1         | 3     |
| ACCESSIBLE KING SOFA    | 0            | 1         | 0         | 0         | 0         | 1     |
| TOTAL                   | 0            | 26        | 26        | 26        | 26        | 104   |

| SYMBOL | ROOM TYPE                            | REQD COUNT | PROVIDED COUNT | ROOM NUMBERS       |
|--------|--------------------------------------|------------|----------------|--------------------|
| ♿      | SINGLE KING ADAAG W/ ROLL-IN SHOWER  | 1          | 1              | 303                |
|        | SOFA KING ADAAG W/ ROLL-IN SHOWER    | 1          | 1              | 201                |
|        | DOUBLE QUEEN ADAAG W/ ROLL-IN SHOWER | 1          | 1              | 412                |
|        | TUBS                                 | 2          | 2              | 403, 503           |
| TOTAL  |                                      | 3          | 3              | 212, 312, 512      |
| ♿      | ADAAG SOFA KING HEARING IMPAIRED     | 1          | 1              | 201                |
|        | ADAAG SINGLE KING HEARING IMPAIRED   | 3          | 3              | 303, 403, 503      |
|        | ADAAG DOUBLE QUEEN HEARING IMPAIRED  | 4          | 4              | 212, 312, 412, 512 |
| TOTAL  |                                      | 8          | 8              |                    |

| LEVEL      | ROOM #S                                              |
|------------|------------------------------------------------------|
| MAIN LEVEL | -                                                    |
| 2ND LEVEL  | 203-205, 204-206, 215-217, 216-218, 223-225          |
| 3RD LEVEL  | 303-305, 304-306, 312-314, 315-317, 316-318, 323-325 |
| 4TH LEVEL  | 403-405, 404-406, 415-417, 416-418, 423-425          |
| 5TH LEVEL  | 503-505, 504-506, 512-514, 515-517, 516-518, 523-525 |

| PROJECT DIRECTORY                                                                                                                                       |                                                                                                                                      |                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STRUCTURAL</b><br>ARW ENGINEERS<br>1594 W. PARK CIR.<br>OGDEN, UTAH 84404<br><br>PHONE: (801) 782-6008<br>FAX: (801) 782-4656<br><br>CONTACT: JUSTIN | <b>ARCHITECT</b><br>VANZEBEN ARCHITECTURE<br>2032 LINCOLN AVENUE<br>OGDEN, UT 84401<br><br>PHONE: (801) 627-2400<br><br>CONTACT: DAN | <b>DEVELOPER</b><br>MILLROCK HOTEL PARTNERS, LLC.<br>1018 W. ATHERTON DRIVE<br>TAYLORSVILLE, UTAH 84123<br><br>PHONE: (801) 269-0700<br><br>CONTACT: TYLER |



OWNER: MILLROCK HOTEL PARTNERS, L.L.C.

PROJECT: MILLROCK HAMPTON INN

LOCATION: 3210 EAST MILLROCK DR., HOLLADAY, UT 84121

This drawing shall not be reproduced without consent of VanZeben Architecture, nor shall it be used for any project other than the originally intended project.



COVER SHEET

SHEET NUMBER:  
**G01**

DATE: 12/28/15





**EXTERIOR FINISH MATERIALS**

| MARK | MATERIAL | DESCRIPTION            | COLOR               |
|------|----------|------------------------|---------------------|
| ◊    | TILE     | DALTILE G259<br>FLAMED | SILVER PEARL        |
| ◊    | EIFS     | SW 7005                | PURE WHITE          |
| ◊    | EIFS     | SW 7029                | AGREEABLE<br>GRAY   |
| ◊    | EIFS     | SW 6011                | CINCHILLA           |
| ◊    | FLASHING |                        |                     |
| ◊    | EIFS     | SW 6034                | ARRESTING<br>AUBURN |
| ◊    | EIFS     | SW 6013                | BITTER<br>CHOCOLATE |
| ◊    | EIFS     | SW 7067                | CITY SCAPE          |

NOTES:  
A. COLORS ARE SUBJECT TO CHANGE BASED ON  
SUBMITTAL OF ACTUAL SAMPLES.

**VAN ZEELEN**  
ARCHITECTURE  
86. 677-3450  
302 S. ILLINOIS ST.  
SALT LAKE CITY, UT 84111

PROJECT NO: 15026  
DRAWN BY: TCG  
CHECKED BY: --

REVISIONS:

OWNER: MILLROCK HOTEL PARTNERS, L.L.C.  
PROJECT: MILLROCK HAMPTON INN  
LOCATION: 3210 EAST MILLROCK DR., HOLLADAY, UT, 84121

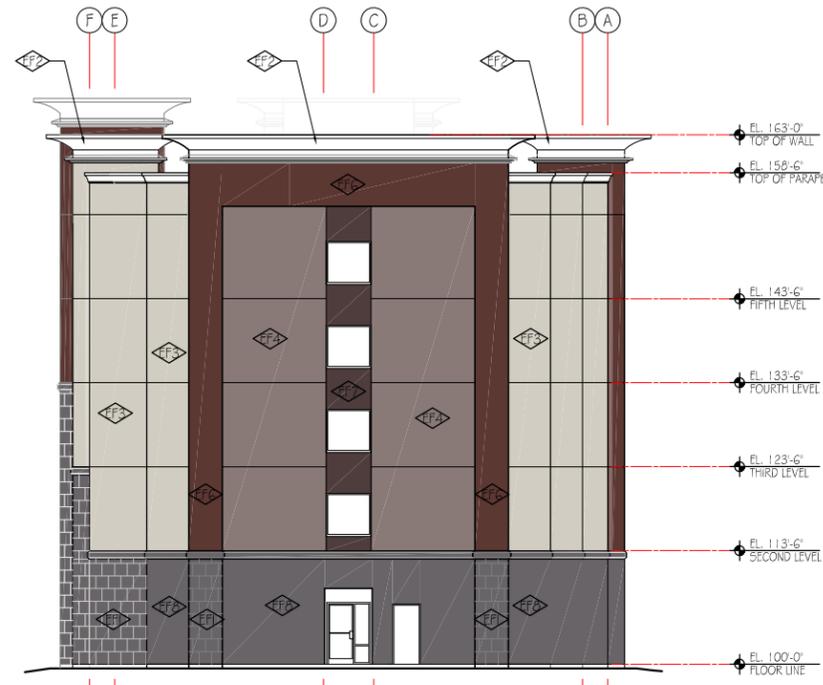


EXTERIOR  
BUILDING  
ELEVATIONS

SHEET NUMBER:  
**CEL1**  
DATE: 12/28/15



**A**  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**B**  
**CEL2**  
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH MATERIALS**

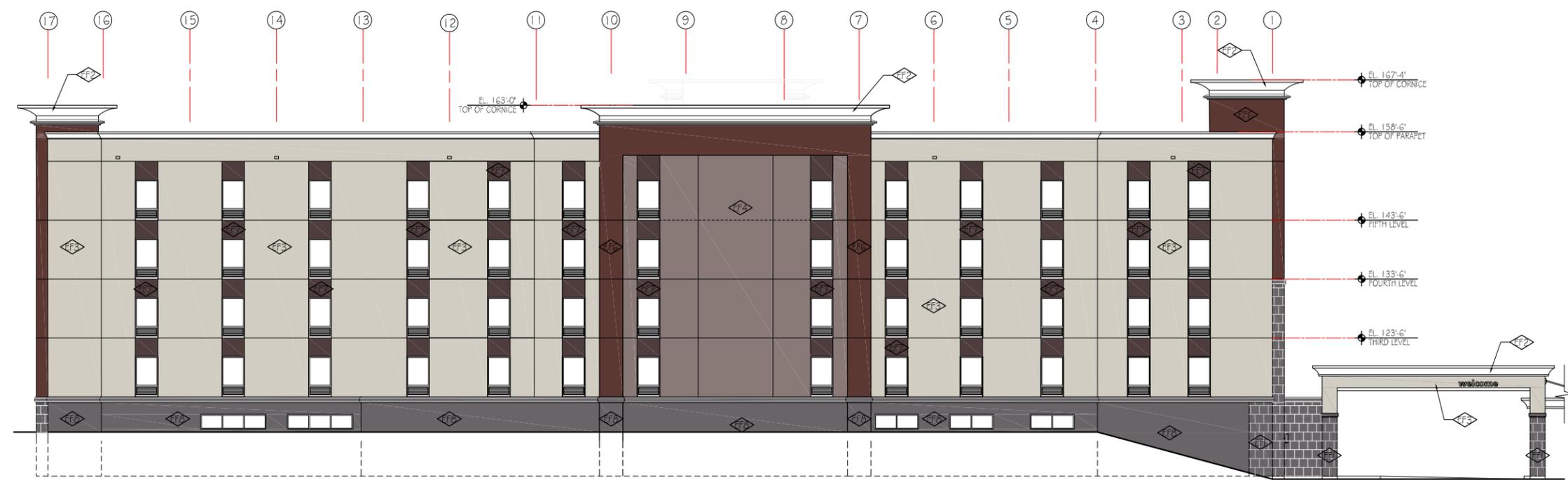
| MARK | MATERIAL | DESCRIPTION            | COLOR            |
|------|----------|------------------------|------------------|
| EF1  | TILE     | DALTILE G259<br>FLAMED | SILVER PEARL     |
| EF2  | EIFS     | SW 7005                | PURE WHITE       |
| EF3  | EIFS     | SW 7029                | AGREEABLE GRAY   |
| EF4  | EIFS     | SW 6011                | CINCHILLA        |
| EF5  | FLASHING |                        |                  |
| EF6  | EIFS     | SW 6034                | ARRESTING AUBURN |
| EF7  | EIFS     | SW 6013                | BITTER CHOCOLATE |
| EF8  | EIFS     | SW 7067                | CITY SCAPE       |

NOTES:  
 A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.



PROJECT NO: 15026  
 DRAWN BY: TCG  
 CHECKED BY: --

REVISIONS:



**A**  
**CEL2**  
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

OWNER: MILLROCK HOTEL PARTNERS, L.L.C.  
 PROJECT: MILLROCK HAMPTON INN  
 LOCATION: 3210 EAST MILLROCK DR., HOLLADAY, UT. 84121

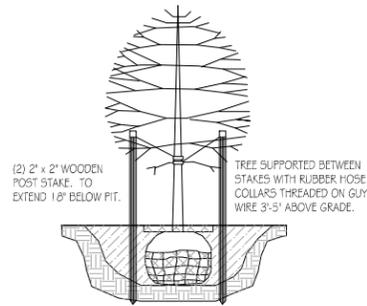


EXTERIOR BUILDING ELEVATIONS

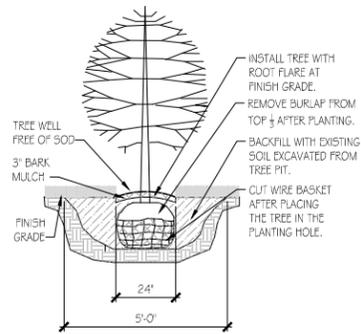
SHEET NUMBER:  
**CEL2**

DATE: 12/28/15

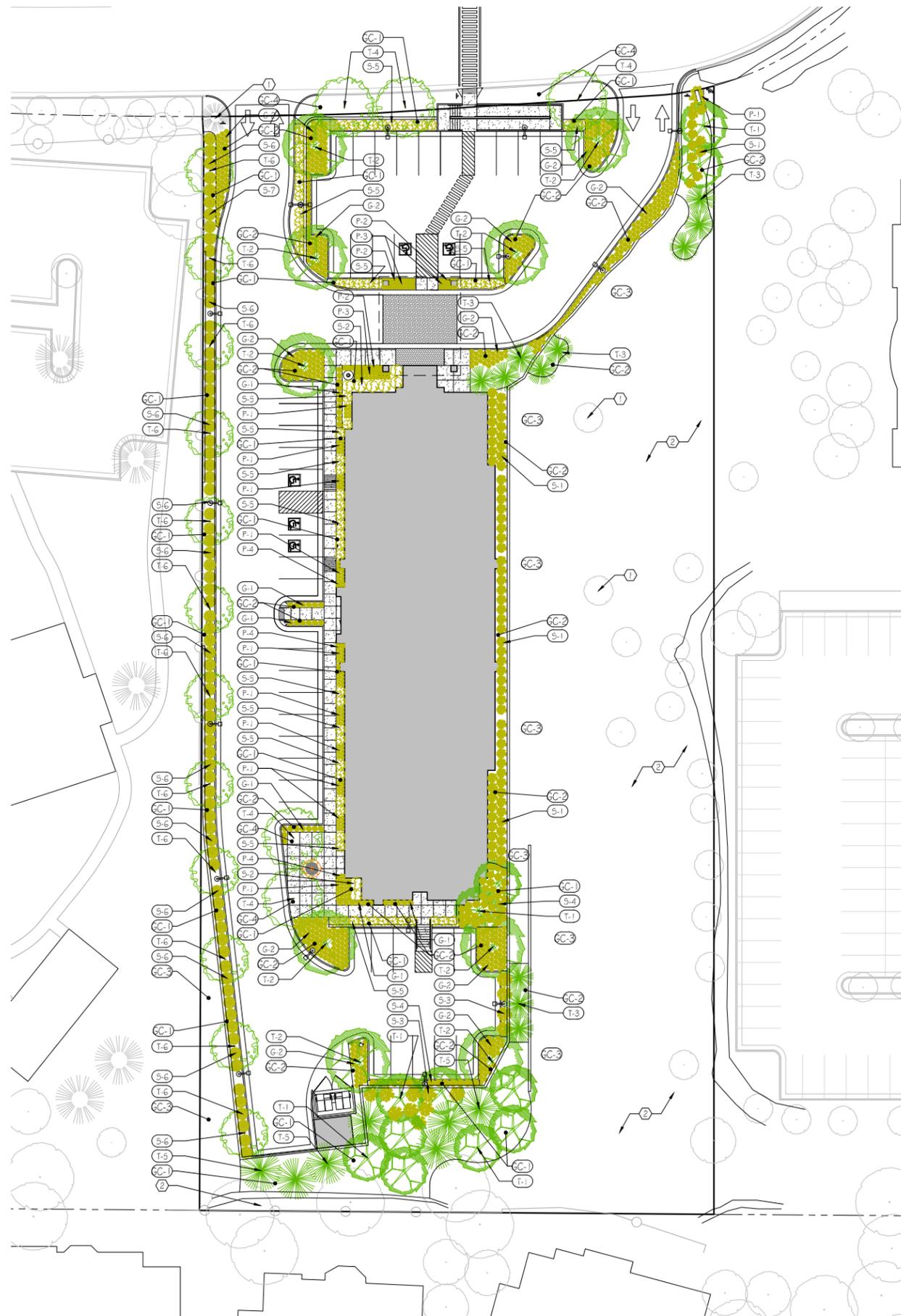
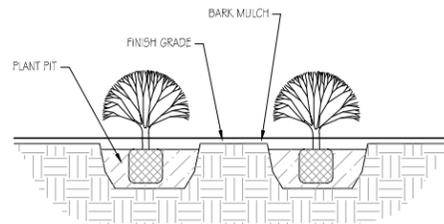
| PLANTING LEGEND           |                            |                                 |                     |
|---------------------------|----------------------------|---------------------------------|---------------------|
| MARK                      | COMMON NAME                | BOTANICAL NAME                  | SIZE & SPACING      |
| <b>TREES</b>              |                            |                                 |                     |
| T-1                       | BIG TOOTH MAPLE            | ACER GRANDIDENTATUM             | 2" CAL.             |
| T-2                       | THORNLESS HONEYLOCUST      | GLEDTISIA TRACANTHOS INERMIS    | 2" CAL.             |
| T-3                       | UTAH JUNIPER               | JUNIPERUS OSTEOSPERMA           | 6" TALL             |
| T-4                       | GOLDENRAIN TREE            | KOELREUTERIA PANICULATA         | 2" CAL.             |
| T-5                       | LIMBER PINE                | PINUS FLEXILIS                  | 6" TALL             |
| T-6                       | FLOWERING PEAR             | PYRUS CALLERYANA 'AUTUMN BLAZE' | 2" CAL.             |
| <b>SHRUBS</b>             |                            |                                 |                     |
| S-1                       | RABBITBRUSH                | CHRYSOTHAMNUS NAUSEOSUS         | 5 GAL. @ 3' O.C.    |
| S-2                       | WINGED EUNYMUS             | EUNYMUS ALATUS                  | 5 GAL. @ 5' O.C.    |
| S-3                       | WILD MOCK ORANGE           | PHILADELPHUS LEWISII            | 5 GAL. @ 6' O.C.    |
| S-4                       | CINQUEFOIL                 | POTENTILLA FRUITICOSA           | 5 GAL. @ 3' O.C.    |
| S-5                       | GOLDEN CURRANT             | RIBES ALIREUM                   | 5 GAL. @ 4' O.C.    |
| S-6                       | ENGLISH YEW                | TAXUS BACCATA 'ADPRESSA'        | 5 GAL. @ 5' O.C.    |
| <b>GROUND COVER</b>       |                            |                                 |                     |
| GC-1                      | CEDAR BARK CHIPS           |                                 |                     |
| GC-2                      | CRUSHED STONE              |                                 | 1/2" DIA. MAX       |
| GC-3                      | HYDROSEEDED WILDFLOWER MIX |                                 |                     |
| GC-4                      | GOLDMOSS SEDUM             | SEDUM ACRE                      | @ 8" O.C.           |
| <b>PERENNIALS</b>         |                            |                                 |                     |
| P-1                       | ROCKY MOUNTAIN COLUMBINE   | AQUILEGIA CAERULEA              | 2 GAL. @ 18" O.C.   |
| P-2                       | BLUEBELL OF SCOTLAND       | CAMPANULA ROTUNDFOLIA           | 2 GAL. @ 8" O.C.    |
| P-3                       | GOLDEN EARDROPS            | DICENTRA CHRYSANTHA             | 2 GAL. @ 18" O.C.   |
| P-4                       | ORIENTAL POPPY             | PAPAVER ORIENTALE               | 2 GAL. @ 12" O.C.   |
| <b>ORNAMENTAL GRASSES</b> |                            |                                 |                     |
| G-1                       | BIG BLUESTEM               | ANDROPOGON GERARDI              | 2 GAL. @ 2' 6" O.C. |
| G-2                       | MEXICAN FEATHER GRASS      | NESSSELLA TENUISSIMA            | 2 GAL. @ 2' O.C.    |



- STAKING TREES:**
- STAKING IS NOT GENERALLY REQUIRED FOR ALL TREE PLANTING. IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER.
  - ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE THE ROOT BALL.



