



**PLANNING COMMISSION
MEETING AGENDA**
Tuesday July 21st 2020

The Planning Commission of the City of Holladay will hold their regularly scheduled meeting by electronic means, in accordance with the *Utah Open and Public Meetings Act*, as currently modified by Executive Order of the Governor of the State of Utah.

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay's Facebook page. Participation in public comment portions can do so in any of the following ways:

- Email your comments in to the Community Development Department during regular business hours; jteerlink@cityofholladay.com, pallred@cityofholladay.com OR rhobbs@cityofholladay.com
- During the meeting, go to www.zoom.us in your web browser and join a meeting:
Meeting ID is:
- During the meeting, call Zoom on your telephone: 699-900-6833 or 346-248-7799 or 301-715-8592 or 253-215-8782
Meeting ID is:

6:00 PM **WORK SESSION** – All agenda items may be discussed. No decisions or voting during this portion of the meeting.

6:30 PM **CONVENE ELETRONIC MEETING** – Public Welcome & Chair Opening Statement

CONTINUED

1. **General Plan Amendment – Future Land Use Map 2.3, MDR-S to LDR-S**
Consideration and recommendation to amend the City of Holladay's General Plan for an area located at Kentucky/ Clearview.
Proposal to redesignate the area from MDR-S to the LDR-S district *File #20-6-01*

PUBLIC HEARINGS

2. **"Butternut Estates" Subdivision – Concept & Preliminary Plan – 4411 S Butternut Rd. (R-1-8 Zone)**
Applicant, Nick Mingo presenting zone compliance and site improvement details for a 3-lot single-family residential subdivision. *File #20-1-11*
3. **"5420 South Cottonwood Lane" Subdivision – PUD– 5420 S Cottonwood Ln (R-1-43 Zone)**
Applicant, Steve Hopkins requesting conditional use approval for a planned unit development design of proposed of 3-lot single-family residential subdivision. *File #20-1-05*
4. **"Terry Acres" Subdivision – Concept & Preliminary Plan – 1758 E. Holladay Blvd. (R-1-10 Zone)**
Applicant, Tony Terry presenting zone compliance and site improvements for a 2-lot single-family residential subdivision *File #20-1-03*

ACTION ITEMS

5. **"Tolcate Cove" Subdivision – Preliminary Plan/Plat - 5867 S Tolcate Ln. (R-1-43 Zone)**
Applicant, Kyle Denos presenting final development improvement details for a 2-lot, single-family, residential subdivision, adding one new building lot to this street *File #20-1-04*
6. **Approval of Minutes** – 06/02/2020, 06/16/2020

DISCUSSION

7. **Presentation of updated text amendments to Chapter 2: Land Use, City of Holladay General Plan**

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: *

Stephanie N. Carlson MMC, City Recorder
City of Holladay

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

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

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

Rules of the City of Holladay Planning Commission for Public Hearings

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

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

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

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



CITY OF HOLLADAY
Planning Commission
July 21 2020
Item #1

Request: **GENERAL PLAN AMENDMENT – FUTURE LAND USE MAP 2.3**
Applicant: Holly & Clark Richards
File No: 20-6-01
Notice: as per Utah state Code 10-9a-2 sec 204 and Holladay Ord 13.07.020.E
Planner: Paul Allred, Jonathan Teerlink

GOVERNING ORDINANCES: 13.07.020 General Plan GENERAL PLAN AMENDMENT
Map 2.3, "Future Land Uses"

****Continued discussion from July 7th 2020.**

- Commission interested in hearing comments from all owners within the amendment area. New signature page from owners has been attached to this report.
- Commission directed staff to send mailed notice to property owners. Notice was not sent upon guidance from the City's legal counsel
- Additional public comment has been received and attached to this report

REQUIRED PLANNING COMMISSION ACTION

Recommendation to City Council to Amend Map 2.3 Future Land Uses of the Holladay General Plan (Legislative)

EXECUTIVE SUMMARY

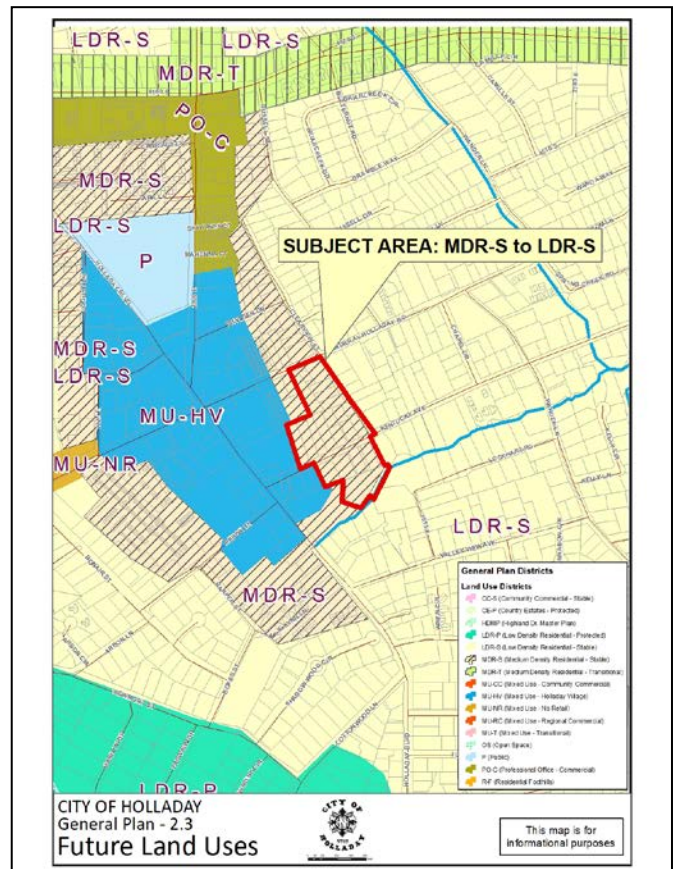
Proposed amendment to the City of Holladay General Plan initiated by residents Holly and Clark Richards. As proposed, this amendment would modify an 8.3 acre (23 parcels) area in the vicinity of Kentucky Ave and Clearview, as highlighted to the right, by expanding the boundary of the Low Density Residential-Stable (LDR-S) land use district to include the Medium Density Residential-Stable (MDR-S) district and thereby changing the area's designation to LDR-S.