SOAK TOPSOIL AND ALLOW TO PERCOLATE PRIOR TO PLANTING. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.



**PLANTING PLAN**  
SCALE: 1" = 20'-0"

**PLANTING KEYNOTES:**

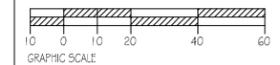
- EXISTING TREE
- EXISTING VEGETATION TO REMAIN

**PLANTING NOTES:**

- EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL. CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:  
TURF AREAS: 4"  
SHRUBS AREAS: 8"  
AREAS: 3"
- ALLOW FOR 3" DEPTH OF BARK CHIPS IN SHRUB AREAS
- PROVIDE 3" DEPTH BARK MULCH IN PLANTING AREAS AND AT TREE WELLS.
- TREES SPECIFIED TO BE RELOCATED SHALL BE ACCOMPLISHED W/ 60" DIA. TREE SPADE.
- PROTECT TREES SPECIFIED TO REMAIN.

**GENERAL IRRIGATION NOTES:**

- EXAMINE SITE TO DETERMINE ACCEPTANCE OF SUBGRADE AND LAYOUT. NOTIFY ARCHITECT OF DISCREPANCY PRIOR TO COMMENCING WORK.
- SPRINKLER HEADS, EQUIPMENT, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS AND DESIGN STANDARDS.
- COORDINATE LOCATION OF SLEEVES WITH OTHER CONTRACTORS IN A TIMELY MANNER TO PLACE PRIOR TO CONSTRUCTION OF STRUCTURES AND PAVEMENTS.
- LOCATE DRAINS AT APPROPRIATE LOCATIONS. SHOW ON SHOP DRAWINGS. ENSURE POSITIVE DRAINAGE FOR ENTIRE SYSTEM.
- DESIGN SYSTEM BASED ON 25 GPM MAX. FLOW. VERIFY PRESSURE AND SIZE PIPING BASED ON FINDINGS.
- LOCATE HEADS NEXT TO WALKS MINIMUM OF 2" AND 1/4" BELOW SURFACE.
- MAIN LINES SHALL BE SCHEDULE 40 PVC. BURIED @ 16" BELOW GRADE. LATERAL SHALL BE SCHEDULE 40 PVC. BURIED @ 12" BELOW GRADE.
- IRRIGATION SYSTEM TO BE DESIGN BUILD.
- SPRINKLER METHOD:  
1. TREES: SPOT IRRIGATION.  
2. SHRUBS AND PLANTING BEDS: DRIP IRRIGATION.



PROJECT NO: 15026  
DRAWN BY: MHV  
CHECKED BY: I

REVISIONS:

**PRELIMINARY SITE PLAN SET**

**MILLROCK HAMPTON INN**

OWNER: MILLROCK HOTEL PARTNERS, L.L.C.

PROJECT: MILLROCK HAMPTON INN

LOCATION: 3210 EAST MILLROCK DR., HOLLADAY, UT, 84121



**PLANTING PLAN**

SHEET NUMBER:  
**L102**

DATE: 12/28/15

| LUMINAIRE SCHEDULE |     |                         |
|--------------------|-----|-------------------------|
| SYMBOL             | QTY | LABEL                   |
| F1                 | 5   | PRV-A40-D-UNV-T4-BZ     |
| F2                 | 11  | PRV-A40-D-UNV-T4-BZ-H56 |

| CALCULATION SUMMARY |       |      |     |     |
|---------------------|-------|------|-----|-----|
| LABEL               | UNITS | AVG  | MAX | MIN |
| CALCPTS_1           | FC    | 2.08 | 7.1 | 0.0 |

SITE PLAN KEYNOTES:

- 1. NEW 20' HIGH PARKING LOT LIGHT.



PROJECT NO: 15026  
 DRAWN BY: TEG  
 CHECKED BY: I

REVISIONS:

MILLROCK HOTEL PARTNERS, L.L.C.  
**MILLROCK HAMPTON INN**  
 PRELIMINARY SITE PLAN SET

OWNER: MILLROCK HOTEL PARTNERS, L.L.C.  
 PROJECT: MILLROCK HAMPTON INN  
 LOCATION: 3210 EAST MILLROCK DR., HOLLADAY, UT, 84121

The drawing shall not be reproduced without consent of vanZebben Architects, nor shall it be used for any project other than the originally intended project.

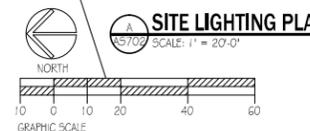
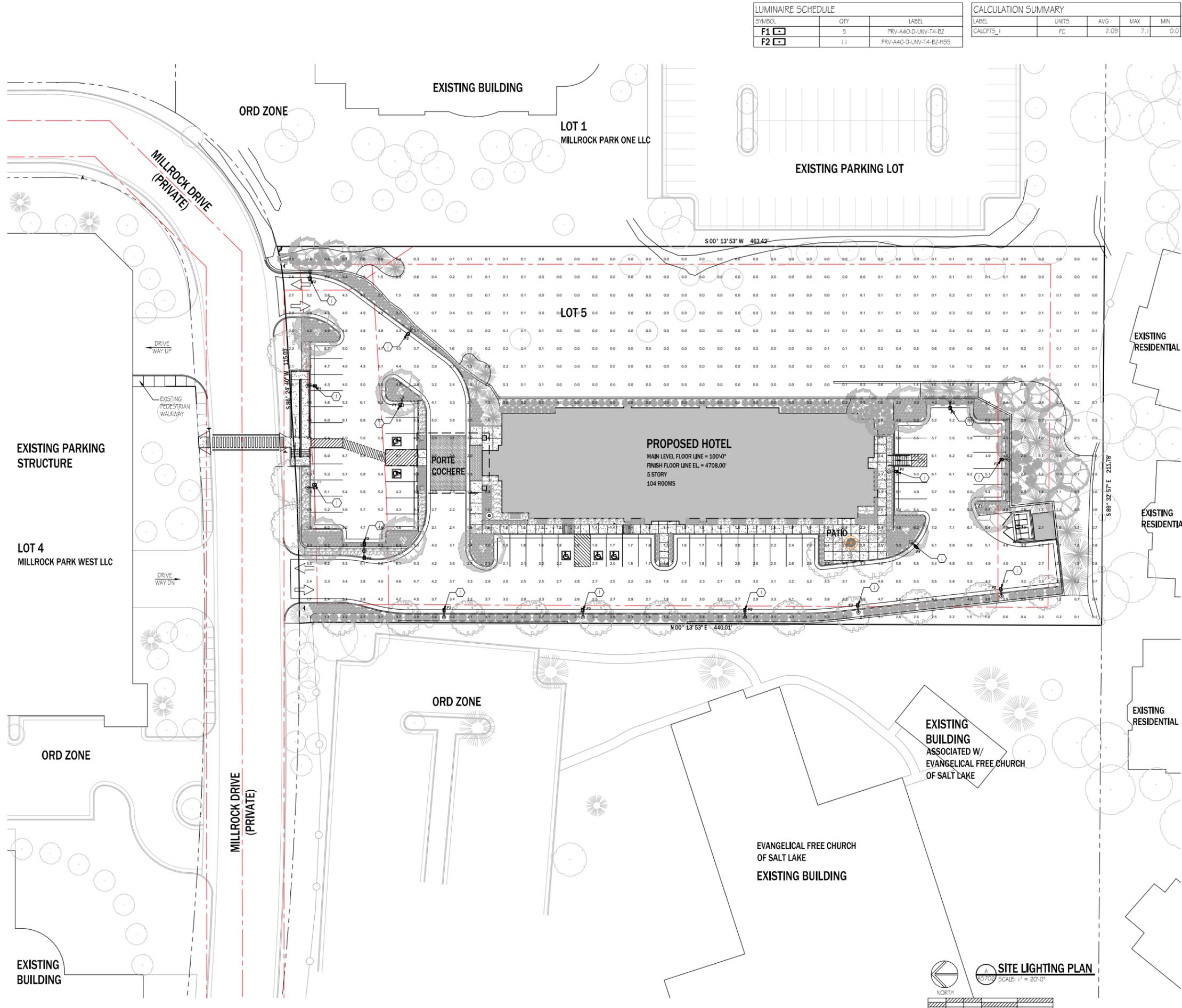


SITE LIGHTING PLAN

SHEET NUMBER:  
**AS702**

DATE: 12/28/15

VICINITY MAP



## DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

## SPECIFICATION FEATURES

### Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

### Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 15,100 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

### Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

### Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming

|             |  |      |
|-------------|--|------|
| Catalog #   |  | Type |
| Project     |  |      |
| Comments    |  | Date |
| Prepared by |  |      |

(MSP/DIM) operation. The optional LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

### Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

### Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

### Warranty

Five-year warranty.



## PRV PREVAIL

LED

AREA / SITE / ROADWAY  
LUMINAIRE



### CERTIFICATION DATA

UL and cUL Wet Location Listed  
IP66-Rated  
3G Vibration Rated  
ISO 9001  
DesignLights Consortium™ Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 and 60Hz,  
347V/60Hz, 480V/60Hz  
-40°C Minimum Temperature Rating  
+40°C Ambient Temperature Rating

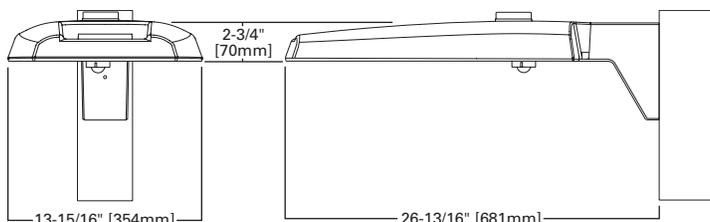
### EPA

Effective Projected Area (Sq. Ft.): 0.75

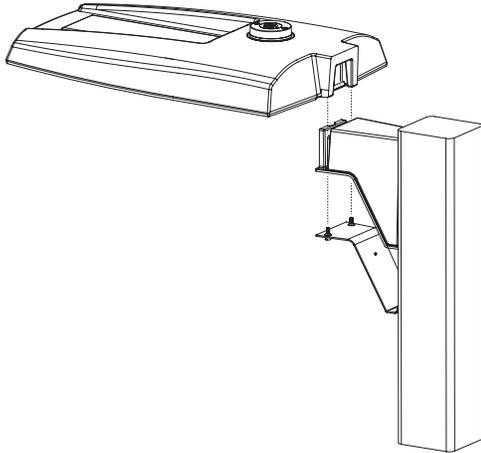
### SHIPPING DATA

Approximate Net Weight:  
20 lbs. (9.09 kgs.)

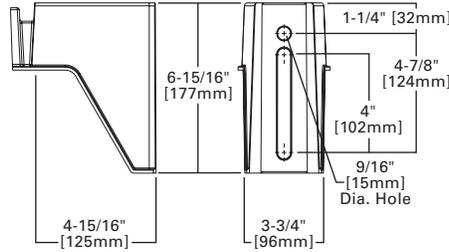
## DIMENSIONS



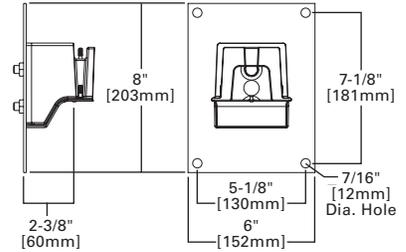
**VERSATILE MOUNT SYSTEM**



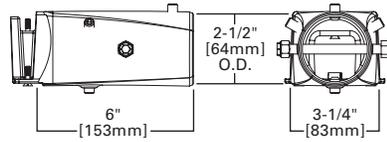
**POLE MOUNT ARM**



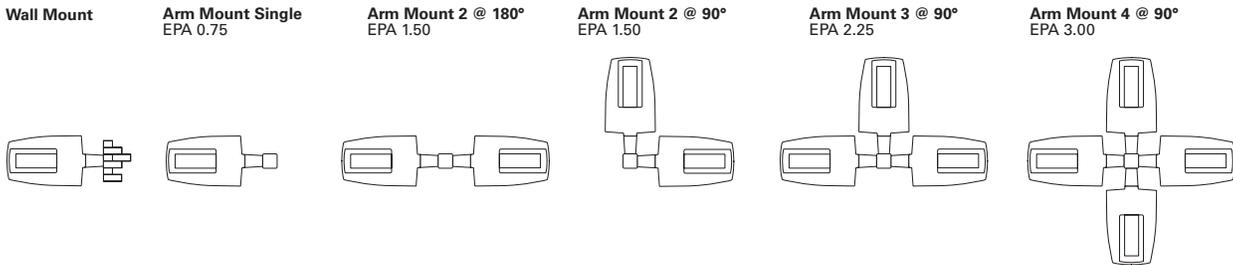
**WALL MOUNT**



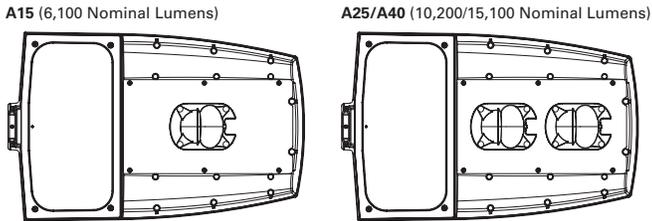
**MAST ARM MOUNT**



**MOUNTING CONFIGURATIONS AND EPAS**



**OPTICAL CONFIGURATIONS**



**POWER AND LUMENS**

| Light Engine             |            | A15      | A25      | A40      |
|--------------------------|------------|----------|----------|----------|
| Nominal Power (Watts)    |            | 57W      | 87W      | 143W     |
| Input Current @ 120V (A) |            | 0.49     | 0.76     | 1.23     |
| Input Current @ 277V (A) |            | 0.22     | 0.35     | 0.54     |
| Input Current @ 347V (A) |            | 0.18     | 0.28     | 0.45     |
| Input Current @ 480V (A) |            | 0.13     | 0.21     | 0.33     |
| Type II                  | Lumens     | 6,139    | 10,204   | 15,073   |
|                          | BUG Rating | B1-U0-G1 | B2-U0-G2 | B3-U0-G3 |
| Type III                 | Lumens     | 6,192    | 10,292   | 15,203   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 |
| Type IV                  | Lumens     | 6,173    | 10,261   | 15,157   |
|                          | BUG Rating | B1-U0-G3 | B2-U0-G3 | B2-U0-G4 |
| Type V                   | Lumens     | 6,393    | 10,627   | 15,697   |
|                          | BUG Rating | B3-U0-G3 | B4-U0-G3 | B4-U0-G4 |

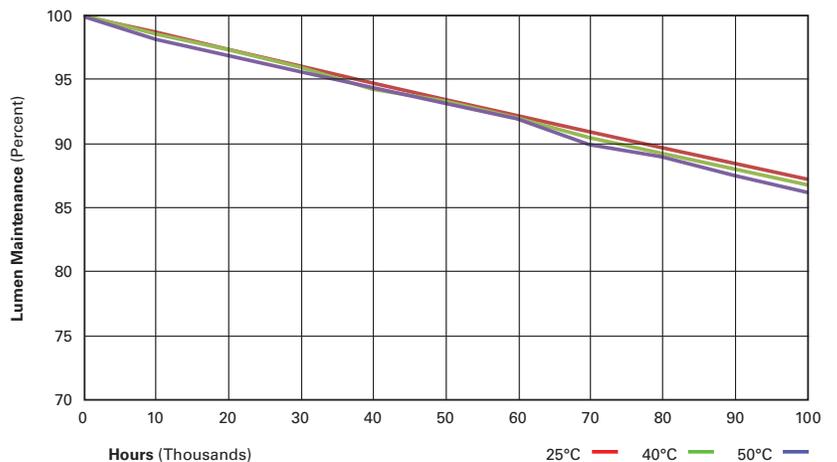
NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

**LUMEN MAINTENANCE**

| Ambient Temperature | 25,000 Hours* | 50,000 Hours* | 60,000 Hours* | Theoretical 100,000 Hours | Theoretical L70 (Hours)* |
|---------------------|---------------|---------------|---------------|---------------------------|--------------------------|
| 25°C                | > 96%         | > 93%         | > 92%         | > 87%                     | > 260,000                |
| 40°C                | > 96%         | > 93%         | > 92%         | > 87%                     | > 255,000                |
| 50°C                | > 95%         | > 92%         | > 91%         | > 86%                     | > 250,000                |

**LUMEN MULTIPLIER**

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C                | 1.02             |
| 15°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |



**ORDERING INFORMATION**

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

| Product Family <sup>1,2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Light Engine <sup>3</sup>                                                                                    | Driver <sup>4</sup> | Voltage                                                       | Distribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mounting                                                      | Color <sup>6</sup>                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| PRV=Prevail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A15=(1 LED) 6,100 Nominal Lumens<br>A25=(2 LEDs) 10,200 Nominal Lumens<br>A40=(2 LEDs) 15,100 Nominal Lumens | D=Dimming (0-10V)   | UNV=Universal (120-277V)<br>347=347V<br>480=480V <sup>5</sup> | T2=Type II<br>T3=Type III<br>T4=Type IV<br>T5=Type V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SA=Standard Versatile Arm<br>MA=Mast Arm<br>WM=Wall Mount Arm | AP=Grey<br>BZ=Bronze (Standard)<br>BK=Black<br>DP=Dark Platinum<br>GM=Graphite Metallic<br>WH=White |
| Options (Add as Suffix)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                              |                     |                                                               | Accessories (Order Separately) <sup>11</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                               |                                                                                                     |
| 7030=70 CRI / 3000K CCT <sup>7</sup><br>7050=70 CRI / 5000K CCT <sup>7</sup><br>10K=10kV/10kA UL 1449 Fused Surge Protective Device<br>DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>8,9</sup><br>DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>8,9</sup><br>MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height<br>MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height<br>MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height<br>MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height<br>PER=NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>10</sup><br>PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>10</sup><br>HSS=House Side Shield<br>HA=50°C High Ambient Temperature |                                                                                                              |                     |                                                               | PRVWM-XX=Wall Mount Kit<br>PRVMA-XX=Mast Arm Mounting Kit<br>PRVSA-XX=Standard Arm Mounting Kit<br>HS/VERD=House Side Shield<br>MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>OA/RA1013=Photocontrol Shorting Cap<br>OA/RA1014=NEMA Photocontrol - 120V<br>OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V<br>OA/RA1027=NEMA Photocontrol - 480V<br>OA/RA1201=NEMA Photocontrol - 347V<br>ISHH-01=Integrated Sensor Programming Remote |                                                               |                                                                                                     |

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
  - DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to [www.designlights.org](http://www.designlights.org) for details.
  - Standard 4000K CCT and 70 CRI.
  - Consult factory for driver surge protection values.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
  - Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
  - LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See website for LumaWatt application information.
  - LumaWatt wireless system is not available with photocontrol receptacle (Not needed).
  - Not available with MSP or DIMRF options.
  - Replace XX with paint color.

**STOCK ORDERING INFORMATION**

Stock Sample Number: PRVS-A25-UNV-T3

| Product Family | Light Engine                                                                                                 | Voltage                              | Distribution              | Options (Add as Suffix)                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------|----------------------------------------------------------------------------------|
| PRVS=Prevail   | A15=(1 LED) 6,100 Nominal Lumens<br>A25=(2 LEDs) 10,200 Nominal Lumens<br>A40=(2 LEDs) 15,100 Nominal Lumens | UNV=Universal (120-277V)<br>347=347V | T3=Type III<br>T4=Type IV | MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height |

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.



Request: **PRELIMINARY SUBDIVISION APPROVAL – RESIDENTIAL SUBDIVISION**  
 Project: Bryson Subdivision  
 Address: 1981 E 4625 South, Holladay Utah 84117  
 Applicant: Robert and Terri Bryson, owner  
 File No: 15-1-06  
 Notice: not required  
 Planner: Jonathan Teerlink, City Planner

|                              |              |                                             |
|------------------------------|--------------|---------------------------------------------|
| <b>GOVERNING ORDINANCES:</b> | 13.14        | R-1 RESIDENTIAL SINGLE FAMILY ZONES         |
|                              | 13.08.10.D,  | PRELIMINARY SUBDIVISION REVIEW AND APPROVAL |
|                              | 13.10:       | SUBDIVISION REQUIREMENTS                    |
|                              | 13.10.050.B, | SUBMISSION STANDARDS: PRELIMINARY PLAT      |

**EXECUTIVE SUMMARY**

On October 20<sup>th</sup> 2015, the City of Holladay (The City) Planning Commission moved to approve the conceptual subdivision plan for this residential three-lot development located at 1981 East 4625 South. The concept approval by the Planning Commission acknowledged that proposal to amend an existing subdivision plat (Holladay Estates) by taking one of the lots out (lot #9) of the plat immediately to the east to allow for a shared driveway, etc. This lot will be joining with another property to the west that is not in a subdivision in order to form a new three lot subdivision. The final development will add only one additional home to the neighborhood which will be accessed from a private drive. All lots in this new subdivision conform to the density and lot size regulations of the R-1-10 zone. Pursuant to the conceptual approval, the applicant has prepared preliminary subdivision drawings, the second stage of this project’s required 3-part review (conceptual, **Preliminary** and Final).

**TECHNICAL REVIEW COMMITTEE REVIEW**

The preliminary subdivision was reviewed by the TRC on December 23<sup>rd</sup>. Since the conceptual approval the applicant, Mr. Robert Bryson, has slightly adjusted the lot lines between all lots. This adjustment gave addition square footage to lots #1 and #2 which now measure 12,694 and 10,994 square feet, respectively. The TRC has found that the Preliminary construction drawings submitted by the applicant are complete and in compliance with zoning, engineering, fire and public safety. Additionally, the preliminary subdivision plat shows to be congruent to the conceptual subdivision approvals previously approved by the Commission.

Specific items reviewed by the TRC which are of interest to the commission are as follows:

- 1) The bends in the private drive access have been widened to accommodate Fire Codes. This change required more land from lot#3 to be devoted to the lane (added to lot #2). It also requires the demolition of the detached garage currently on lot #3 (1991 E Cresthill Dr)
- 2) The existing irrigation lateral, running north to south, is impeding the private drive construction. Efforts to determine the design of the new, replacement facility, needed to purvey water to the downstream water rights holders, have been problematic due to the fact this this facility is buried and historic use of the lateral is undocumented. The TRC has required the execution of the Irrigation Certification order by the owner which basically agrees that; we know there is a facility in place however we don’t know what, if any, measures are needed to modify the facility in order to install the driveway. Until exploratory excavations can take place to install the road, the facility will remain in an “as-is” state. If there are indeed modifications required in order to properly purvey irrigation water,

this department (Holladay Engineering and Upper Canal) will review and approve the proposed designs at that time.

- 3) An existing power pole is also impeding the new private driveway. The applicant has met and is coordinating with Rocky Mountain Power to relocate the pole to service the lots.
- 4) The applicants desire to have the City Council vacate a portion of an old cul-de-sac in the right of way in order for the area to be added to lot #2. It will be necessary for the CC to receive a recommendation from the Commission on whether or not the cul-de-sac portion of the lot should be vacated and allowed to be included in the new subdivision.

### **TRC RECOMMENDATIONS**

The TRC finds that the Bryson three-lot subdivision and plat amendment proposed at 1981 E 4625 South to be substantially complete as per the submission requirements listed in Holladay Ordinance 13.10.050B and recommend approval as per review and approval procedures set forth in Holladay Ordinance 13.08.110D.

#### **Potential motion to approve the amended plat:**

Approve to amend the Holladay Estates Subdivision by vacating (removing) of Lot 9 for the purpose of including it in the newly proposed Bryson Subdivision as lot #3, subject to the following findings:

1. The removal of the Lot 9 Holladay Estates (Lot 3 Bryson) constitutes no harm to the existing subdivision; it simply relocates it into another plat.
2. The owner of Lot 9 Holladay Estates (Lot 3 Bryson) and the abutting property owner are agreeable to joining their properties together to create a new subdivision plat for the purposes of sharing access, etc.
3. The addition of the lot to be removed from the other plat is necessary and desirable for easier and safer access into the existing property to be divided.

#### **For the purpose of a potential motion to approve the preliminary subdivision plat request:**

Approve the preliminary subdivision plan for the Bryson Subdivision upon the following findings:

1. The Commission approved the conceptual on October 20<sup>th</sup> 2015
2. The subdivision complies with the City's construction standards for a preliminary plan for all lots in the proposed development in the R-1-10 zone (regardless whether or not the area of the city's right-of-way is included in the subdivision or not).

#### **For the purpose of a recommended motion to the City Council to vacate a portion of the existing right-of-way (cul-de-sac):**

Motion to recommend the City Council vacate the cul-de-sac portion of the city's right-of-way as shown on the conceptual subdivision plan per following findings:

1. The TRC finds that this portion of the city's right-of-way it is not now, nor has been for many years needed or used for city purposes.
2. The road is complete and is use in both directions and therefore won't be needed for turnaround purposes.
3. Vacating this area of the cul-de-sac will aid in any future improvements of this public street (i.e. Curb and or gutter)
4. The area of the cul-de-sac, if vacated will contribute to a larger lot area, more attractive shape of the front yard, more usable area, that this area has ostensibly already been in private use for many years, that the vacation of the space is a better option than entering into an agreement with the City for its use, etc.

Additionally, as per allowances set forth in section 13.08.110D the TRC feels comfortable that the Final Subdivision plat can be deferred to TRC for final review and approval in accordance with all conditional use and PUD approvals.



 SUBJECT PROPERTY

Vicinity Map  
**Bryson Subdivision**

1981 E 4625 S



# BRYSON SUBDIVISION

1981 EAST 4625 SOUTH  
HOLLADAY, UTAH



## INDEX OF DRAWINGS

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| 1-1   | SUBDIVISION PLAT          |
| C-001 | GENERAL NOTES             |
| C-100 | DEMOLITION PLAN           |
| C-200 | GRADING AND DRAINAGE PLAN |
| C-300 | UTILITY PLAN              |

DATE PRINTED  
December 23, 2015

BRYSON SUBDIVISION - DECEMBER 23, 2015

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

### DEVELOPER:

ROBERT & TERRI BRYSON  
1991 EAST CRESTHILL DRIVE  
HOLLADAY, UTAH 84117

ROBERT BRYSON

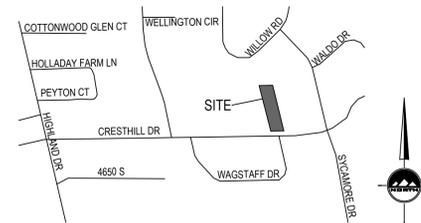
### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

### VICINITY MAP



NO SCALE

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO HOLLADAY CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 4 T2S, R1E SL&M (FOUND 2.5" BRASS CAP) ELEV. = 4387.12.

### ENGINEER:



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOKOLEE  
Phone: 435.843.3090  
CEDAR CITY  
Phone: 435.862.9453  
RICHFIELD  
Phone: 435.290.0187  
COLLORADO SPRINGS  
Phone: 719.478.0119

# BRYSON 3 LOT SUBDIVISION FINAL PLAT VACATING LOT 9, HOLLADAY ESTATES & A PORTION OF 4625 SOUTH STREET

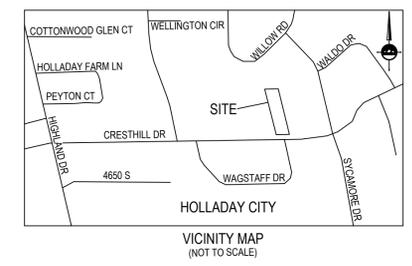
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HOLLADAY, SALT LAKE COUNTY, UTAH



**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 AND DRAINAGE EASEMENT (PU&DE) 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 PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOTS OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PU&DE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PU&DE.
- NO CITY MAINTENANCE ON PRIVATE STREETS.
- NO PARKING ON PRIVATE STREETS WILL BE ALLOWED TO PROVIDE ADEQUATE ACCESS FOR FIRE & EMERGENCY VEHICLES. "NO PARKING" SIGNS SHALL BE POSTED THROUGHOUT THE SITE.

- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
  - FIRE HYDRANT
  - STREET LIGHT
  - BOUNDARY LINE
  - PRIVATE STREET
  - EXISTING PROPERTY LINES
  - CENTER LINE
  - EASEMENT LINE/PU&DE
  - BUILDING SETBACK



ADDRESS: \_\_\_\_\_  
SUBDIVISION \_\_\_\_\_ PLAT \_\_\_\_\_ LOT \_\_\_\_\_

SOUTH QUARTER CORNER SECTION 4 T2S, R1E SLB&M (FOUND 2.5" BRASS CAP)

SOUTHEAST CORNER SECTION 4 T2S, R1E SLB&M (FOUND 2.5" BRASS CAP)

BASIS OF BEARING: N89°36'00" W 2643.66' 225.18'

**DEVELOPER / PROPERTY OWNER**  
ROBERT BRYSON  
1991 EAST CRESTHILL DRIVE  
HOLLADAY, UT 84117  
801-891-3970

**ENSIGN**

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON Phone: 801.541.1100  
TOOELE Phone: 435.843.3999  
CEDAR CITY Phone: 435.863.1453  
RICHFIELD Phone: 435.892.2963  
COLORADO SPRINGS Phone: 719.478.0119

**SHEET 1 OF 1**

PROJECT NUMBER: 6635  
MANAGER: PMH  
DRAWN BY: MBH  
CHECKED BY: PMH  
DATE: 11/19/2015

**SURVEYOR'S CERTIFICATE**

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BRYSON 3 LOT SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at a point on the North line of Cresthill Drive, said point being North 89°36'00" West 225.18 feet along the Section line and North 0°0'0" West 974.92 feet from the South East Quarter Corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running:

thence North 13°30'00" West 277.00 feet;  
thence North 89°00'00" East 80.86 feet to the west line of Holladay Estates Subdivision;  
thence South 13°30'00" East 193.04 feet along the west line of said subdivision to the Southwest Corner of Lot 10, Holladay Estates Subdivision;  
thence North 75°0'14" East 147.10 feet along the south line of said Lot 10 to the West line of Sycamore Street;  
thence South 14°0'13" East 66.10 feet along the West line of Sycamore Street;  
thence Southwesterly 39.21 feet along the arc of a 25.00 foot radius curve to the right, chord bears South 30°56'45" West 35.31 feet to the North line of Cresthill Drive;  
thence South 75°52'30" West 63.48 feet along the North line of Cresthill Drive;  
thence West 54.51 feet along the arc of a 237.95 foot radius curve to the right, chord bears South 82°26'15" West 54.39 feet along the North line of Cresthill Drive;  
thence South 89°00'00" West 85.59 feet along the North line of Cresthill Drive to the point of beginning.

Contains 34,827 square feet or 0.80 acres, 3 lots.

DATE \_\_\_\_\_ Patrick M. Harris  
P.L.S. 286882

**PROFESSIONAL LAND SURVEYOR**  
12/23/15  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH

**OWNER'S DEDICATION**

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots, streets to be hereafter known as the

**BRYSON 3 LOT SUBDIVISION**

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.  
In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
By: \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_  
PROPERTY OWNER \_\_\_\_\_  
PROPERTY OWNER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH ) S.S.  
COUNTY OF SALT LAKE )  
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NAME: \_\_\_\_\_ NOTARY PUBLIC  
NO: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY  
A NOTARY PUBLIC COMMISSION IN UTAH

**ACKNOWLEDGMENT**

STATE OF UTAH ) S.S.  
COUNTY OF SALT LAKE )  
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MY COMMISSION EXPIRES: \_\_\_\_\_  
NAME: \_\_\_\_\_ NOTARY PUBLIC  
NO: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY  
A NOTARY PUBLIC COMMISSION IN UTAH

**PLAT VACATION NOTICE**

THE CITY OF HOLLADAY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF \_\_\_\_\_ (LOT NUMBER, PLAT NUMBER AND SUBDIVISION NAME), \_\_\_\_\_ (LOT NUMBER, PLAT NUMBER AND SUBDIVISION NAME) IS HEREBY VACATED.

## BRYSON 3 LOT SUBDIVISION FINAL PLAT VACATING LOT 9, HOLLADAY ESTATES & A PORTION OF 4625 SOUTH STREET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HOLLADAY, SALT LAKE COUNTY, UTAH

|                                               |                                               |                                                |                                               |                                                          |                                                                                                                                   |
|-----------------------------------------------|-----------------------------------------------|------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>HOLLADAY CITY ENGINEER</b>                 | <b>HEALTH DEPARTMENT</b>                      | <b>PLANNING COMMISSION</b>                     | <b>COMMUNITY DEVELOPMENT DEPARTMENT</b>       | <b>CITY ATTORNEY</b>                                     | <b>CITY OF HOLLADAY</b>                                                                                                           |
| APPROVED THIS _____ DAY OF _____ A.D., 20____ | APPROVED THIS _____ DAY OF _____ A.D., 20____ | APPROVED THIS _____ DAY OF _____ A.D., 20____  | APPROVED THIS _____ DAY OF _____ A.D., 20____ | APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ | PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. |
| CITY ENGINEER                                 | SALT LAKE COUNTY HEALTH DEPARTMENT            | CHAIRMAN, CITY OF HOLLADAY PLANNING COMMISSION | DATE _____ COMMUNITY DEVELOPMENT DIRECTOR     | CITY OF HOLLADAY ATTORNEY                                | RECORDER _____ CITY MANAGER _____                                                                                                 |

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE\$ \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

**GENERAL NOTES**

**GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2012 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONSTRUCTION WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAVEMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

**UTILITY NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTORS EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2012 EDITION), SECTION 0230 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OR SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2012 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

**TRAFFIC CONTROL AND SAFETY NOTES**

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

**DEMOLITION NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

**GRADING AND DRAINAGE NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

**ABBREVIATIONS**

|         |                                            |
|---------|--------------------------------------------|
| APWA    | AMERICAN PUBLIC WORKS ASSOCIATION          |
| AR      | ACCESSIBLE ROUTE                           |
| ASTM    | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA    | AMERICAN WATER WORKS ASSOCIATION           |
| BOS     | BOTTOM OF STEP                             |
| BVC     | BEGIN VERTICAL CURVE                       |
| C       | CURB                                       |
| CB      | CATCH BASIN                                |
| CF      | CURB FACE OR CUBIC FEET                    |
| CL      | CENTER LINE                                |
| CO      | CLEAN OUT                                  |
| COMM    | COMMUNICATION                              |
| CONC    | CONCRETE                                   |
| CONC    | CONTINUOUS                                 |
| DIA     | DIAMETER                                   |
| DIP     | DUCTILE IRON PIPE                          |
| ELEC    | ELECTRICAL                                 |
| ELEV    | ELEVATION                                  |
| EOA     | EDGE OF ASPHALT                            |
| EVC     | END OF VERTICAL CURVE                      |
| EW      | EACH WAY                                   |
| EXIST   | EXISTING                                   |
| FF      | FINISH FLOOR                               |
| FG      | FINISH GRADE                               |
| FH      | FIRE HYDRANT                               |
| FL      | FLOW LINE OR FLANGE                        |
| GB      | GRADE BREAK                                |
| GF      | GARAGE FLOOR                               |
| GV      | GATE VALVE                                 |
| HC      | HANDICAP                                   |
| HP      | HIGH POINT                                 |
| IRR     | IRRIGATION                                 |
| K       | RATE OF VERTICAL CURVATURE                 |
| LD      | LAND DRAIN                                 |
| LF      | LINEAR FEET                                |
| LP      | LOW POINT                                  |
| MH      | MANHOLE                                    |
| MJ      | MECHANICAL JOINT                           |
| NG      | NATURAL GROUND                             |
| NIC     | NOT IN CONTRACT                            |
| NO      | NUMBER                                     |
| OC      | ON CENTER                                  |
| OCEW    | ON CENTER EACH WAY                         |
| OHP     | OVERHEAD POWER                             |
| PC      | POINT OF CURVATURE OR PRESSURE CLASS       |
| PCC     | POINT OF COMPOUND CURVATURE                |
| PV      | POINT OF INTERSECTION                      |
| PV      | POST INDICATOR VALVE                       |
| PL      | PROPERTY LINE                              |
| PRC     | POINT OF REVERSE CURVATURE                 |
| PRO     | PROPOSED                                   |
| PT      | POINT OF TANGENCY                          |
| PVC     | POINT OF VERTICAL CURVATURE                |
| PVI     | POINT OF VERTICAL INTERSECTION             |
| PVT     | POINT OF VERTICAL TANGENCY                 |
| R       | RADIUS                                     |
| RD      | ROOF DRAIN                                 |
| ROW     | RIGHT OF WAY                               |
| S       | SLOPE                                      |
| SAN SWR | SANITARY SEWER                             |
| SD      | STORM DRAIN                                |
| SEC     | SECONDARY                                  |
| SS      | SANITARY SEWER                             |
| STA     | STATION                                    |
| SW      | SIDEWALK                                   |
| SWL     | SECONDARY WATER LINE                       |
| TBC     | TOP BACK OF CURB                           |
| TG      | TOP OF GRATE                               |
| TOA     | TOP OF ASPHALT                             |
| TOC     | TOP OF CONCRETE                            |
| TOF     | TOP OF FOUNDATION                          |
| TOW     | TOP OF WALL                                |
| TOS     | TOP OF STEP                                |
| TYP     | TYPICAL                                    |
| VC      | VERTICAL CURVE                             |
| WV      | WALL INDICATOR VALVE                       |
| WL      | WATER LINE                                 |