REVIEW STANDARDS: [\(13.07.020.F-G\)](#)

Consideration of a General Plan amendment is at the discretion of the City Council, the Land Use Authority in this instance the Planning Commission, acts as a recommending body to the Council in this matter.

GENERAL PLAN OVERVIEW

"The Holladay General Plan – 2016 - 2031 is intended to guide future development and growth according to broad goals and visions for Holladay during the next 10 to 15 years. The adoption of a general plan is mandated by Utah State Code and must contain three specific elements; 1) a land use element, 2) a transportation element, and 3) a plan for the inclusion of moderate income housing. A city may include those other elements that it deems necessary. Under Utah State Code, all public uses must conform to the City's General Plan. However, regarding private property, a general plan is an advisory document, unlike the Land Use and Development Regulations, or a zoning ordinance, which requires strict compliance."



Pertaining to this proposal, element 1, as described above, is under consideration, specifically Chapter 2 *Future Land Uses*. This element of the General Plan provides policy direction and guidance for land use decisions, urban design, and

neighborhood preservation. It also includes a Future Land Use Map addressing stated goals of; image, character, and livability within the City. The General Plan provides this map to guide, *“the City's future development patterns to include the preservation of low-density residential neighborhoods, protection of historic land uses, structures and places, maintenance of the special community character, and the accommodation of growth and economic development at focused locations. This goal is supported by the land use districts as shown on Map 2.3 - Future Land Use.”* –Ch. 2, pg14.

EXISTING CONDITIONS: LAND USE DISTRICTS & ZONING

- The proposal area is currently zoned Single Family residential, 10,000 minimum lot size (R-1-10)
- This area proposed for change in designation currently is within a “Medium Density Residential – Stable” (MDR-S) district; which has a suggested/supported density range corresponding to the R-M zone’s multi-family home density allowance of 16 dwellings per acre, half the density allowance of the Terraces or Holladay Row developments on the edge of the Village.
- The proposed area for change in designation is currently zoned Single Family residential, 10,000 minimum lot size (R-1-10) or approximately 4 dwellings per acre which is *low-density*. As such it does not conform to current the long-term vision of the General Plan which suggests up to 16 dwellings per acre and if allowed to be developed as presently proposed on the Future Lane Use map would add dwelling to support the Village.
- Abutting to the south and east is the “Low Density Residential-Stable” (LDR-S) district, which has a suggested/supported density range corresponding to the R-1-8, R-1-10 and R-1-15 zones which are 5, 4 and 3 dwellings per acre respectively.
- Adjacent to the west is the “Holladay Village Small Area Master Plan” HVSAMP district, which has statements on development guidelines for Neighborhood Protection of adjacent single-family land uses. – *pg11 HVSAMP*

PROPOSAL ANALYSIS

The applicant has provided a written narrative, which describes intent of the application as well as general opinion from co-applicants (property owners within the subject area). As the General Plan is used as a guiding document when considering rezone applications, the proposal would replace the MDR-S recommended zone densities (up to approx. 16 units per acre) with those of the LDR-S (approx. 5 units per acre or R-1-8). Generally, as the properties within subject area are currently zoned R-1-10, the proposal intends to solidify this current development pattern by General Plan redistricting.

COMMUNITY DEVELOPEMENT DEPARTMENT ANALYSIS

After analyzing previous rezone applications (associated and unassociated with this proposal) and considering related public input, it is clear to both staff and, presumably to the Commission, that land use issues facing the community relate to stability and change. General acceptance with existing patterns, land uses, and residential densities are routinely opined. There is also certain amount of angst concerning new development, densification, and the impact on individual properties, neighborhoods, traffic - the character of the City. These combined elements resulted in the denial of a recent General Plan/Rezone application add additional homes to this specific area (*Hilton File#19-04-05*), and serves as the catalyst for this particular request.

Practical theory of a General Plan is to *provide options* based upon goals which support an established *vision*. Removing the flexibility of options pertaining to future development decision making or responding to growth pressure (if any), is not an envisioning plan, but rather a zone district with established focused development limitations. Sound options in a General Plan are a city planning tool for anticipating inherent social changes that inevitably occur over time. The Council/Commission always have the right to set aside strict compliance with the General Plan and deny requests based upon public input and other considerations such as current conditions. But, the overall goal of the General Plan is act a “blue print” for the future.