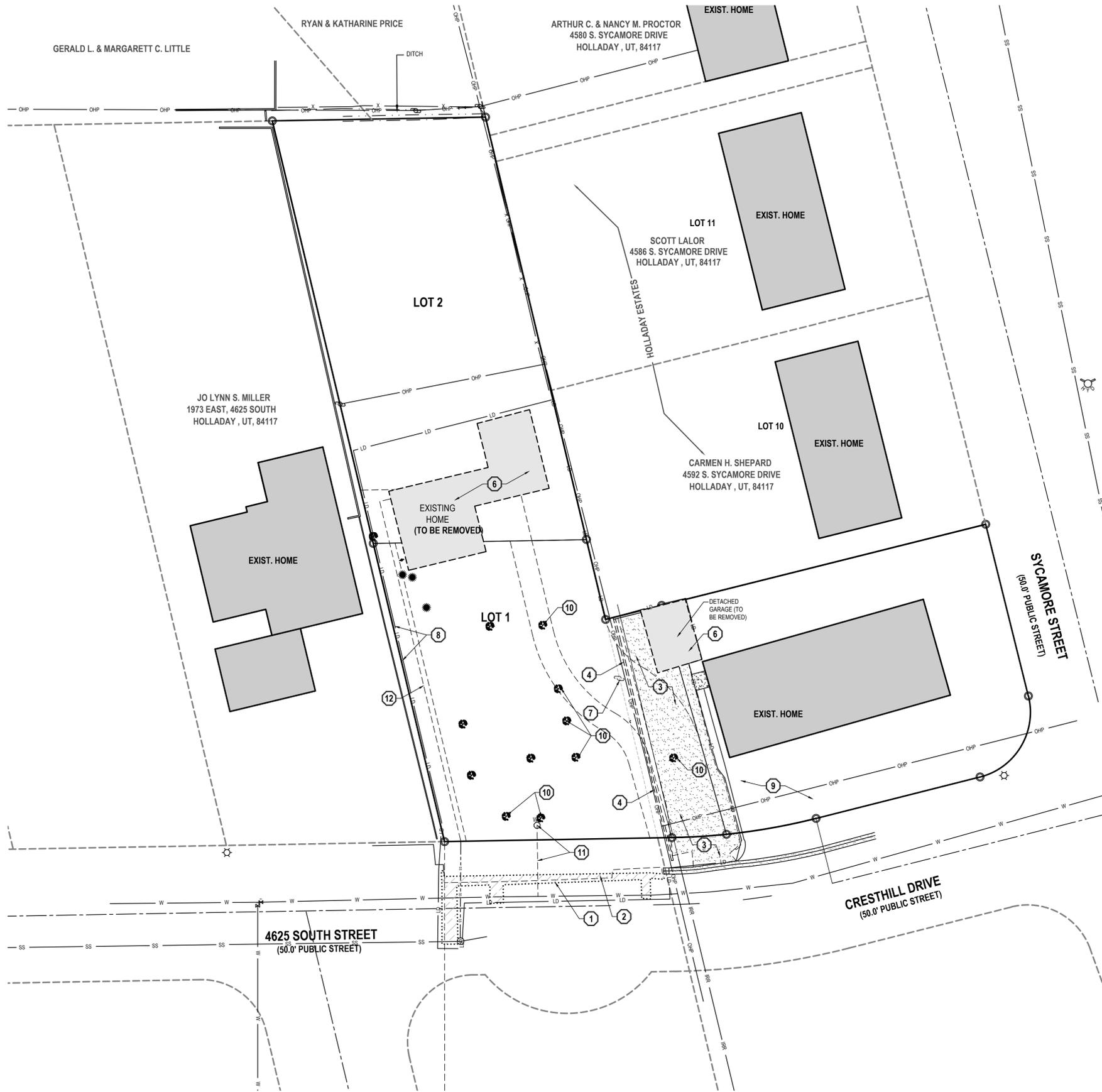
NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

**LEGEND**

|                                                                                       |                                     |                                                                                       |                                      |
|---------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------|
|    | SECTION CORNER                      |    | EXISTING EDGE OF ASPHALT             |
|    | EXISTING MONUMENT                   |    | PROPOSED EDGE OF ASPHALT             |
|    | PROPOSED MONUMENT                   |    | EXISTING STRIPING                    |
|    | EXISTING REBAR AND CAP              |    | PROPOSED STRIPING                    |
|    | EXISTING WATER METER                |    | EXISTING FENCE                       |
|    | PROPOSED WATER METER                |    | EXISTING FENCE                       |
|    | EXISTING WATER MANHOLE              |    | PROPOSED FLOW LINE                   |
|    | PROPOSED WATER MANHOLE              |    | GRADE BREAK                          |
|    | EXISTING WATER BOX                  |    | EXISTING STORM DRAIN LINE            |
|    | EXISTING WATER VALVE                |    | PROPOSED STORM DRAIN LINE            |
|    | PROPOSED WATER VALVE                |    | ROOF DRAIN LINE                      |
|    | EXISTING FIRE HYDRANT               |    | CATCHMENTS                           |
|    | PROPOSED FIRE HYDRANT               |    | HIGHWATER LINE                       |
|    | PROPOSED FIRE DEPARTMENT CONNECTION |    | EXISTING SANITARY SEWER              |
|    | EXISTING SECONDARY WATER VALVE      |    | PROPOSED SANITARY SEWER LINE         |
|    | PROPOSED SECONDARY WATER VALVE      |    | PROPOSED SAN. SWR. SERVICE LINE      |
|    | EXISTING IRRIGATION BOX             |    | EXISTING LAND DRAIN LINE             |
|    | EXISTING IRRIGATION VALVE           |    | PROPOSED LAND DRAIN LINE             |
|    | PROPOSED IRRIGATION VALVE           |    | PROPOSED LAND DRAIN SERVICE LINE     |
|    | EXISTING SANITARY SEWER MANHOLE     |    | EXISTING CULINARY WATER LINE         |
|    | PROPOSED SANITARY SEWER MANHOLE     |    | PROPOSED CULINARY WATER LINE         |
|    | EXISTING SANITARY CLEAN OUT         |    | PROPOSED CULINARY WATER SERVICE LINE |
|    | EXISTING STORM DRAIN CLEAN OUT BOX  |    | EXISTING SECONDARY WATER LINE        |
|    | PROPOSED STORM DRAIN CLEAN OUT BOX  |    | PROPOSED SECONDARY WATER LINE        |
|    | EXISTING STORM DRAIN INLET BOX      |    | PROPOSED SEC. WATER SERVICE LINE     |
|    | EXISTING STORM DRAIN CATCH BASIN    |    | EXISTING IRRIGATION LINE             |
|   | PROPOSED STORM DRAIN CATCH BASIN    |   | PROPOSED IRRIGATION LINE             |
|  | EXISTING STORM DRAIN COMBO BOX      |  | EXISTING OVERHEAD POWER LINE         |
|  | PROPOSED STORM DRAIN COMBO BOX      |  | EXISTING ELECTRICAL LINE             |
|  | EXISTING STORM DRAIN CLEAN OUT      |  | EXISTING GAS LINE                    |
|  | EXISTING STORM DRAIN CULVERT        |  | EXISTING TELEPHONE LINE              |
|  | PROPOSED STORM DRAIN CULVERT        |  | ACCESSIBLE ROUTE                     |
|  | TEMPORARY SAG INLET PROTECTION      |  | SAW CUT LINE                         |
|  | TEMPORARY IN-LINE INLET PROTECTION  |  | STRAW WATTLE                         |
|  | ROOF DRAIN                          |  | TEMPORARY BERM                       |
|                                                                                       |                                     |                                                                                       |                                      |

**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
 Know what's below.  
 Call before you dig.

**BENCHMARK**  
 SOUTHEAST CORNER  
 SECTION 4  
 T2S R1E  
 SLB&M  
 (FOUND 2.5" BRASS CAP)  
 ELEVATION = 4387.12



**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, SOD, 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.
- 4 REMOVE, AND PROPERLY DISPOSE OF EXISTING WALL AND IRRIGATION PIPE BELOW WALL.
- 6 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- 7 REMOVE AND RELOCATE EXISTING POWER POLES, GUY ANCHOR AND OVERHEAD POWER LINES. COORDINATE ALL WORK WITH ROCKY MOUNTAIN POWER FOR ACTUAL LOCATION, SPECS, INSTALLATION AND LIMIT OF DISTURBANCE.
- 8 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- 10 REMOVE EXISTING TREE.
- 11 REMOVE AND PROPERLY DISPOSE OF EXISTING WATER METER & WATER LINE. CAP & PLUG EXISTING WATER LINE PER STANDARD & SPECIFICATIONS.
- 12 TV / CAMERA EXISTING SANITARY SEWER LATERAL TO VERIFY CONDITION OF PIPE. IF THE EXISTING LATERAL IS IN POOR CONDITION, REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER LATERAL & SEWER CLEANOUTS TO MAIN LINE. CAP & PLUG EXISTING SEWER LINE PER STANDARD & SPECIFICATIONS.



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FOR:  
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**BRYSON SUBDIVISION**

**1981 EAST 4625 SOUTH  
 HOLLADAY, UTAH**



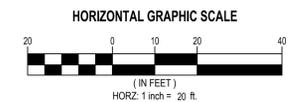
**DEMOLITION PLAN**

PROJECT NUMBER: 6635  
 PRINT DATE: 12/23/15

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 CHECKED BY: [Blank]

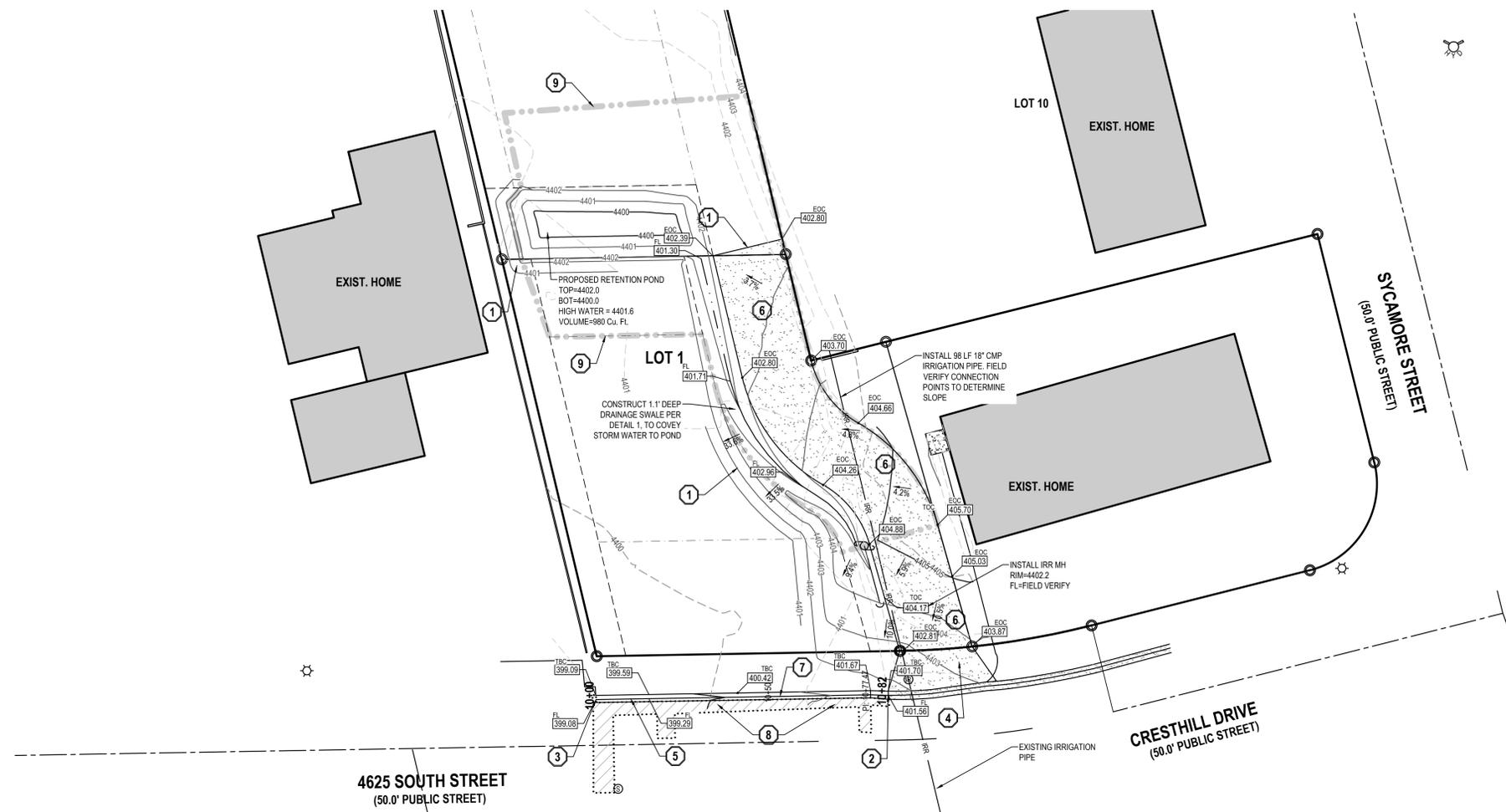
PROJECT MANAGER:

**C-100**



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(FOUND 2.5" BRASS CAP)  
ELEVATION = 4387.12



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
  - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
  - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 399.50 REPRESENTS AN ELEVATION OF 4399.50 ON THESE PLANS.
  - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - 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.
  - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURERS RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - 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:
- DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
  - CONNECT TO EXISTING CURB AND GUTTER.
  - CONNECT TO EXISTING FLOW LINE IN EXISTING ASPHALT.
  - INSTALL DRIVEWAY APPROACH PER APWA STANDARD PLANS, SEE PLAN NO. 221.
  - ADJUST/MODIFY PROPOSED GUTTER FLOW LINE TO PROVIDE POSITIVE DRAINAGE.
  - INSTALL 6" CONCRETE COVER OVER 6" UNTREATED BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR.
  - INSTALL 24" ROLL CURB AND GUTTER (TYPE G) PER APWA STANDARD PLANS, SEE PLAN NO. 205.
  - MATCH EXISTING ASPHALT PAVEMENT SECTION OR INSTALL 3" ASPHALT OVER 8" UNTREATED BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR.
  - DRAINAGE BASIN BOUNDARY

**EN SIGN** engineering - planning - surveying

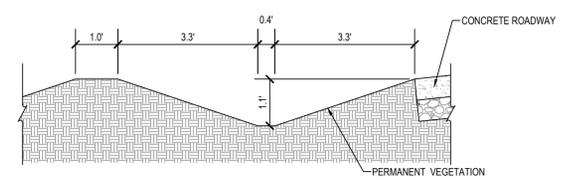
|                                               |                    |
|-----------------------------------------------|--------------------|
| Project : Bryson Property - 3 Lot Subdivision | Project No. : 6635 |
| By : J. Hwa ks                                | Checked By : B. M. |
| Date : 22-Dec-2015                            | Sheet : 1 of 1     |

**DRAINAGE CALCULATION**  
Retention Pond  
100-Year, 24-Hour Storm

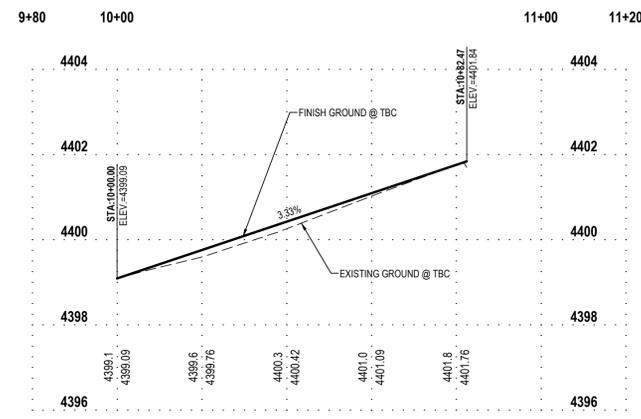
| Area Calculations      |                   |                    | Area Runoff Coefficients |  |  |
|------------------------|-------------------|--------------------|--------------------------|--|--|
| Hardscaped Area (Ap):  | 0.10 acres        | Cp:                | 0.90                     |  |  |
| Landscape Area (Al):   | 0.04 acres        | Cl:                | 0.15                     |  |  |
| <b>TOTAL AREA (A):</b> | <b>0.15 acres</b> | <b>WEIGHTED C:</b> | <b>0.67</b>              |  |  |

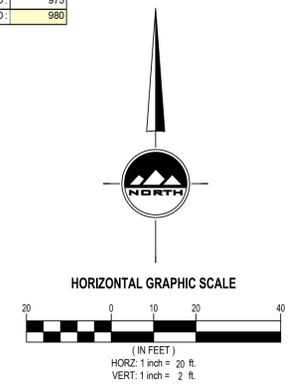
| Runoff Calculations                      |            |                   |            |                          |            |
|------------------------------------------|------------|-------------------|------------|--------------------------|------------|
| Time (min)                               | CA (Acres) | Intensity (in/hr) | Time (sec) | Allowable Runoff         | Storage    |
|                                          |            |                   |            | (cfs/ac)                 | (ft³)      |
| 15                                       | 0.10       | 4.26              | 900        | 379                      | 0          |
| 30                                       | 0.10       | 2.87              | 1,800      | 511                      | 0          |
| 60                                       | 0.10       | 1.78              | 3,600      | 633                      | 0          |
| 90                                       | 0.10       | 0.36              | 21,600     | 760                      | 0          |
| 120                                      | 0.10       | 0.21              | 43,200     | 905                      | 0          |
| 1440                                     | 0.10       | 0.11              | 86,400     | 973                      | 0          |
| <b>NOTE: 10 Year Storm From NOAA Gov</b> |            |                   |            | <b>STORAGE REQUIRED:</b> | <b>973</b> |
|                                          |            |                   |            | <b>STORAGE PROVIDED:</b> | <b>980</b> |



**1 TYPICAL SWALE CROSS SECTION**  
SCALE: NONE



**4625 SOUTH STREET - CURB & GUTTER PROFILE**



**EN SIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
ROBERT & TERRI BRYSON  
1991 EAST CRESTHILL DRIVE  
HOLLADAY, UTAH 84117

CONTACT:  
ROBERT BRYSON  
PHONE: 801-000-0000

**BRYSON SUBDIVISION**

**1981 EAST 4625 SOUTH HOLLADAY, UTAH**

REGISTERED PROFESSIONAL ENGINEER  
12-23-15  
5150016-2202  
BRADEN D. BRADEN  
STATE OF UTAH

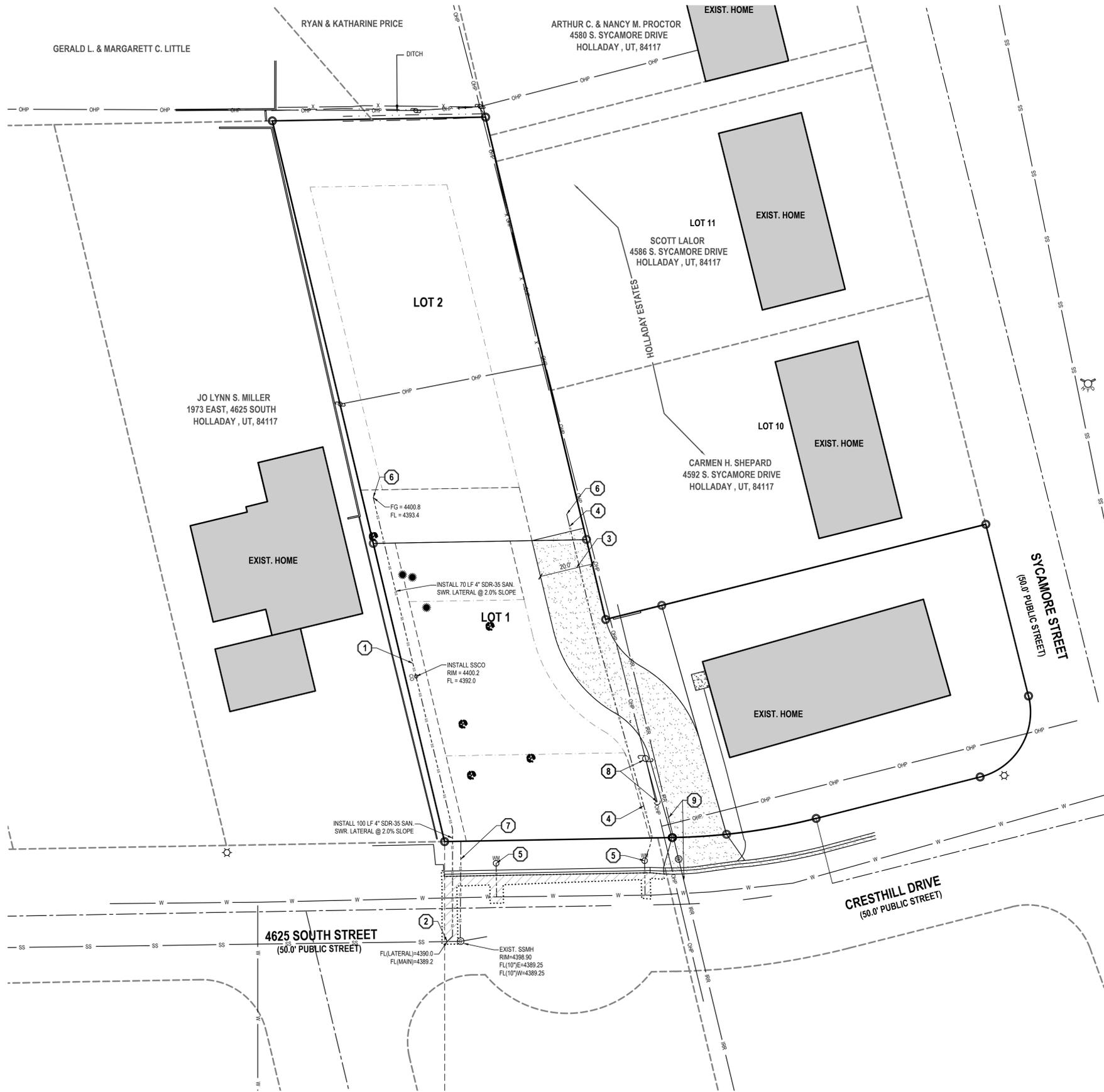
**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 6635  
PRINT DATE: 12/23/15  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
PROJECT MANAGER: [blank]

**C-200**

**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
SOUTHEAST CORNER  
SECTION 4  
T2S, R1E  
SLB&M  
(FOUND 2.5" BRASS CAP)  
ELEVATION = 4387.12



**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 SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. 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. SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100 FOOT SPACING. INSTALLATION AND TRENCHING PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
  2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  3. 20' WIDE INGRESS, EGRESS AND UTILITY EASEMENT.
  4. 1" POLY WATER LATERAL, INCLUDING ALL FITTINGS, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
  5. 3/4" CULINARY WATER METER PER HOLIDAY CITY STANDARDS.
  6. CAP, PLUG AND MARK WITH TREATED 2X4 TO GRADE.
  7. VIDEO EXISTING SEWER LATERAL TO VERIFY CONDITION OF SEWER LATERAL. REPLACE IF NECESSARY.
  8. NEW OR RELOCATED POWER POLE AND GUY ANCHOR. COORDINATE ALL WORK WITH ROCKY MOUNTAIN POWER FOR ACTUAL LOCATION, SPECS AND INSTALLATION.
  9. EXISTING AND NEW IRRIGATION LINE AND MANHOLE. SEE GRADING PLAN FOR DESIGN INFORMATION.



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
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CONTACT:  
ROBERT BRYSON  
PHONE: 801-000-0000

**BRYSON SUBDIVISION**

**1981 EAST 4625 SOUTH  
HOLLADAY, UTAH**



**UTILITY PLAN**

PROJECT NUMBER: 6635  
PRINT DATE: 12/23/15  
DRAWN BY:  
CHECKED BY:

PROJECT MANAGER:  
**C-300**

## Jonathan Teerlink

---

**From:** Robert Bryson <rabryson@gmail.com>  
**Sent:** Thursday, December 31, 2015 11:43 AM  
**To:** Jonathan Teerlink  
**Cc:** Paul Allred; Joshua Petersen (jpetersen@forsgren.com); Randy Krantz  
**Subject:** Re: Irrigation Protection Form

This seems fully appropriate. We will sign and submit..

On Dec 31, 2015, at 11:22 AM, Jonathan Teerlink <[jteerlink@cityofholladay.com](mailto:jteerlink@cityofholladay.com)> wrote:

Robert,

Regarding the irrigation lateral issues, we believe that the best way to provide needed information to the Planning Commission on the 5<sup>th</sup> is to have you review and sign the attached irrigation protection/modification order.

Basically it says; we know there is a facility in place however we don't know what, if any, measures are needed to modify the facility in order to install the driveway. Until exploratory excavations can take place to install the road, the facility will remain as is. If there are indeed modifications required in order to properly purvey irrigation water, this department will review and approve you proposed designs at that time.

Best,

Jonathan Teerlink  
Planner II  
Community Deveopment Department  
City of Holladay  
801.527.3890  
<image001.jpg>

---

From: Joshua Petersen [<mailto:jpetersen@forsgren.com>]  
Sent: Tuesday, December 29, 2015 10:37 PM  
To: Jonathan Teerlink  
Subject: Irrigation Protection Form

Hi Jon,

Attached is a word document for the Certification of Protection of Irrigation and Stormdrain Facilities. We added verbiage to require review of any modifications if required once they dig into the site, and a clause to require the developer to pay for any changes that would need to be made.

Also, the Hampton drawings are reviewed. I will get them back to you guys tomorrow.

Sincerely,

Josh Petersen  
Project Engineer

Forsgren Associates, Inc.  
Office 801-364-4785  
Cell 801-647-2615

<Irrigation Protection letter.doc>

**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
SPECIAL PLANNING COMMISSION MEETING**

**Wednesday, November 4, 2015**

**5:30 p.m.**

**Holladay City Hall  
4580 South 2300 East**

**ATTENDANCE:**

**Planning Commission Members:**

**City Staff:**

Matt Snow, Chair

Paul Allred, Community Development Director

Jan Bradshaw

Pat Hanson, City Planner

Spence Bowthorpe

Jim Carter

John Garver

DRAFT

**Special Meeting with Consultant, Tim Sullivan, Representing Interplan – Introduction of Chapter 3 “Transportation Network”.**

(17:38:54) City Planner, Pat Hanson, referenced the Transportation Chapter of the General Plan draft and introduced Tim Sullivan from Interplan. Mr. Sullivan gave an overview of Chapter 3 and the chapter addresses transportation, streets, and facilities. The rest of the plan the chapter has goals, policies, and implementation measures. The chapter defines the four main transportation networks, vehicle, bicycle, transit, and pedestrian and together, they are used to create specific street types.

Ms. Hanson indicated that the four networks are clearly described at the beginning of the chapter. Following is the list of the ten "street types" with their target widths and specific objectives, such as, whether the street design should focus on automobiles or transit or pedestrians.

Commissioner Carter supports the idea to not design streets specifically in anticipation of a large number of vehicle trips but to broaden the design for all modes of travel. He hopes there would be angled parking on Holladay Boulevard to further slow traffic since to him the desire is to invite destination traffic rather than thru traffic. He recommends the City take control of the streets that are internal to the City. He strongly prefers this approach to the Transportation Plan.

Mr. Sullivan explained that as far as the design for the "Holladay Half" of Murray-Holladay Road, they were trying to reach a balance between high traffic volumes and a need for a pedestrian oriented corridor. He noted that a 95-foot right-of-way was proposed, which is a significant increase, in an effort to accommodate wider sidewalks and more bike lanes.

Commissioner Carter liked that motorists have choices in terms of different routes to take. Ms. Hanson commented that the City has never had a downtown area with the kind of activity it

1 does now. Traffic patterns were discussed. Community Development Director, Paul Allred,  
2 stated that traffic calming, which is economic development place making, will make it so  
3 inconvenient for some people that they will take an alternate route. He noted that a greater impact  
4 will be seen after completion of the Cottonwood redevelopment site. Traffic circulation issues  
5 were discussed.

6  
7 (18:07:35) Mr. Allred hoped to take a vote in five weeks and wanted an opportunity to study what  
8 has been prepared to this point and read it again. The Commission can then hold a meeting to  
9 make last minute revisions. A work meeting was scheduled for Tuesday, November 10 from 5:30  
10 p.m. to 7:00 p.m. to continue review of the Transportation Chapter. A joint meeting was  
11 scheduled for Tuesday, January 5, at which time the Commission's work will be reported to the  
12 Council and the matter will be turned over to them. Mr. Allred expected the Council's review of  
13 the General Plan to take until April, 2016.

14  
15 The Commission discussed specifics of a recent alcohol rehabilitation facility proposed across  
16 from The Cotton Bottom. Other uses such as wireless towers and rehabilitation facilities that the  
17 Commission cannot deny were discussed. Mr. Allred explained that very little can be done by the  
18 City other than to grant such uses a "reasonable accommodation".

19  
20 The City Council election results were discussed with a new Council Member taking office in  
21 January.

22  
23 Interviews were scheduled for the following Friday with two individuals to serve on the Planning  
24 Commission from District 3. An Alternate Member had also been interviewed. District  
25 candidates and boundaries were discussed.

26  
27 Mr. Allred commented that staff was seeking a City Planner to replace the position vacated by  
28 Rick Whiting.

29  
30 **PRE-MEETING/WORK SESSION**

31 (18:31:00) Mr. Allred reported that City Planner, Jonathan Teerlink, was excused from tonight's  
32 meeting as he was attending a conference in Saint George. He remarked that Mr. Teerlink is a  
33 very valuable member of staff and does a very good job for the City.

34  
35 The agenda items were reviewed and discussed. With regard to the request from the Heartpoint  
36 Healing Home Occupation, Mr. Allred stated that the applicant, Jenny Freestone, has provided a  
37 narrative for the request. The issue to be considered was the impact on the neighborhood. No  
38 objections were received by staff. A question was raised as to whether the fact that Mrs. Freestone  
39 is not the property owner is an issue. Mr. Allred stated that it should not be. It was noted that the  
40 business will take place in the home of Mrs. Freestone's parents.

41  
42 With regard to the Holladay Meadows application, a lighting plan was still needed. The  
43 Commission could require that be done now or require that it be submitted with the final plat. The  
44 Storm Water Protection Plan will have to be done as part of the final plat. In response to a  
45 question raised, Mr. Allred stated that there is no minimum landscaping requirement in the  
46 Village.

1  
2 (18:47:17) The minutes were reviewed and modified. Mr. Allred explained that the October 6  
3 minutes were not included in the packet because a portion of the audio was missing. Staff would  
4 prepare a summary to be added to what was prepared.  
5

6 Mr. Allred commented on the Land Use Update and stated that it addresses what is going on in the  
7 City. He reported that the hotel at Mill Rock is coming. It will be a five-story Hampton Inn and  
8 will be addressed at the next Planning Commission Meeting. It will be located next to the church  
9 and the school on Lyon Lane. The City owns about half of the ground and an agreement has been  
10 reached on a purchase price to sell the ground. Mr. Allred was very impressed with the concept  
11 plan and stated that it is very straightforward. The potential issues were identified as grading,  
12 hillside protection, lighting, and parking.  
13

14 (18:58:41) *Commissioner Carter moved to adjourn and reconvene the Regular Meeting. The*  
15 *motion was seconded by Jan Bradshaw. The motion passed with the unanimous consent of the*  
16 *Commission.*  
17

## 18 CONVENE REGULAR MEETING

19 Chair Matt Snow called the Regular Meeting to order at 7:00 p.m.  
20

### 21 1. Welcome & Chair Opening Statement.

22 Chair Snow welcomed those present and described the role of the Planning Commission.  
23

## 24 PUBLIC HEARINGS

### 25 2. Heartpoint Healing – Home Occupation, Conditional Use Permit in the R-1-10 Zone.

26  
27 **(\*\*The first portion of the regular meeting was not recorded. The audio begins at 7:27:13)**  
28

29 Chair Snow recommended the matter be continued to the next meeting. Mr. Allred indicated that  
30 he would meet with the City Attorney the following day and determine whether there is a way for  
31 the property owners' daughter, Mrs. Freestone, to get a license for what she wants to do since she  
32 doesn't actually live on the premises.  
33

34 (19:29:05) *Commissioner Carter moved to continue the Heartpoint Healing Home Occupation*  
35 *to the next regularly scheduled meeting if the matter is resolved before then. Direction was*  
36 *sought from the City Attorney with regard to whether the request is allowable under the existing*  
37 *City Code. Commissioner Garver seconded the motion. Vote on motion: John Garver-Aye,*  
38 *Jan Bradshaw-Aye, Spence Bowthorpe-Aye, Jim Carter-Aye, Chair Matt Snow-Aye. The*  
39 *motion passed unanimously.*  
40

### 41 3. General Plan Amendment Public Hearing – (Continued) and Work Session on Draft 42 Chapters.

43 The above matter was continued.  
44

## 45 OTHER ACTION ITEMS

- 1    **4.    Holladay Meadows Apartment Complex – 4645 South Locust Lane – Preliminary Site**  
2    **Plan Approval.**  
3  
4    **5.    Text Amendment – Allowing Cat Breeding (Cattery) as Conditional Uses in the**  
5    **Residential Zones.**  
6  
7    **6.    Minutes – September 15, October 19 (Special Meeting).**  
8

9    **OTHER BUSINESS**

- 10  
11    •    **Updates or Follow-Up on Items Currently in the Development Review Process.**  
12  
13           •    **Land Use Update**  
14  
15    •    **Report from Staff on Upcoming Applications.**  
16  
17    •    **Discussion of Possible Future Amendments to Code.**  
18  
19    •    **Calendar for Future Meeting on General Plan Update.**  
20

21    **ADJOURN**

22  
23    The Planning Commission Meeting adjourned at \_\_\_\_\_ p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
2 *Holladay Special Planning Commission Meeting held Wednesday, November 4, 2015.*

3  
4  
5  
6  
7  
8  
9



10 Teri Forbes  
11 T Forbes Group  
12 Minutes Secretary  
13  
14 Minutes approved:  
15

DRAFT

**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, December 1, 2015  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE:**

**Planning Commission Members:**

Matt Snow, Chair  
Jan Bradshaw  
Spence Bowthorpe  
John Garver  
Chris Jensen

**City Staff:**

Paul Allred, Community Development Director  
Jonathan Teerlink, City Planner  
Pat Hanson, City Planner

**GENERAL PLAN REVIEW**

The General Plan was reviewed and modifications were made. Community Development Director, Paul Allred, reported that ~~housing, land use,~~ and transportation must be included in the General Plan. State law requires that there also be a moderate income housing element.