In consideration of projected growth pressures, the General Plan, *“strives to accommodate new growth without jeopardizing the development patterns that have made Holladay a unique and desirable place to live and work.”*. For this reason the MDR-S district was applied –as opposed to a specific zone serving as “transition” area encircling the HV zone, providing potential options for housing near the successful town center without deteriorating the existing land uses – in this case a mix of two-family (duplex) and single-family homes, some abutting Spring Creek. The district provides an opportunity to the City Council and Planning Commission, in conjunction with staff and public input, to use General Plan options to apply envisioning principles toward a given rezone application, at a point in time (acceptable or unacceptable as the case is determined to be).

Alternatively, an assertion supported by the applicant(s), is that development pressures occurring within the HV zone is spurring controversial considerations of housing uses, deemed out of line with predominantly existing land use patterns. A

dramatic limitation in new growth is preferred rather than a transitional option which is the nature of its existing designation. A proposal to expand the LDR-S district is therefore requested to firmly place the existing development pattern of R-1-10 in perpetuity and furthermore limit discussion/consideration of housing options and subsequent rezone applications to an acceptable pattern of homes on no less than 8,000 square foot lots (.18acre) or the R-1-8.

Further elements to consider;

1. Are all land owners within the boundary in agreement? This redistricting proposal affects “upzoning” potential and related land values.
2. Is the RM zone, as recommended by the MDR-S, an acceptable transitional zone to nearby single family homes?
3. Is the proposed area to be changed sufficiently significant to eliminate future land use options?
4. Land densities suggested by the MDR-S district have not been established in this area
5. Presuming the original public input, which established the MDR-S boundary; is the current MDR-S boundary at Clearview Street a firm line where transitioning from medium housing to single family options should end?
6. Does the proposed change constitute forward thinking of a General Plan element?
7. If this amendment was to be approved, and hypothetically, would an application for the R-1-8 zone and subsequent subdivision considerations be generally accepted if proposed or met with similar negative input that of previous rezone applications?
8. Does the MDR-S in this location support the Village, or is the Village self-sustaining with recent residential projects as a crowning achievement of the community due in great part because it was established in an area that historically had and would continue to have a residential density base nearby to support it?

In the matter of considering a recommendation to amend the Future Land Use Map 2.3 by converting a specified area as proposed from MDR-S to LDR-T, it is advised that the Commission:

1. Solicit and review public comment on the request – several comments from neighbors have been emailed
2. Review Chapter 2 of the General Plan applicable to this application
3. Evaluate comments and consider the Applicant’s information with intent to decide on a course of action
4. Hold a relevant discussion on the proposal
5. Consider staff input
6. If unable to come to a decision on whether or not to forward a recommendation at this time, continue the matter for further study and discussion at a future meeting

RECOMMENDATION: As proposed, Staff does not view the petition favorably and cannot suggest that the Commission forward a positive recommendation to the Council at this time upon the following findings:

1. The petition is not in compliance with the established General Plan future land use district in place.
2. The petition decidedly eliminates planning options for medium density housing within the immediate vicinity of the Village area, diminishing support for SB34, requiring cities to provide locations for affordable variable housing options.
3. The Future Land Use map boundary is logically situated at Clearview
4. The area is currently zoned in alignment with the LDR-S petition with recent request for rezone denied.

Application

This is a request to revise the boundaries of MDR-S district to remove the listed properties on Kentucky Ave., Clearview and Murray Holladay Road that are currently zoned R-1-10 and place them in the LDR-S district.

Arguments for amending the general plan to exclude our neighborhood from the MDR-S district and include in the LDR-S district are:

- 1) Our neighborhood does not fit the purpose of the MDR-S district. The purpose of the MDR-S District as described in the general plan: "this district is intended to accommodate traditional multi-family developments where **increased density has been previously established or where single family development is no longer viable.**"

The need for increased density has not been previously established. The recent pattern of development in the above corridor has been for larger, more expensive single family homes to be built or remodeled. **Single family development is predominant and alive and well.**

The existing duplexes on lower Kentucky and Clearview are older and were "allowed" long before the current general plan.

- 2) The MDR-S designation is contrary to the intent of the Holladay Village Master Plan and the land use ordinance to protect established neighborhoods. An important goal of this plan is **the preservation and enhancement of surrounding residential neighborhoods.**

Allowing potential multi-family uses in our neighborhood will **not preserve and protect** the established single family homes **but will actually destabilize it.**

- 3) Please note, nearby LDR-S designated neighborhoods have duplexes and condo complexes i.e. Murray Holladay Rd. east of Clearview, Russell St. and on Kentucky Ave. near Wander Ln. which are zoned R-1-10 that **are not included in the MDR-S district.** It is inconsistent to treat our properties differently than those so nearby.
- 4) Kentucky and Clearview are **narrow residential streets.** Most of the MDR-S districts are on busy streets, i.e. Van Winkle, Highland Dr., lower Murray Holladay Rd.

2nd letter to planning commission.

Dear Commissioners;

I would like to ask for your support to help protect our neighborhood from higher density. The charm of Holladay was the draw for all of us to live in this area. We do not want to change the character our single family home neighborhood.

At present the door to potential higher density is open just a crack with the MDR-S district designation. We want to close that door!

Our neighborhood does not fit the General Plan description of the MDR-S district which states, "MDR-S district is intended to accommodate traditional multi-family development where increased density has been previous established or where single family development is no longer viable." It is clear we are a vibrant single family neighborhood without any established apartments. Please move us from MDR-S district to LDR-S district. Draw the line that will make us congruent with the rest of the R-1-10 properties that are in the LDR-S district all around us.

Your dedication and commitment to serve our city is greatly appreciated! Thank you so very much for your time and consideration of our application.

Holley Richards

JUSTIFICATION FOR AMENDING GENERAL PLAN
July 2, 2020

1. THE MDR-S DISTRICT IS INCOMPATIBLE WITH OUR NEIGHBORHOOD.

A. Increased Density Has Not Been Previously Established, and Single Family Development Is Still Viable.

The general plan districts are intended “as a guide to any future zoning changes” (General Plan, p. 16). The only suggested zone in the MDR-S District, which includes our neighborhood, is R-M. That zone allows up to 16 units per acre. So the expressed intent of the general plan’s future land use map is that any future re-zones of our particular neighborhood would allow up to 16 units per acre. We believe this is contrary to the character of our established neighborhood and should not be permitted as a guide for future land use planning.

According to the general plan:

[the MDR-S] district is intended to accommodate traditional multi-family developments *where increased density has been previously established or where single-family development is no longer viable*. . . . Proposed rezones within the suggested zone list may be appropriate *where existing land use patterns support the increased density and do not conflict with other provisions of the Plan.*”

(General Plan, pp. 16-17) (emphasis added).

By contrast, the vast majority of properties in our neighborhood are devoted to single-family use. Although the general plan’s Map 2.3 (Future Land Use) does not precisely identify each property in the designated area, it appears that most of the exceptions (duplexes on Kentucky Avenue and Murray-Holladay Road adjacent to the Holladay Village) are actually designated HV-MU even though they are not technically in the HV zone. Therefore, within the subject MDR-S area, only the three duplexes on the west side of Clearview Street have more than single-family density. All other parcels, many of which are a half-acre or larger, are occupied by a single family home. Increased density has not been previously established in this area.

Moreover, recent construction activity shows that single-family development is clearly still viable. Consider, for example, the extensive and costly expansion of the home at 2445 East Kentucky Avenue just this year. We doubled our square footage at 2430 East Kentucky Avenue 15 years ago. New single-family homes have been built at 2470 and 2491 East Kentucky Avenue in the last several years. And the homeowners at 2574 East Kentucky Avenue acquired the adjacent parcel to the east and are currently building a cottage on it so as to utilize two lots for single-family purposes. Since we moved into our home 28 years ago, no multi-family housing has been built in our neighborhood. However, extensive remodeling or new construction of single family homes has occurred at 2415, 2445, 2470, 2491, 2501, 2524, 2536, 2542, 2567, 2574, and 2625 East Kentucky Avenue, among other lots on our street.

Since every exception to single-family development in the subject area has existed for *many* years (well before we moved in), there is no evidence that single-family development is no longer viable. Existing land use patterns in our neighborhood do *not* support increased density in the form of apartment or condo complexes. And, as demonstrated below, increased density in this neighborhood would conflict with other provisions of the general plan, including the Holladay Village Master Plan.

B. The MDR-S Designation Is Suited to Areas with Existing Multi-family Housing Located on Major Traffic Arterials.

The future land use map (General Plan, p. 15) shows that, with the exception of our neighborhood and the west side of Clearview Street north of Murray-Holladay Road, the MDR-S district almost exclusively encompasses large multi-family developments, such as along Van Winkle Expressway, Highland Drive, and on Murray-Holladay Road west of the Cottonwood Mall site. There are also some smaller multi-family projects (but with higher density than duplexes), such as on 2300 East north of City Hall and along Murray-Holladay Road west of the Holladay Village. These areas have established patterns of multi-family development supported by high-volume traffic roadways with available mass transit. Inserting high-density, multi-family development into our quiet neighborhood on narrow neighborhood streets like Clearview and Kentucky would be inimical to the intent of MDR-S designation, as shown by the other locations designated as MDR-S in the general plan.

C. Even if Our Neighborhood Consisted of Mainly Multi-family Uses, the Appropriate District Should Allow Only Slightly Higher Density.

We don't have an established multi-family neighborhood. The few multi-family uses in our neighborhood already are limited to duplexes, not high-density apartments. So, if anything, those isolated properties reflect a land use more consistent with MDR-T (Medium Density Residential-Two Units) than high-density multi-family use (MDR-S). But even the MDR-T district, whose suggested zones are R-2-8 and R-2-10, "is intended to accommodate two-family attached unit development with *slightly higher densities* than the LDR-S districts. . . . Proposed rezones within the suggested zone list may be appropriate *where increased density will not destabilize existing neighborhoods*" (General Plan, p. 16) (emphasis added). Changing from a few duplexes in an otherwise low-density, single-family neighborhood to potentially large apartment complexes would certainly be inconsistent with established development patterns and would destabilize our neighborhood.