On the second page it was proposed that a change be made to specify that Matt Snow is the Planning Commission Chair and Jim Carter is Vice Chair.

Jan Bradshaw observed that under the Goals and Policies section of the first few chapters, the implementation measure is shown in gray. Later on in the document they are bold.

The vision statement was read. Chair Snow felt it accurately described where the City is but not much was said about where they are going. The Commission wanted time to study the language and come up with additional verbiage. Something the City wanted to work toward was making Holladay a walkable community and more economically self-supporting. It was also noted that there is an identity in the center of the City that should be continued.

(18:17:21) Mr. Allred commented that realistically City Hall is the most important land use in the City and is the hub of the community. He reported that it has been estimated that 70,000 people per year visit City Hall and more than 50,000 people per year use the city hall building and park areas. With the addition of the new playground, that number is sharply increasing. ~~use the playground.~~ City Hall ~~It~~ is central to the Village area but to be consistent with the Public or "P" Zone, it made no sense to leave City Hall, the most important governmental function in the City, out of the P Zone. With regard to being economically self-supporting, Chair Snow referred to the fact that many people make a lot of money inside the City but spend it outside of Holladay.

1 Commissioner Bradshaw used the example of grocery shopping in the City and stated that because  
2 there are only two small, specialty grocery stores in the City, she shops elsewhere.

3  
4 Another goal was to protect air and water resources. The importance of trees was also stressed.  
5 Quality of life issues were identified. Mr. Allred reported that the City Council recently began  
6 discussions on a new ad hoc committee. He reported that a resident [A.J. Martine](#), approached him  
7 a few months earlier about how to get involved and how the City can be made better. The  
8 formation of a [“Life Quality” Committee](#) was proposed that would consist of five to seven people  
9 [with representation](#) from each [council](#) district. The committee would consider the best ideas on  
10 how to improve Holladay [and report to the City Council from time to time](#).

### 11 12 **PRE-MEETING/WORK SESSION**

13 Chair Snow called the meeting to order at 5:57 p.m.

### 14 15 **All Agenda Items May Be Discussed.**

16 (17:58:06) Community Development Director, Paul Allred, reported that a Special [Joint PC/CC](#)  
17 Meeting is scheduled for Tuesday, January 5. The City Council’s public hearing on the General  
18 Plan was likely to be held on January 21, 2016. The December 8th Planning Commission Meeting  
19 was intended to focus on the General Plan, text amendments, and the SOHO Food Court.

20  
21 Mr. Allred reported that a new Planner, Megan Booth, has been hired and will begin work on  
22 Monday, December 7. One of Ms. Booth’s main duties will be to process building permits.

23  
24 (18:26:20) The first two agenda items were described as home occupations. One is located in the  
25 Silver Hawk area below Wasatch Boulevard. The applicant is Katty Dowdle who wants to operate  
26 a home occupation in her ~~home~~ ~~homethat she had previously~~. The use would involve a flower  
27 arrangement and gift basket studio. There would be no outside employees other than residents of  
28 the home. Anyone who visits the home will have to park in the driveway. Various home-based  
29 businesses were identified. Mr. Allred stated that conditional uses are allowed that have some  
30 impact on the neighborhood but it should not be significant. He noted that the person operating  
31 the home-based business must be a resident of the home. He indicated that Jennie Freestone, who  
32 submitted an application at a previous meeting [for a massage therapy home occupation permit](#),  
33 withdrew her application. Mr. Allred acknowledged that home-based businesses exist that are not  
34 licensed. If staff is notified of such a business, they follow up and ask that it be brought into  
35 compliance.

36  
37 Mr. Allred commented that Ms. Dowdle’s business seems to be very low impact and will operate  
38 during regular business hours. He expected the request to be non-controversial. Staff received no  
39 phone calls on the request. The recommended conditions were that the applicant comply with  
40 business licensing regulations and that parking be in the driveway rather than the street. Also, no  
41 outside employees will be permitted.

42  
43 The next agenda item involved another home occupation for a chiropractic use. Commissioner  
44 Bradshaw indicated that a neighbor commented that there were a lot of cars coming and going  
45 from the home. The suspicion was that the business had been operating without a permit and that  
46 the applicant does not have another office. The applicant informed staff that he would like to be

1 able to have patients come to his home throughout the day although he does have an office nearby.  
2 | Mr. Allred indicated that Dr. Mecham, chiropractor, lives on a very narrow private road and  
3 construction is taking place next door that could be going on for an extended period of time. As a  
4 result, Dr. Mecham offered to have his patients park in his driveway rather than on Nunley. Staff  
5 recommended that both home occupations be approved.  
6

7 (18:38:11) Mr. Allred indicated that going forward staff will include a requirement that applicants  
8 | add a narrative describing what it is they are requesting and the reasons it should be approved, in  
9 their own words. The intent is to get away from staff sounding as though they are making a  
10 recommendation and speaking on behalf of an applicant.  
11

12 Chair Snow clarified that a conditional use is allowed by right with conditions. They are  
13 considered by the Commission on a case-by-case basis and conditions are imposed to mitigate  
14 anticipated negative impacts. A past request by an applicant to assemble firearms from his home  
15 was discussed. If the ~~conditions~~ reasonable conditions cannot be met, approval will not be  
16 granted. That particular use proposed ~~use~~ involves the assembly and shipping of firearms. The  
17 neighbors were strongly in favor of what was proposed. Nevertheless, it was approved as it  
18 complied with both city and federal regulations.  
19

20 (18:53:39) *Commissioner Bowthorpe moved to adjourn the Work Session and convene the*  
21 *Regular Meeting. Commissioner Jensen seconded the motion. The motion passed with the*  
22 *unanimous consent of the Commission.*  
23

## 24 CONVENE REGULAR MEETING

25 Chair Snow called the Regular Meeting to order at 7:02 p.m.  
26

### 27 **1. Welcome and Chair Opening Statement.**

28 Chair Snow welcomed those present and described the role of the Planning Commission.  
29

## 30 PUBLIC HEARINGS

### 31 **2. Salt Sky Utah – Home Occupation with Customers.**

32 (19:03:39) Community Development Director, Paul Allred, presented the staff report and stated  
33 that the request is for a home occupation conditional use at 3015 East Silver Hawk Drive. Katty  
34 and Robert Dowdle were identified as the homeowners. Katty is the applicant. Mr. Allred stated  
35 that home occupations are allowed in residential areas with reasonable conditions. Because the  
36 request is to allow customers to come to the home, a public hearing is required. The request is for  
37 a home-based business with some customers being allowed to come to the home. Mr. Allred  
38 recommended the Planning Commission approve the request at the conclusion of the public  
39 hearing barring substantial concerns raised with the requirements set forth in the staff report.  
40

41 The applicant, Katty Dowdle, gave her address as 3015 East Silver Hawk Drive and reported that  
42 her daughter and son-in-law live in their basement apartment and she will be helping with the  
43 business. They recently measured the driveway, which is 60 feet long, and has enough room for  
44 them to park 10 cars there. She noted that 90% of their business is floral and gift baskets that are  
45 delivered. Once in a while people are allowed to pick them up. She estimated that no more than  
46 three people per week will visit the home. In the 20 years they have lived in the home, they have

1 had business licenses from time to time. The volume has reduced over time and is minimal. Mrs.  
2 Dowdle stated that she has never received a complaint from a neighbor. She noted that because  
3 they live along the freeway wall, there are no neighbors on one side.  
4

5 Mr. Allred indicated that public notice was sent to all property owners within 500 feet of the  
6 property. Mrs. Dowdle stated that she was approached by a few of her neighbors who asked how  
7 the business had changed. She informed them that the only change was to the name, which  
8 required new notices be sent out.  
9

10 (19:08:25) Chair Snow opened the public hearing. There were no members of the public wishing  
11 to speak. The public hearing was closed.  
12

13 Commissioner Bradshaw asked Mrs. Dowdle if she has a website showing the items she sells.  
14 Mrs. Dowdle stated that she works with companies like RC Willey and makes floral arrangements  
15 that are delivered to them. The work they do is not available to the public. She clarified that they  
16 are not a retail business and do mostly wholesale business.  
17

18 Commissioner Jensen did not see a detriment associated with this type of business and appreciated  
19 Mrs. Dowdle coming forward and going through the process.  
20

21 (19:10:46) *Commissioner Jensen moved to approve the conditional use permit for a home*  
22 *occupation at 3015 East Silver Hawk Drive for Katty and Robert Dowdle subject to the*  
23 *following:*  
24

25 ***Findings:***

- 26
- 27 ***1. The proposed Conditional Use Permit provides a service to citizens in the community;***
- 28
- 29 ***2. Approval would pose no measurable detriment to the health, safety, or general welfare of***  
30 ***the people living in the neighborhood;***
- 31
- 32 ***3. The applicant can accommodate off-street parking of customers; and***
- 33
- 34 ***4. The applicant will work alone except for legitimate residents of the home. No outside***  
35 ***employees will be allowed.***
- 36

37 ***Requirements:***

- 38
- 39 ***1. Parking for all customers shall be accommodated completely on the applicant's property***  
40 ***and not on Silver Hawk Drive.***
- 41
- 42 ***2. The applicant must comply with all safety, building code, and business licensing***  
43 ***regulations applicable to this type of business.***
- 44

1 *The motion was seconded by Commissioner Bradshaw. Vote on motion: John Garver-Aye, Jan*  
2 *Bradshaw-Aye, Spence Bowthorpe-Aye, Chris Jensen-Aye, Chair Matt Snow. The motion*  
3 *passed unanimously.*

4  
5 (19:12:45) *Commissioner Jensen moved to amend the agenda to address agenda item 7 after*  
6 *agenda item number 2. The motion passed with the unanimous consent of the Commission.*

7  
8 The Commission next address agenda item number 7 after which they addressed agenda item  
9 number 3 and the remainder of the agenda items as printed.

10  
11 **3. Mecham Chiropractic, LLC – Home Occupation with Patients.**

12 (19:22:20) Mr. Allred presented the staff report and stated that the request is for a conditional use  
13 home occupation with customers on property located at 1921 East Nunley Circle. The property is  
14 on a dead end street and is the last home on the north side of the road. There is new town home  
15 development across the street and parking has become problematic [due to construction vehicles](#).  
16 The application specified that Mr. Mecham’s parking will be accommodated in his private  
17 driveway to the rear of the home.

18  
19 There were questions in the staff report that had been resolved. One pertained to why the  
20 applicant will have patients early, midday, and afternoons if he has a practice elsewhere? It was  
21 confirmed that he has an office on 2300 East but his home office will be for emergencies. Dr.  
22 Mecham stated that he has a need to have some patients come to his home when he is not at his  
23 regular office. The property is at the end of a dead end road and parking is a problem there now  
24 and always will be because Nunley is a very narrow private street. He thought it was significant  
25 that Dr. Mecham has room behind his home to accommodate additional parking.

26  
27 Mr. Allred stated that by ordinance home-based business are allowed with customers coming to  
28 the home but reasonable conditions of approval must be applied. In this case concerns were  
29 identified. The findings and requirements set forth in the staff report were reviewed. Mr. Allred  
30 felt that ~~what is taking the re-development of residential uses taking~~ place on Nunley is good and  
31 that home based businesses are beneficial [to the community as a whole](#). From an urban planning  
32 perspective, he considered cottage industries to be very positive [especially in tough economic](#)  
33 [times](#). Staff recommended approval subject to the findings and requirements set forth in the staff  
34 report. Mr. Allred stated that the applicant will not have any outside employees come to the  
35 home.

36  
37 The applicant, Cody Mecham, gave his address as 1921 Nunley Circle and stated that there are  
38 four parking spaces directly in front of his garage. Along his fence line there are five or six more.  
39 Over the course of a week he expected to have as many as 10 patients visit the site.

40  
41 (19:31:09) Chair Snow opened the public hearing.

42  
43 Shawn Turner gave his address as 1925 East Sutton Commons Circle and stated that the neighbors  
44 are concerned with the concept of additional businesses going in to that portion of the community  
45 since they are already close to Highland Drive and have enough traffic. The concern was that  
46 when Dr. Mecham opens an office in his home it will increase. All of the residents of Sutton

1 Commons were polled and are opposed to additional businesses next door. Mr. Turner also  
2 contacted residents of the Willows to the south who were also opposed. There are safety concerns  
3 associated with Nunley because it such a narrow street and increasing the amount of traffic could  
4 be problematic. There was also concern that additional business development in the residential  
5 neighborhood will depreciate the value of the adjoining properties and change the character of the  
6 neighborhood.

7  
8 Mr. Turner stated that if approved there will be no way to monitor, control, or direct the business.  
9 He could potentially close his permanent office and conduct all of his business from his home. He  
10 was concerned that if the zoning is modified or the conditional use is granted, it further opens the  
11 door for further business development within the same area. Chair Snow explained that home  
12 occupations are allowed uses, however, because it is conditional it gives the Commission the  
13 opportunity to impose conditions to mitigate detrimental impacts. Mr. Turner stated that he has  
14 seen in other places where enforcement and control are problematic.

15  
16 (19:37:49) Jerry Turner gave his address as 1954 East Sutton Commons Circle and agreed with the  
17 statements made by Shawn. He did not like the idea of people in the neighborhood having to be  
18 responsible to monitor the compliance of the business. Chair Snow clarified that his intent was to  
19 let the neighbors know that they have that resource but the residents are not expected to police or  
20 take on enforcement of the use.

21  
22 Dr. Mecham stated that his practice at his permanent location is going strong and he expects to  
23 open up another office in the near future. He does not intend to practice out of his home the  
24 majority of the time and the home office is intended to be a convenience for him on occasion. If  
25 there are concerns he did not object to resolving any issues that might arise. His intent was  
26 definitely not to build his practice out of his home. He expected to serve any no more than three  
27 patients on any given day at his home.

28  
29 There were no further public comments. Chair Snow closed the public hearing.

30  
31 (19:45:25) *Commissioner Garver moved to approve a conditional use permit for a home*  
32 *occupation with customers at 1921 East Nunley Circle for Dr. Cody Mecham subject to the*  
33 *following:*

34  
35 ***Findings:***

- 36  
37 ***1. The proposed Conditional Use Permit provides a service to citizens in the community;***  
38  
39 ***2. Approval would pose no measurable detriment to the health, safety, or general welfare of***  
40 ***the people living in the neighborhood;***  
41  
42 ***3. The applicant can accommodate off-street parking of all patients; and***  
43  
44 ***4. The applicant will work alone. No outside employees will be allowed.***  
45

46 ***Requirements:***

*City of Holladay Planning Commission Meeting – 12/01/2015*

- 1
- 2 **1. Parking for all customers shall be accommodated completely on the applicant's property**
- 3 **and not on the private street.**
- 4
- 5 **2. Applicant must comply with all safety, building code, and business licensing regulations**
- 6 **applicable to this type of business.**
- 7
- 8 **3. Hours of operation shall not be before 7:00 a.m. or after 8:00 p.m.**
- 9
- 10 **4. No more than three patients per day may be seen.**
- 11
- 12 **5. Only one patient may be seen at one time to avoid stacking.**
- 13

14 *Commissioner Bradshaw seconded the motion. Vote on motion: Chris Jensen-Aye, Spence*  
15 *Bowthorpe-Aye, Jan Bradshaw-Aye, John Garver-Aye, Chair Matt Snow-Aye. The motion*  
16 *passed unanimously.*

17

18 **4. General Plan Amendment Public Hearing.**

19 | Commissioner Jensen asked that as staff looks at potential text amendments that they consider an  
20 additional one to modify the conditions of approval for any project other than a single-family  
21 home and require that they go to the DRB for design oversight. He recommended the  
22 Commission step up the review process to ensure a higher quality development for the City. Mr.  
23 Allred stated any proposed design standards must be clearly stated. If the look of the village is  
24 desired elsewhere, standards will need to be adopted for those zones. Other projects and studies  
25 underway were described. Mr. Allred suggested that the new staff member could work with City  
26 Planners Jon Teerlink and Pat Hanson to draft standards. Timing and priority issues were  
27 discussed. Mr. Allred explained that standards that do not exist cannot be enforced.

28

29 Commissioner Jensen also asked that staff look at the building envelope requirements and how  
30 they apply whether a home has a flat or pitched roof. He thought it was a mistake to allow higher  
31 rooflines that are not truly within the envelope because of the change in ordinance for flat roofs.  
32 He feels the current rules are allowing pitched roofs to go higher. He will take pictures of homes  
33 he does not think are working and provide them to staff with commentary. He suggested  
34 establishing a defining line that if the pitch of the roof is less than a certain height, a specific  
35 formula would be used. If, however, it is greater than a certain height, the same formula could not  
36 be used.

37

38 Mr. Allred likes the idea. It has been eight years since the City adopted the rules for building mass  
39 and height. Some feel it works while others do not. Commissioner Jensen offered to prepare a  
40 presentation and get feedback from the Commission at a future meeting. Mr. Allred suggested the  
41 Commission also consider rules about how much the grade can be changed. Commissioner Jensen  
42 observed that they are seeing homes that are allowing front to back gables 10 feet from the  
43 property line that are 35 feet tall. He doesn't believe that the current calculation method works for  
44 pitched roofs.

1 | The proposed General Plan maps were reviewed and discussed. Mr. Allred referenced a statistical  
2 | inconsistency on page 5, line 38, dealing with the *increase in the size of the City by 8.5 square*  
3 | *miles as a result of the annexation area*. He then referred to page 12, line 9, in Chapter 2, which  
4 | states that *the City covers approximately 8.39 square miles*. He stated that the two figures need to  
5 | be reconciled.

6 |  
7 | Chapter 2 was reviewed and discussed. Commissioner Bradshaw identified various typos and  
8 | corrections to be made. Chair Snow recalled that there was discussion about bringing the  
9 | character of the Village all the way down to the mall along Murray Holladay Road. Ms. Hanson  
10 | explained that on the future Land Use Map, that area is shown as a transitional area and a small  
11 | area master plan will eventually be adopted to guide the design of this section of the street. She  
12 | was commended for the excellent maps provided.