2. THE LDR-S DISTRICT DESIGNATION IS APPROPRIATE FOR OUR NEIGHBORHOOD.

The LDR-S district designation, which we are seeking:

is intended to support a mix of single-family residential development *that has been established by historic development patterns*. . . . *Rezones within the suggested zone list* may be appropriate *where increased density will not destabilize the existing neighborhood*.

(General Plan, p. 16) (emphasis added). As mentioned above, nearly all of the lots in the subject area are devoted to single-family residential use. They easily qualify in square footage for the LDR-S suggested zones of R-1-8, R-1-10, and R-1-15. This mix of single-family residential development on Kentucky Avenue has been established by historic development patterns. The LDR-S designation would allow for increased density through subdivision, where appropriate, without the cataclysmic changes ("traditional multi-family developments" of up to 16 units per acre) envisioned by the MDR-S designation. Giving effect to the future land use designation of high-density, multi-family residential use in this area would certainly destabilize the existing neighborhood.

3. OUR NEIGHBORHOOD SHOULD NOT BE UNFAIRLY TARGETED FOR FUTURE HIGH-DENSITY USE WHEN NEARBY LDR-S NEIGHBORHOODS ALREADY HAVE IT.

A survey of the character and property values in nearby neighborhoods shows we have every right to expect protection from potential multi-family development on lower Kentucky Avenue and

Clearview Street. A number of duplexes, townhomes, and condo complexes exist in the neighborhoods on the east side of Clearview Street, including along Murray-Holladay Road and Russell Street, and the area between Murray-Holladay Road and 4500 South west of 2300 East. Many of the lots in these higher-density neighborhoods have small homes with much lower property values than the homes on Kentucky Avenue. Yet these areas are designated LDR-S, not intended for multi-family development. It's unfair to target our neighborhood for high-density development while protecting other higher-density neighborhoods from further multi-family use.

If, as Mr. Hilton alleges, SB 34 requires the city to increase housing, it should concentrate on those areas where high density and high traffic volumes are already established. Obviously, the city's high-density housing inventory will increase markedly with the development of Holladay Hills on the former Cottonwood Mall site (again, in a high-traffic area of mixed use). It is critical for Holladay to preserve its established neighborhoods—not just in the “protected” districts along Cottonwood Lane, Walker Lane, and 6200 South—but citywide. Such neighborhoods, including ours, make Holladay a desirable place to live and preserve property values.

4. THE MDR-S DESIGNATION IS CONTRARY TO THE INTENT OF THE HOLLADAY VILLAGE MASTER PLAN AND LAND USE ORDINANCE TO PROTECT ESTABLISHED NEIGHBORHOODS.

The Holladay Village Master Plan, which is incorporated into the city's general plan, provides, among other things: “The protection of established single-family residential neighborhoods adjacent to, or in close proximity to, the Village is a primary concern of the Master Plan;” and “Adding residential units within the Village zone will reduce the demand for increased densities in the adjacent neighborhood area.” Clearly, the city has allowed and continues to allow higher density housing in the HV zone. It should not plan for that high density to spill over into adjacent neighborhoods like ours.

The HV land use ordinance is even more specific about our particular streets:

Another important goal of the village is the ***preservation and enhancement of surrounding residential neighborhoods***. Those neighborhoods are expected to supply much of the patronage of commercial uses within the village; consequently, care should be taken in the development of the village to ***protect nearby residential uses*** from adverse impacts such as increased traffic, spillover parking, and noise and light pollution. Particular attention should be paid to Locust Lane-Hugo Avenue, Phylden Drive, ***Clearview Street, Kentucky Avenue***, Arbor Lane to ensure that traffic to and from the village is directed onto arterial streets and cut through traffic through residential neighborhoods is minimized.”

Holladay City Code § 13.71.010.C (emphasis added).

Allowing, and especially planning for, future multi-family use in our neighborhood is unmistakably and impermissibly in conflict with the HV Master Plan. It will not preserve and protect this established single-family residential neighborhood as intended, but will destabilize it.

Contrary to Mr. Hilton's assertion that a higher-density buffer is needed next to the Holladay Village, the city long ago removed the Neighborhood Buffer Zone surrounding the village and focused instead on setbacks and landscape buffers to transition to the surrounding neighborhoods. Increased density within the village is a *fait accompli*, but it should not be allowed to overflow into the neighborhoods adjacent to it.

At the Planning Commission meeting held on July 7th there was some confusion about our application to amend the General Plan.

We would like to clarify the following items about our application:

1. This is NOT an application to re-zone any of the listed properties. All of the listed properties are zoned R-1-10 (single family residential, quarter-acre lots).
2. This application is to remove the listed properties from the MDR-S (Medium Density Residential-Stable) General Plan District and re-designate them as part of the LDR-S (Low Density Residential-Stable) District. According to the General Plan, "General Plan Districts are intended as a guide to any future zoning changes."
3. The city has now confirmed that the duplexes at the west end of Kentucky Avenue (2416 #'s A, B, C, D and E) are NOT in the MDR-S district; they are in the MU-HV (Mixed Use-Holladay Village) District. Therefore, the application should be modified to remove them from the MU-HV District and re-designate them as part of the LDR-S District.
4. Kevin Anderson at 2424 Murray-Holladay Road is no longer an applicant as he sold his home and moved out of Holladay.

Please sign below, indicating that you understand and accept these clarifications.

NAME

ADDRESS

- | | |
|------------------------------------|---|
| 1 <u>Wally & Hank Richards</u> | <u>2470 Kentucky Ave</u> |
| 2 <u>Todd Schmidt</u> | <u>2477 Kentucky Ave</u> |
| 3 <u>Dorale & Sal Patis</u> | <u>2415 Kentucky Ave</u> |
| 4 <u>Patric Benka</u> | <u>2427 "</u> |
| 5 <u>Stephen Brower</u> | <u>2430 Kentucky Ave,</u> |
| 6 <u>Margunda Williams</u> | <u>2480 Kentucky Ave</u> |
| 7 <u>Angie Alford</u> | <u>2445 E. Kentucky Ave</u> |
| 8 <u>John Rugg</u> | <u>2465 E. Kentucky Ave</u> |
| 9 <u>John White</u> | <u>2434 Kentucky Ave</u> |
| 10 <u>Colly Adams</u> | <u>2483 Kentucky Ave</u> |
| 11 <u>Ben Jewell</u> | <u>2408 Murray Holladay R.D</u> |
| 12 <u>John Frank</u> | <u>(see attached email) 2436 Kentucky</u> |
| 13 <u>Zane Yonetta Brown</u> | <u>2433 E. Kentucky Ave.</u> |
| 14 <u>Susan M. Lister</u> | <u>2467 Kentucky Ave</u> |
| 15 <u>Scott Lijja</u> | <u>2432 Kentucky Ave (out of town)</u> |

From: John Frank johnmichaelfrank@mac.com 
Subject: CCE16072020 - signed with DocuSign
Date: July 16, 2020 at 1:05 PM
To: clarkgrichards@gmail.com



Securely signed with DocuSign®: <http://www.docusign.com/try>



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Sent from my iPhone

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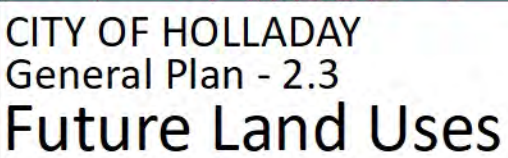
1. This is NOT an application to re-zone any of the listed properties. All of the listed properties are zoned R-1-10 (single family residential, quarter-acre lots).
2. This application is to remove the listed properties from the MDR-S (Medium Density Residential-Stable) General Plan District and re-designate them as part of the LDR-S (Low Density Residential-Stable) District. According to the General Plan, "General Plan Districts are intended as a guide to any future zoning changes."
3. The city has now confirmed that the duplexes at the west end of Kentucky Avenue (2416 #'s A, B, C, D and E) are NOT in the MDR-S district; they are in the MU-HV (Mixed Use-Holladay Village) District. Therefore, the application should be modified to remove them from the MU-HV District and re-designate them as part of the LDR-S District.
4. Kevin Anderson at 2424 Murray-Holladay Road is no longer an applicant as he sold his home and moved out of Holladay.

Please sign below, indicating that you understand and accept these clarifications.