13 |  
14 | Mr. Allred called attention to the Millrock Corporate Center language and stated that it is  
15 | categorized as an office area. He referenced page 11, line 17 and suggested it be modified to  
16 | specify the Millrock Commercial Area. The emphasis under the heading is that it is office  
17 | although it really is a commercial mixed-use development. Additional revisions were  
18 | recommended.

19 |  
20 | Chapter 4 was next reviewed and modified. Various uses were discussed. Mr. Allred stated that  
21 | currently no medical uses are allowed in the ORD zone. Commissioner Bradshaw referred to a  
22 | structure in Brickyard where apartments were built around an office. She's seen nothing like it  
23 | before. Commissioner Jensen was involved in the development of the apartments and explained  
24 | that the apartments were built because the office's parking terrace needed to be rebuilt and they  
25 | needed a funding source to pay for the new construction.

26 |  
27 | Chair Snow referenced page 12, line 34, regarding acquisition of land by the City. Mr. Allred  
28 | stated that the City should look to pick up properties that are abandoned or churches or schools for  
29 | additional park space. He referenced Parks and Trails, Section 6, and stated that if they are zoned  
30 | P it will help the City compete. Various other revisions to verbiage and formatting were made.  
31 | Ms. Hanson asked that additional modifications be emailed to her prior to the next meeting.

32 |  
33 | **5. POSTPONED – Kennard Three-Lot Subdivision, Conceptual Review.**

34 |  
35 | **OTHER ACTION ITEMS**

36 | **6. Text Amendment – Discussion on Allowing Cat Breeding (Cattery) as a Conditional**  
37 | **use in the Residential Zones.**

38 | (19:48:05) Chair Snow considered there to be an overpopulation of cats in general and considered  
39 | catteries to be different from a use such as raising chickens, which produce eggs. **A**  
40 | Commissioner Bowthorpe commented that the overpopulation of cats is the result of people not  
41 | caring for them. A judgement is not to be made about the person's business since everyone has  
42 | that right. The question was raised as to whether there should be a distinction between the  
43 | breeding of cats, dogs, and other animals.

1 Mr. Allred stated that an application has been made. Staff would be preparing draft language. He  
2 explained that when the issue first came up the difference between a dog kennel and a cattery were  
3 discussed. He noted that catteries are addressed in Chapter 8 of the City Ordinance.  
4

5 **7. 2016 Planning Commission Calendar – Draft 2016 Meeting Schedule.**

6 | (19:13:41) The meeting calendar [for 2016](#) was modified to reschedule the December 20 ~~M~~meeting  
7 to December 13 and eliminate the September 27 meeting. The proposed changes were to be made  
8 by staff and approval of the calendar brought back for approval at the next meeting.  
9

10 (19:21:25) *Commissioner Jensen moved to amend the agenda and next address agenda item*  
11 *number 3 and then the remainder of the agenda, as printed. The motion passed with the*  
12 *unanimous consent of the Commission.*  
13

14 **8. 2016 Planning Commission Chair Appointments – Discussion on New Commission**  
15 **Chair.**

16  
17 **9. Minutes – 10/06/2016/ and 10/20/2015.**

18  
19 **OTHER BUSINESS**

- 20 • **Updates or follow-up on items currently in the development review process.**

- 21  
22 • **Report from Staff on Upcoming Applications.**

23 | Mr. Allred reported that the [proposed](#) hotel [in the Millrock area](#) is coming forward and the  
24 applicants would like to complete preliminary and final approval at the January 5, 2016, meeting.  
25 No other public hearings were required. Mr. Allred indicated that there are safety, slope,  
26 crosswalk, and pedestrian issues that still need to be resolved.  
27

- 28 • **Discussion of Possible Future Amendments to Code.**

- 29  
30 • **Calendar for Future Meetings on General Plan Update.**

31  
32 **ADJOURN**

33 (21:05:59) *Commissioner Bradshaw moved to adjourn. The motion passed with the unanimous*  
34 *consent of the Commission.*  
35

36 The Planning Commission Meeting adjourned at 9:08 p.m.  
37

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
2 *Holladay Planning Commission Meeting held Tuesday, December 1, 2015.*

3  
4  
5  
6  
7  
8  
9



10 Teri Forbes  
11 T Forbes Group  
12 Minutes Secretary  
13  
14 Minutes approved:

DRAFT

**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, December 8, 2015  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE:**

**Planning Commission Members:**

**City Staff:**

Matt Snow, Chair  
Jan Bradshaw  
Jim Carter  
Spence Bowthorpe (joined meeting at 8:05 p.m.)  
Chris Jensen

Paul Allred, Community Development Director  
Jonathan Teerlink, City Planner  
Pat Hanson, City Planner

**PRE-MEETING/WORK SESSION**

Chair Matt Snow called the meeting to order at 6:30 p.m.

**All Agenda Items May Be Discussed.**

The Lincoln Woods three-lot Subdivision was discussed. It was noted that the three lots meet the requirements of the R-15 Zone but the lots are odd shaped. There is also a steep slope at one point on the site. While three lots are allowed there was concern that they are hardship lots. Community Development Director, Paul Allred, described a recent conversation he had where he explained that the public hearing is not intended to stop what is proposed but to keep the public informed and allow them to share information that might not be known about the property.

City Planner, Pat Hanson, explained that when the area was annexed into the City, staff inventoried all of the lots and the zoning boundaries were then determined according to the physical sizes of the lots. Nothing is arbitrary about the zone boundaries.

With regard to the General Plan updates, Ms. Hanson stated that she sent each Commission Member a copy of Chapter 7. Mr. Allred was in the process of reviewing it.

Mr. Allred stated that a joint meeting is scheduled with the City Council on January 5, 2016, from 5:30 to 6:30 p.m. The regular meeting will take place at the conclusion of the joint meeting.

Mr. Allred stated that there was some miscommunication with Landmark who was frustrated when the City took their study and turned it into a condensed document and called it the General Plan. Earlier in the week he spoke with Mark Vlasi~~kc~~ who is the lead for Landmark, the City's consultant on the General Plan. Proper acknowledgement had been worked out for him on the acknowledgement page and for Wasatch Front Regional Council. Staff clarified that the plan

1 | differs from the study document. Mr. Vlasi~~ke~~ was concerned that his name would be on the  
2 acknowledgement page as author of the plan and he suggested there should be a differentiation  
3 between the two. The desire was to also acknowledge the generous grant received from the LPRP.  
4 Additions were made to Chapter 7 dealing with sustainability matters that are emerging.  
5

## 6 **CONVENE REGULAR MEETING**

7 Chair Snow called the Regular Meeting to order at 7:04 p.m.  
8

### 9 **1. Welcome and Chair Opening Statement.**

10 Chair Snow welcomed those present and described the role of the Planning Commission.  
11

## 12 **ACTION ITEMS & PUBLIC HEARINGS**

### 13 **2. Lincoln Woods Three-Lot Subdivision – 2021 East & 1985 East Lincoln Lane –** 14 **Conceptual Review.**

15 (19:07:07) City Planner, Jonathan Teerlink, presented the staff report and stated that the request is  
16 for conceptual review of a subdivision and is one of several steps an applicant goes through to  
17 divide land in the City. The ordinances set forth in the Code govern the process and the  
18 documentation that needs to be provided to ensure that the application meets the current zoning  
19 laws and the process and policies dealing with the subdivision of land. The Technical Review  
20 Committee reviewed the application on a few occasions since November 3 and staff reviewed  
21 various iterations with the applicant, Greg Kennard, who is a Contract Building Inspector for the  
22 City employed by Forsgren Engineering, the City's contracted engineering, building inspector  
23 services, and plan review services firm. Mr. Kennard was able to procure two pieces of property  
24 on Lincoln Lane totaling approximately 1.3 acres. The two homes are located in the R-1-15 Zone,  
25 which only allows for residential uses, single-family homes, on a lot size of 15,000 square feet.  
26 The area was incorporated into the City in 2003 at which time Salt Lake County had R-1-10  
27 zoning for the area. When Holladay incorporated, the minimum lot sizes were increased to 15,000  
28 square feet due to larger lots in the area.  
29

30 Mr. Teerlink reported that from time to time there are properties that are super conforming, which  
31 allows them to be divided enough to still meet the minimum lot size in the zone but also allow for  
32 an additional dwelling unit. In some cases, development is on a private driveway where  
33 development occurs deep into the lot. In this case, no private lane or driveway will be constructed  
34 | so ~~most of~~ the lots will front onto Lincoln Lane, which is a public street. The Technical Review  
35 Committee wanted the Planning Commission to understand that a dedication needs to occur on  
36 what is proposed as Lot 3. Lot 3 is part of the parcel that is the oldest of the metes and bounds  
37 property. It is not in the subdivision and at the time the lots were created, the ground was  
38 dedicated in the middle of roads. Consequently, as property is developed and land use decisions  
39 are made, that dedication has to occur and the land is officially given back to the public.  
40

41 Second, the lot lines proposed before the Technical Review Committee are standard rectangular-  
42 sized lots due to the fact that one of the two homes will be kept. In doing so, it is necessary to  
43 ensure that the setback of the home is maintained. Mr. Teerlink noted that the home that will be  
44 preserved is on the easternmost property. In order to ensure that the lot sizes are in the zone, the  
45 two lot lines are kinked slightly but meet the minimum lot areas for the R-1-15 Zone. In addition,  
46 there is an issue where the lot is part of Lot 14 of a separately subdivided plat. When land is

1 merged or subdivided or the boundary of the subdivision plat is changed, it is necessary to amend  
2 the plats. The process for subdividing involves not only subdividing a piece of ground into three  
3 lots, but it is also necessary to amend the other abutting subdivision, which is Lincoln Gardens Lot  
4 14. That lot will have to be amended and brought into the new subdivision plat.

5  
6 Mr. Teerlink stated that the applicant's engineer produced a drawing that provides all of the  
7 necessary elements of a conceptual subdivision plat. Therefore, the Technical Review Committee  
8 determined that the subdivision is ready for consideration by the Planning Commission for  
9 conceptual approval.

10  
11 The applicant, Greg Kennard, gave his address as 609 Grand Oaks Circle in Fruit Heights. He  
12 clarified that he is not a City employee but a contract employee affiliated with the City. In  
13 acquiring the property, one of the former owners requested that he leave the house intact due to the  
14 fact that he has tenants living there.

15  
16 A question was raised with regard to whether Mr. Kennard would consider tearing the existing  
17 home down at some point. Mr. Kennard stated that it is possible at some point in the future to  
18 improve the lot lines.

19  
20 (19:16:37) Chair Snow opened the public hearing.

21  
22 A written statement submitted by Jon Honeycutt was read and made part of the record.

23  
24 Carol Zimmerman gave her address as 1946 Long View Drive and stated that she is part of the  
25 group that tried to make the area looking natural. She felt that the proposed lot lines are counter to  
26 what a normal neighborhood would be. She also asked if the applicant will be required to install  
27 sidewalk since it is required with all new construction.

28  
29 Mr. Teerlink confirmed that the applicant will be required to install curb, gutter, and sidewalk. He  
30 explained that the original easternmost lot that requires a dedication would be the area where the  
31 curb, gutter, and sidewalk will have to be installed. The other property, Lot 14, was already  
32 platted to the proper width so no further dedication is needed.

33  
34 Ms. Zimmerman was concerned about the impact the development will have on the homes in the  
35 R-1-15 Zone. She stated that the value of the homes on Holloway will decrease with the proposed  
36 type of construction. She stated that for many residents, their homes are their major investment  
37 and they have raised the value of the property from what it was originally.

38  
39 (19:21:30) Tom Kamlowsky reported that he owns the property across the street at 2036 East  
40 Lincoln Lane. He stated that his home address is actually on Clover Lane, which is about 1½  
41 blocks to the east of the proposed development. He stated that they met with Mr. Kennard for the  
42 first time where he showed them his plat map. That was the first time any of the neighbors saw  
43 any detail. A partial description was provided of what is proposed and a preliminary plat map was  
44 presented. Some felt that Mr. Kennard was unable to explain what will happen to the property  
45 after he tears it down. The question was asked repeatedly and there was no answer which caused  
46 concern for adjacent property owners because it impacts their property values. There was also

1 some question about Mr. Kennard's actual relationship with the City and whether he is on the  
2 City's payroll. He noted that there seems to be a business relationship. Mr. Kamlowky asked  
3 how the City avoids conflicts of interest in these types of situations.  
4

5 Mr. Kamlowky stated that the affected property owners need more time to review the plan and  
6 they have not yet had time to react to what is proposed. It was requested that the Planning  
7 Commission put the request for amended property boundaries on hold until further research can be  
8 conducted. In response to a question raised, Mr. Allred stated that the matter will not go to the  
9 City Council for approval. Subdivision approvals are granted by the Planning Commission. As a  
10 result, this will be the only public hearing on the matter.  
11

12 (19:26:05) Mary Jo Lund gave her address as 4229 South Holloway Drive and had concerns about  
13 the narrow strip of property between her property and 4213 South Holloway Drive. She was  
14 concerned about what will happen to that strip and asked how wide it has to be to be used as a  
15 driveway. Ms. Lund was opposed to it being used as a driveway or to access the property.  
16 Mr. Teerlink stated that in order for it to be used as an emergency access, it must be 20 feet wide.  
17 The strip in this case will be within the setback so there could be no use for it other than  
18 landscaping. Ms. Lund stated that she, her husband, and Vicki Williams recently landscaped it.  
19 They paid a considerable amount of money to improve since it had been an eyesore.  
20

21 (19:29:15) Michael Goldberg gave his address as 2029 Lincoln Circle and was concerned that a  
22 precedent will be set where people can purchase lots and construct a home in the backyard next to  
23 someone who did not plan on it. He stated that they have put their livelihood into their home. He  
24 commented on the relationship the applicant has with the City and stated that there should not be  
25 an appearance of a conflict. He recommended that if the request is passed that the City no longer  
26 do business with his firm. He stated that the precedent that will be set is a bad one and creating a  
27 view that doesn't look independent.  
28

29 Chair Snow remarked that the applicant is working within the existing zoning. The General Plan  
30 is also being worked on as a City and on January 5 it will be before the City Council for adoption.  
31 That is a point where citizens can indicate what direction they would like the City to go. In this  
32 case the applicant is complying with the laws that exist.  
33

34 Mr. Allred commented on the issues of ethics and stated that prior to tonight's meeting he did a  
35 query with the City Attorney on this issue. He was referred to Chapter 215 of the City Code,  
36 which deals with ethics issues and requires disclosure of the applicant's contract employment with  
37 the City, which has been done. It was also recommended that Mr. Kennard acknowledge his  
38 relationship with the City at the meeting, which was done. The City Attorney also indicated that  
39 there is no prohibition to the contractor making application with the City but the relationship has  
40 to be disclosed.  
41

42 (19:38:43) Whitney Lovato reported that her sister, Becky Jensen, lives on the corner of Lincoln  
43 Lane and her children walk past the property every day after school. She asked that consideration  
44 be given for school children who are walking past the home.  
45

1 (19:39:40) Howard Mendes gave his address as 4188 South 2000 East and stated that his property  
2 touches the subject property that Mr. Kennard is trying to subdivide. He was concerned about the  
3 appearance once the property is subdivided and stated that it will lower his property value. He  
4 was concerned by the conflict of interest and stated that it is not right. Mr. Mendes referred to  
5 Chapter 13.10.080J of the bylaws and stated that no new dwelling lot or housing unit shall result  
6 from a lot line adjustment. He asked why that was not addressed.  
7

8 Mr. Teerlink explained that two types of property line amendments can occur in Holladay, one  
9 being a lot line adjustment. They are usually handled administratively and do not need to go  
10 before the Planning Commission because they do not create a new lot. Consequently, the two  
11 property owners must agree to the lot line adjustment for adjusting lots in between their properties.  
12 Because the property being discussed tonight involves the subdividing of land, they are not only  
13 adjusting property lines but creating a new lot as well. That expands the approval process and  
14 must go before the land use authority. He explained that the reference made by Mr. Mendes  
15 involves abutting property owners who are adjusting their lot lines. The language referred to is  
16 contained in the application for a lot line adjustment between two property owners.  
17

18 Commissioner Carter commented that they are treating the application as a re-subdivision of two  
19 lots to create three lots. That differs from a boundary adjustment, which is a matter between two  
20 property owners who have a line between them that they want to move. What is proposed is not a  
21 boundary line adjustment and is instead a re-subdivision that requires Planning Commission  
22 approval.  
23

24 It seemed to Mr. Mendes that the City is showing favoritism to Mr. Kennard to make allow him to  
25 make a bigger profit. Mr. Allred stated that Mr. Kennard cannot sell any lots until the subdivision  
26 is recorded with the County. Mr. Mendes stated that he was told by Mr. Kennard that he was  
27 planning to list the lots for sale the following Monday. Mr. Allred explained that developers can  
28 accept letters of interest but cannot actually consummate deals to sell property until a subdivision  
29 is recorded. Tonight's action is the first step in a three-step process. He stated that Holladay is  
30 special because of the shape of lots, the ravines, hills, and slopes. This subdivision is no different  
31 with Theyits varying shapes and angles. Mr. Mendes disagreed and stated that there is nothing in  
32 the area that looks like what Mr. Kennard is proposing. Mr. Allred stated that what is proposed is  
33 lawful because Mr. Kennard meets the requirements of the City's ordinances.  
34

35 Mr. Mendes commented that before Mr. Kennard purchased the other property to subdivide, he  
36 came to his home and identified himself as an Inspector for Holladay City and threatened him.  
37 Mr. Kennard asked to purchase the property behind him and was denied by Mr. Mendes.  
38 Mr. Kennard then indicated that he would purchase it himself and make it a flag lot with a home  
39 directly behind Mr. Mendes'. Mr. Mendes did not like being threatened, especially by someone  
40 who works for the City. He commented that the home proposed on the east side will be directly  
41 over his swimming pool and look into his backyard, which he was opposed to. He asked that the  
42 Planning Commission help him and not allow what is requested.  
43

44 (19:49:30) Steve Spencer gave his address as 2041 Lincoln Lane and was sickened by what is  
45 proposed. He was very concerned about the conflict of interest and what is planned. Mr. Spencer  
46 stated that he purchased his house because of the setting, seclusion, and trees. The proposed

1 homes will look into his backyard. The lot shape is also a deviation from what exists and will  
2 reduce all of the neighboring property values and detract from their quality of life. It seemed to  
3 Mr. Spencer like Mr. Kennard is greedy because he wants to divide the property up into the  
4 smallest possible lots and destroy what exists in order to make money. He was also concerned  
5 about the precedent being set.