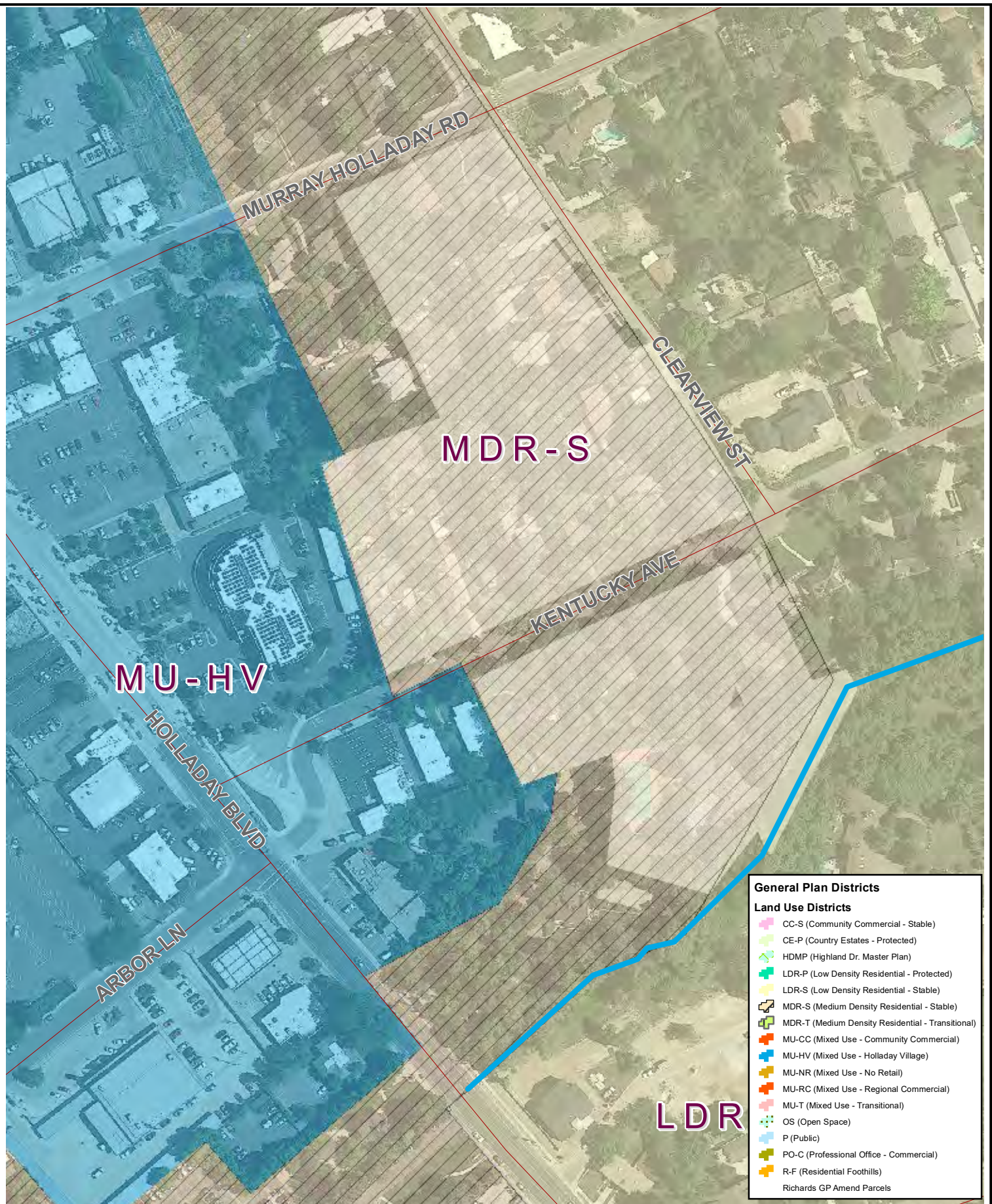
NAME

ADDRESS

- | | |
|------------------------------------|-----------------------------|
| 1 <u>Holly & Mark Richards</u> | <u>2470 Kentucky Ave</u> |
| 2 <u>Todd Schmidt</u> | <u>2477 Kentucky Ave</u> |
| 3 <u>Doree & Sal Dellos</u> | <u>2415 Kentucky Ave</u> |
| 4 <u>Patricia Bula</u> | <u>2427 "</u> |
| 5 <u>Stephen Brown</u> | <u>2430 Kentucky Ave.</u> |
| 6 <u>Theresa & Thomas</u> | <u>2480 Kentucky Ave</u> |
| 7 <u>Angie Allen</u> | <u>2445 E. Kentucky Ave</u> |
| 8 <u>John & Leigh</u> | <u>2465 E. Kentucky Ave</u> |
| 9 <u>Gather White</u> | <u>2434 Kentucky Ave</u> |
| 10 <u>Wally Adams</u> | <u>2483 Kentucky Ave</u> |
| 11 <u>[Signature]</u> | <u>2436 KY ave</u> |
| 12 _____ | |
| 13 _____ | |
| 14 _____ | |
| 15 _____ | |