6  
7 (19:53:10) Carol Scott gave her address as 1846 London Plane Road and stated that her friend  
8 Vicki Williams lives at 4213 Holloway, which is directly below the subject property. She  
9 indicated that once the proposed subdivision is built, it will look down into her property. Ms.  
10 Scott stated that all of the homes on Lincoln Lane are two or three deep. She recalled that homes  
11 were built on Holladay Boulevard that are not selling because there is no parking. She was  
12 concerned that Mr. Kennard works for the City which she considered to be wrong. She stated that  
13 Mr. Kennard has had inside information.

14  
15 (19:56:15) Bill Brown gave his address as 2052 East Lincoln Lane and stated that a storm drain  
16 runs through the property that is not drawn correctly on the plan. He stated that it runs from the  
17 corner of the property on the northeast corner diagonally through the property. It does not follow  
18 the property lines as shown. He questioned what else is not drawn correctly on the plan. Mr.  
19 Brown stated that the cleanout box on the property will have to be rerouted. He was also  
20 concerned about the mess that is there now. The garage was razed by the former owner, the  
21 concrete has piled up, and there is rebar sticking out of the ground. There are also open trenches  
22 that need to be filled in. Mr. Brown stated that Mr. Kennard has owned the property long enough  
23 to have addressed those issues by now. As a general contractor he would be fined by OSHA for  
24 such violations. He agreed that a conflict of interest exists. Mr. Brown stated that Mr. Kennard  
25 plans only to develop the property and sell it to make a profit at the expense of the neighbors.

26  
27 In response to a question raised by Mr. Brown about curb, gutter, and sidewalk going in before or  
28 after construction, Mr. Teerlink stated that state law has changed somewhat and if he plans to plat  
29 the subdivision and not propose the development of homes, the public improvement would have to  
30 go in. He explained that Mr. Kennard would have to put it in within one year of recordation of the  
31 plat and bonded for so that the City can verify that it is installed correctly.

32  
33 With regard to the storm drain, Mr. Brown clarified that the storm drain is active and there is an  
34 easement around it that is shown on the plans. Mr. Allred contacted the City's Code Enforcement  
35 Officer and asked him to inspect the property the following morning. If there are nuisance or  
36 dangerous issues, he can resolve them. He explained that some of the detail being brought up  
37 tonight involves information that is required at the next stage. The purpose of tonight's meeting is  
38 to determine if there is enough lot area and if it meets the basics of the zone. Utilities will be  
39 discussed at the next stage. Mr. Allred clarified that the property cannot be recorded and lots  
40 cannot be sold until all of the technical issues have been resolved and approved by the City  
41 Engineer, staff, and the Planning Commission.

42  
43 (20:05:00) Amy Montgomery gave her address as 4187 Holloway Drive and had concerns with  
44 the conflict of interest. She stated that the back lot is so far back that it is like a flag lot and is in  
45 everyone's back yard. She stated that Mr. Kennard is anxious to keep the renters in the existing  
46 home but he may have to tear it down to make the project work. She was opposed to having three

1 homes on the property. She remarked that what is proposed creates a nuisance and interferes with  
2 the enjoyment and use of her property.

3  
4 (20:07:14) Tim Roberts gave his address as 1990 East Terra Linda Drive and stated that he felt  
5 that his neighbors purchased their properties realizing it was a two-home lot. They accepted that  
6 and now it is being turned into a three-home subdivision. In looking at the plan he found it to be  
7 unattractive and something that will detract from the neighborhood. He was also concerned about  
8 the conflict of interest.

9  
10 (20:08:27) Jennifer Brown gave her address as 2052 Lincoln Lane and stated that there was  
11 discussion about why they are not taking down the third home to modify the boundaries. She  
12 noted that the rental home is occupied by Mr. Kennard's son's soon to be in-laws. For that reason,  
13 he did not want to tear the home down.

14  
15 Carol Zimmerman asked if the strip that goes between the Lund and Williams homes is part of the  
16 15,000 square feet. Mr. Teerlink stated that it is not. Mr. Teerlink stated that for neighborhood  
17 meetings the meeting room is provided by the City. The cost of the second mailing was charged  
18 back to the applicant.

19  
20 With regard to the storm drain, a resident stated that it still floods although she was told that it was  
21 taken care of by the City. As a result, she did not think the property should be built on since when  
22 it gets backed up it floods the entire area.

23  
24 (20:12:37) There were no further public comments. The public hearing was closed.

25  
26 Mr. Kennard reported that to his knowledge the storm drain was removed from the title report with  
27 regard to the location and the easement. He was told that it followed the property line. If that is  
28 not the case it is something that will need to be addressed. With regard to the narrow strip of land  
29 to the north, it was his understanding that originally the westernmost lot was accessed from  
30 Holloway and was supposed to be the driveway. He would have to rely on the City with regard to  
31 where that sits now. Mr. Kennard confirmed that his son is dating the daughter of the tenants and  
32 is how the property came to pass. His son, a real estate agent, made contact with the seller who  
33 expressed a desire to sell. The seller's project never had had any inspections done on it. With  
34 regard to the state of the property, Mr. Kennard stated that it was the beginning of a construction  
35 site and has exposed rebar on it. That had not been taken care of because it has an active permit  
36 on it.

37  
38 Commissioner Bradshaw asked Mr. Kennard if he represented himself as a City employee when  
39 he contacted the neighbors. Mr. Kennard stated that he represented himself as a subcontractor for  
40 the City of Holladay. He has a card that lists his company name as High Point Home Inspections.

41  
42 With regard to a citizen who claimed to have been threatened, Mr. Kennard stated that that is not  
43 the case. He approached him first as an option to purchase the back half of the property and still  
44 be able to build a single home on the front half of the property with the option being for him to be  
45 able to make his lot bigger and his property more desirable. Mr. Kennard informed the neighbor  
46 of his intent to subdivide the property and build homes on it. His intention is to sell the property

1 since several general contractors he is negotiating with have shown an interest. He did not feel  
2 like there was a conflict of interest. He was offended by the claims that he used his position to  
3 make money. That was not the case and he has been up front with everyone he has spoken to.  
4

5 A Commission Member felt that the City made an effort to reduce densities in certain areas of the  
6 City and to match the existing lot sizes. The zoning rules, regulations, and setbacks were then  
7 established. The Planning Commission is simply implementing the ordinances the City Council  
8 approved and adopted. They determined that 15,000 square feet was the minimum lot size, what  
9 the setbacks should be, and whether flag lots should be allowed. He appreciated how concerned  
10 the residents were about changing the neighborhood, however, if the applicant is able to  
11 demonstrate that he can meet the standards of the zoning ordinance, the Planning Commission has  
12 no discretion to add conditions with the exception of health and safety issues. There was also  
13 much discussion about the applicant's motives and a potential conflict of interest, which are  
14 outside the jurisdictional purview of the Planning Commission. He personally saw no basis for  
15 the Planning Commission to deny the conceptual approval but sympathized with the citizens who  
16 care about the City.  
17

18 (20:27:33) Mr. Kennard stated that with regard to the selling of the lots, his understanding was  
19 that he is able to market the conceptual plan but not close on the property until it is approved to  
20 the point of recording lot lines. Chair Snow explained to an upset neighbor that the City has  
21 decided to err on the side of keeping the public informed. One of the functions of the public  
22 hearing is to get additional information from the public that the Commission may not have. The  
23 General Plan is the opportunity for citizens to let their wishes be known in terms of the direction  
24 they want their neighborhood to go. It is like a mission statement for the City. Chair Snow  
25 explained that the Planning Commission consists of volunteers and not elected officials.  
26

27 Mr. Allred explained that the City has been working on the long-range master plan for about 1 ½  
28 years and open houses have been held and newsletter articles printed in *The Journal*. The  
29 document is 107 pages long and began at 283 pages. The intent was for it to be as concise and  
30 readable as possible. Many important City issues are addressed in the document in terms of  
31 energy, land use, and economics. The City Council plans to hold a public hearing near the end of  
32 January to address the document. In terms of single-family dwellings, there is no single  
33 architectural style. In terms of how tall buildings can be, eight years ago the staff and Council  
34 went to great effort to address infill development since the City is mostly built out and there is  
35 very little raw land. As a result, developers are forced to look at land where there is unclaimed  
36 density or an allowance for land that hasn't been used.  
37

38 (20:35:20) A citizen commented on messes from construction sites being left behind. She used  
39 Panorama Drive as a prime example and stated that a property owner there has been doing  
40 construction for 12 years. On the corner of Lincoln Lane and Holladay Boulevard there is a  
41 property owner who has had Tyvek on the outside of his home for years. She commented that the  
42 City is doing a terrible job of ensuring that construction sites are well maintained. Commissioner  
43 Jensen suggested that the citizen call and ask the City's Code Enforcement Officer to address the  
44 issue. He stated that he has an unfinished home across the street from him that has been going on  
45 for two years and he has complained. The Planning Commission has no purview over those types  
46 of issues. He recommended that Mr. Teerlink be contacted and a complaint registered with him.

1 The Code Enforcement Officer will then be sent out and an inspection performed. He will then  
2 call the citizen back and let her know what the situation is.

3  
4 Commissioner Jensen thought there could be better planning and that the lot sizes could be more  
5 equal. He found it interesting that the west lot is 17,000 square feet in size while the other two are  
6 exactly 15,000 square feet. He also agreed that the lots should be more rectangular but he cannot  
7 force the property owner to do that because technically he meets every element of the ordinance.  
8 There is no guideline in the ordinance that specifies that every lot must be rectangular. In  
9 addition, most of the homes Mrs. Scott addressed on Lincoln Lane that are all square were all flag  
10 lots that were developed prior to the City of Holladay being incorporated. He stated that he  
11 personally owns a flag lot in the middle of the block. He recommended that Mr. Kennard rethink  
12 the proposed subdivision, listen to the comments made, and come back with a revised project.

13  
14 With regard to the area where there is flood control problem, Commissioner Bradshaw asked if a  
15 home can be built there. Mr. Allred stated that the purpose of the preliminary stage of the process  
16 is to address those types of issues and determine if the lot is buildable.

17  
18 Commissioner Bradshaw thought the residents should have a say in what is built there. Mr. Allred  
19 understood that people get frustrated when they are told there is nothing that can be done. He  
20 stated that there is always an exception to ordinances that are written. Procedural issues were  
21 discussed.

22  
23 (20:54:19) Mr. Allred was sensitive to the conflict of interest issue and stated that it also makes  
24 him uncomfortable. The first few years that Mr. Kennard worked for the City, Mr. Allred had  
25 never met him in person. He now comes into the office more. From the public's point of view, he  
26 could see how they would think that Mr. Kennard has an advantage with staff. He cannot,  
27 however, by law prevent Mr. Kennard from doing what is proposed. Mr. Allred stated that staff  
28 has not been working with Mr. Kennard directly but instead with his engineer. The intent of  
29 tonight's meeting is to address the sketch plan. Mr. Allred stated that he and Mr. Teerlink have  
30 reviewed the project at length on three separate occasions and sent revisions to Mr. Kennard's  
31 engineer for corrections. He assured those present that there is nothing of more importance to  
32 staff than their integrity and reputation. Mr. Allred referred to the survey, which has a stamp from  
33 the engineer who performed it. He explained that the surveyor puts his license on the line every  
34 time he affixes his stamp. ~~If it is deliberately tampered with he could lose his license.~~

35  
36 Commissioner Jensen commented that although the situation is uncomfortable, the request  
37 complies with the Code.

38  
39 (21:02:38) *Commissioner Carter moved to approve the conceptual subdivision plan for Lincoln*  
40 *Woods three-lot single-family subdivision at 2021 East and 1985 East Lincoln Lane subject to*  
41 *the following:*

42  
43 ***Findings:***

- 44  
45 1. ***The City of Holladay is the Land Use authority authorized to review and approve land***  
46 ***use applications within the City.***

- 1  
2       2. *The proposal meets all minimum requirements for lot size and widths set forth in the R-1-15 Zone.*  
3  
4  
5       3. *The proposal will not be detrimental to the health, safety, and welfare of the City as proposed to create one new residential dwelling unit within the City.*  
6  
7

8 **Conditions:**  
9

- 10       1. *The applicant shall not propose access from Lincoln Lane to Holloway.*  
11  
12       2. *The notice of the preliminary plat review shall be given as it was for this meeting.*  
13  
14       3. *The applicant should look at the lot configuration, which the Planning Commission considers to be less than optimal, and take into consideration and investigate what will be needed with regard to the storm drain.*  
15  
16

17  
18 *Commissioner Bradshaw seconded the motion. Vote on motion: Spence Bowthorpe-Aye, Jim Carter-Aye, Jan Bradshaw-Aye, Chris Jensen-Aye, Chair Matt Snow-Aye. The motion passed unanimously.*  
19  
20

21  
22 Mr. Allred stated that the preliminary plat is not likely to come back for at least one month. Notice, however, can be sent out.  
23  
24

25 **3. City of Holladay General Plan Amendment.**

26 (21:15:10) Ms. Hanson asked if there were any substantive changes proposed to Chapter 7. Reference was made to Chapter 7, page 3, where modifications were made. The issue of fire in the Cottonwoods area was discussed. There are aging trees and undergrowth which presents a risk. Those areas are where the fire suppression system is older. Language referencing fire hazard measures were discussed and added to the text.  
27  
28  
29  
30  
31

32 Other additions and modifications were reviewed and discussed.  
33

34 Chair Snow closed the public hearing, which was continued from a previous meeting.  
35

36 (21:23:18) *Commissioner Jensen moved to forward the draft of the General Plan as prepared with comments made tonight along with all previous comments to the City Council. Commissioner Bradshaw seconded the motion. Vote on motion: Spence Bowthorpe-Aye, Jim Carter-Aye, Jan Bradshaw-Aye, Chris Jensen-Aye, Chair Matt Snow-Aye. The motion passed unanimously.*  
37  
38  
39  
40

41  
42 Commissioner Jensen suggested social media be used to keep the public informed of the status of the General Plan and encourage their involvement.  
43  
44

45 **OTHER ACTION ITEMS**

46 **4. 2016 Planning Commission Calendar.**

1 (21:33:26) *Commissioner Carter moved to approve the Planning Commission calendar.*  
2 *Commissioner Bowthorpe seconded the motion. The motion passed with the unanimous*  
3 *consent of the Commission. The motion passed unanimously.*

4  
5 Commissioner Jensen was excused from the remainder of the meeting.

6  
7 **5. Minutes – October 6 and October 20, 2015 Regular Meetings and November 10 and**  
8 **November 17, 2015 Special Meetings.**

9 (21:34:45) The minutes of October 6, 2015, were reviewed and discussed.

10  
11 (21:43:49) *Commissioner Carter moved to approve the City of Holladay Planning Commission*  
12 *Meeting minutes of October 6, 2015, as amended in the Commission packets. Commissioner*  
13 *Carter seconded the motion. The motion passed with the unanimous consent of the*  
14 *Commission. Commissioner Jensen was not present for the vote.*

15  
16 The minutes of October 20, 2015, were reviewed and discussed.

17  
18 (21:46:55) *Commissioner Bradshaw moved to approve the minutes of October 20, 2015, as per*  
19 *the draft provided. Commissioner Carter seconded the motion. The motion passed with the*  
20 *unanimous consent of the Commission. Commissioner Jensen was not present for the vote.*

21  
22 The minutes of November 10, 2015, were reviewed and discussed.

23  
24 (21:48:14) *Commissioner Carter moved to approve the minutes of November 10, 2015.*  
25 *Commissioner Bradshaw seconded the motion. The motion passed with the unanimous consent*  
26 *of the Commission. Commissioner Jensen was not present for the vote.*

27  
28 The minutes of November 17, 2015, were reviewed and discussed.

29  
30 (21:48:31) *Commissioner Bradshaw moved to approve the minutes of November 17, 2015, as*  
31 *provided in the draft including the portion Mr. Allred included where the recording was not*  
32 *working. Commissioner Bowthorpe seconded the motion. The motion passed with the*  
33 *unanimous consent of the Commission. Commissioner Jensen was not present for the vote.*

- 34  
35 • **Text Amendment – Discussion Only Regarding Amending City of Holladay**  
36 **Ordinance 13.09.020.D4 “Variance Procedures” Changing the Meeting Type from**  
37 **“Public Hearing” to “Public Meeting”.**

38 Mr. Teerlink reported that the above matter had been ongoing for the past few years. Very few  
39 variances are received and when they do come in the ordinance is reviewed to determine what the  
40 policies and procedures are. They are often tripped up because the ordinance requires notice be  
41 sent to everyone within 500 feet. That is a hold-over process from the Board of Adjustment. The  
42 Board has been eliminated and the City now uses an Appeals Hearings Officer. At this time, the  
43 process involves only the officer and the appellant. The meetings should be public and open but  
44 no public comment is allowed.

- 45  
46 • **Land Use Update.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

- **Report from Staff on Upcoming Applications.**
- **Discussion of Possible Future Amendments to Code.**

There was no discussion on these matters.

**ADJOURN**

*(21:54:45) Commissioner Carter moved to adjourn. Commissioner Bradshaw seconded the motion. The motion passed with the unanimous consent of the Commission.*

The Planning Commission Meeting adjourned at 9:56 p.m.

**DRAFT**

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
2 *Holladay Planning Commission Meeting held Tuesday, December 8, 2015.*

3  
4  
5  
6  
7  
8  
9



10 Teri Forbes  
11 T Forbes Group  
12 Minutes Secretary  
13  
14 Minutes approved:  
15

**DRAFT**