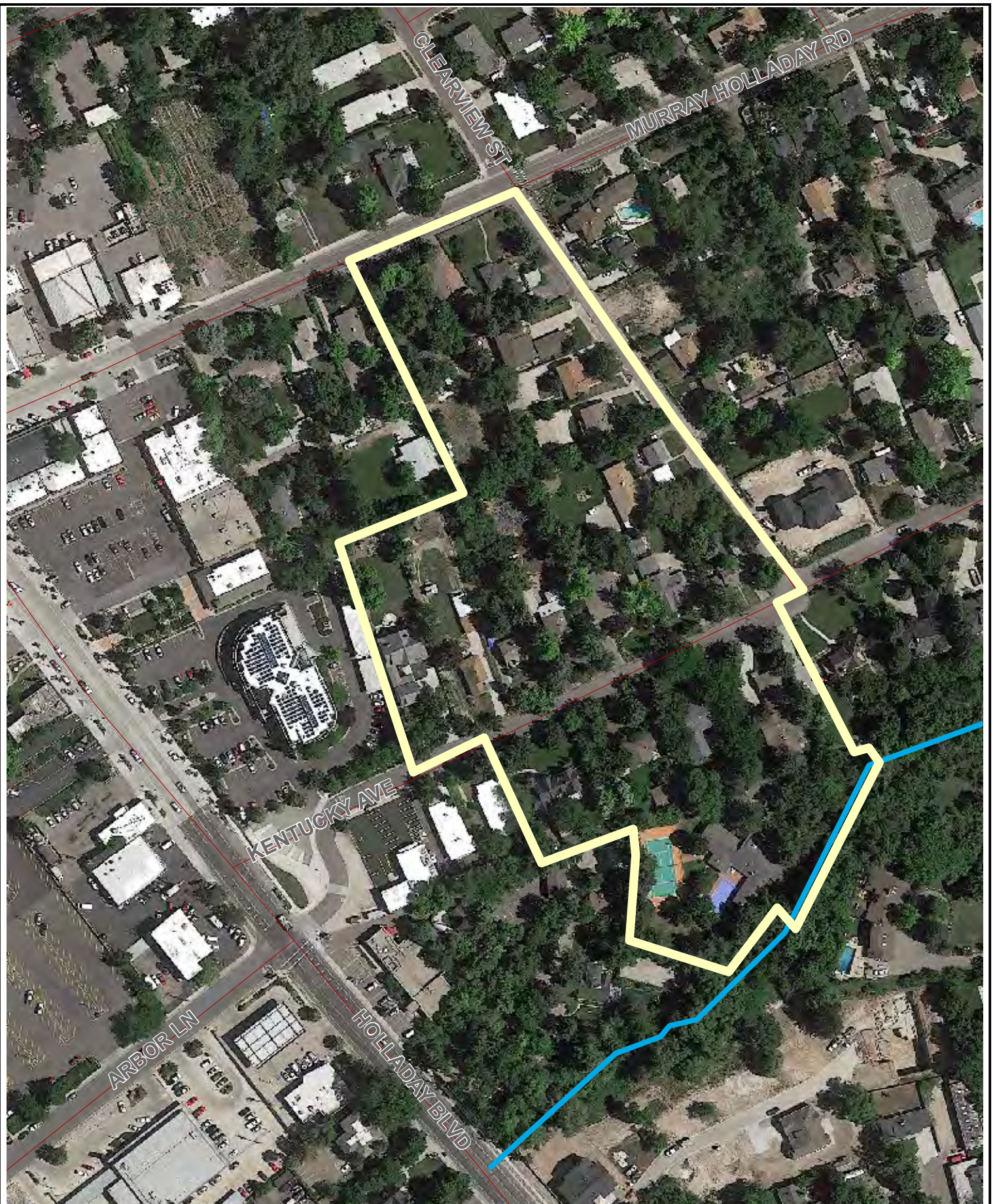


This map is for informational purposes



General Plan Amendment - Affected Parcels

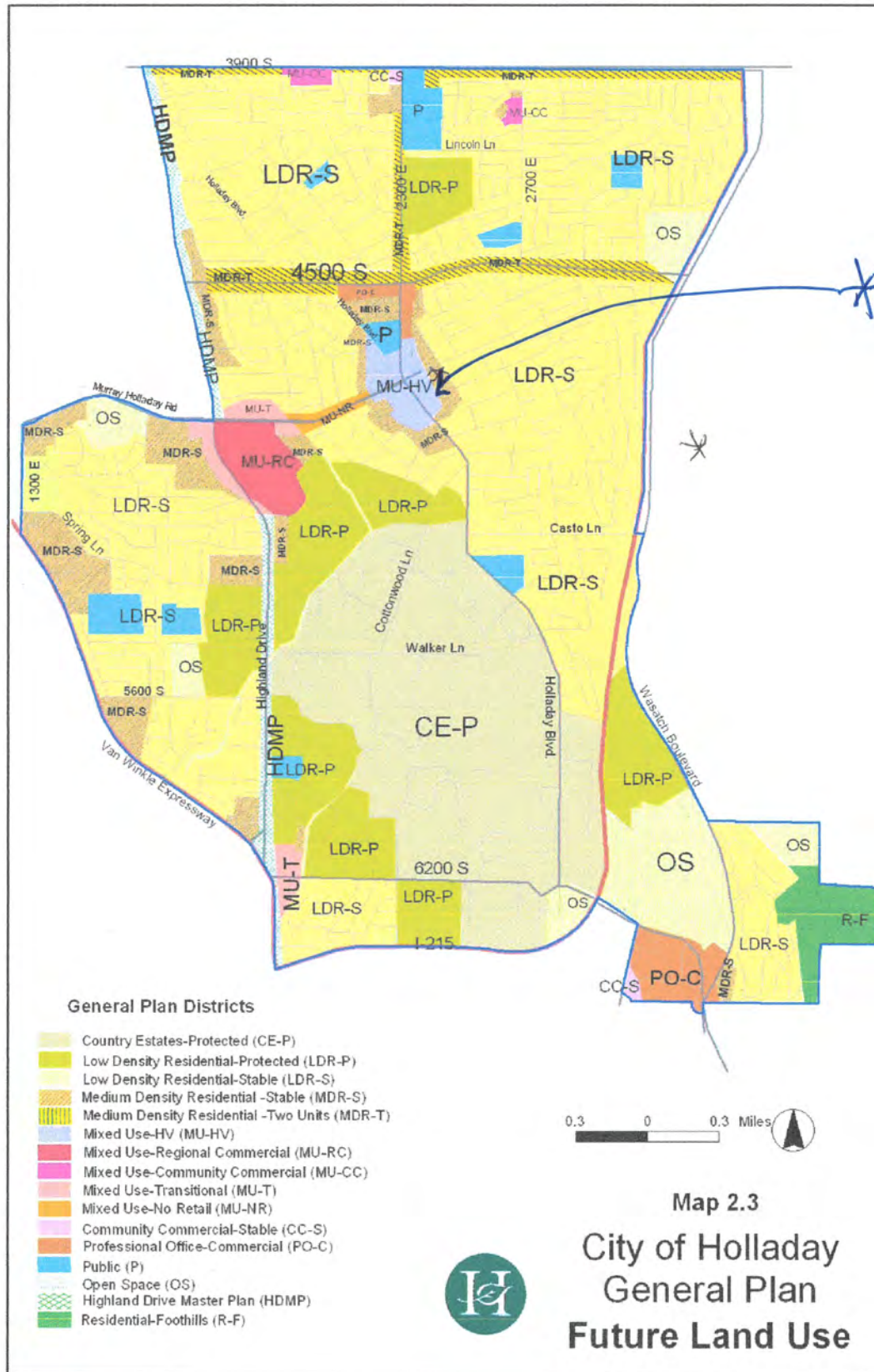


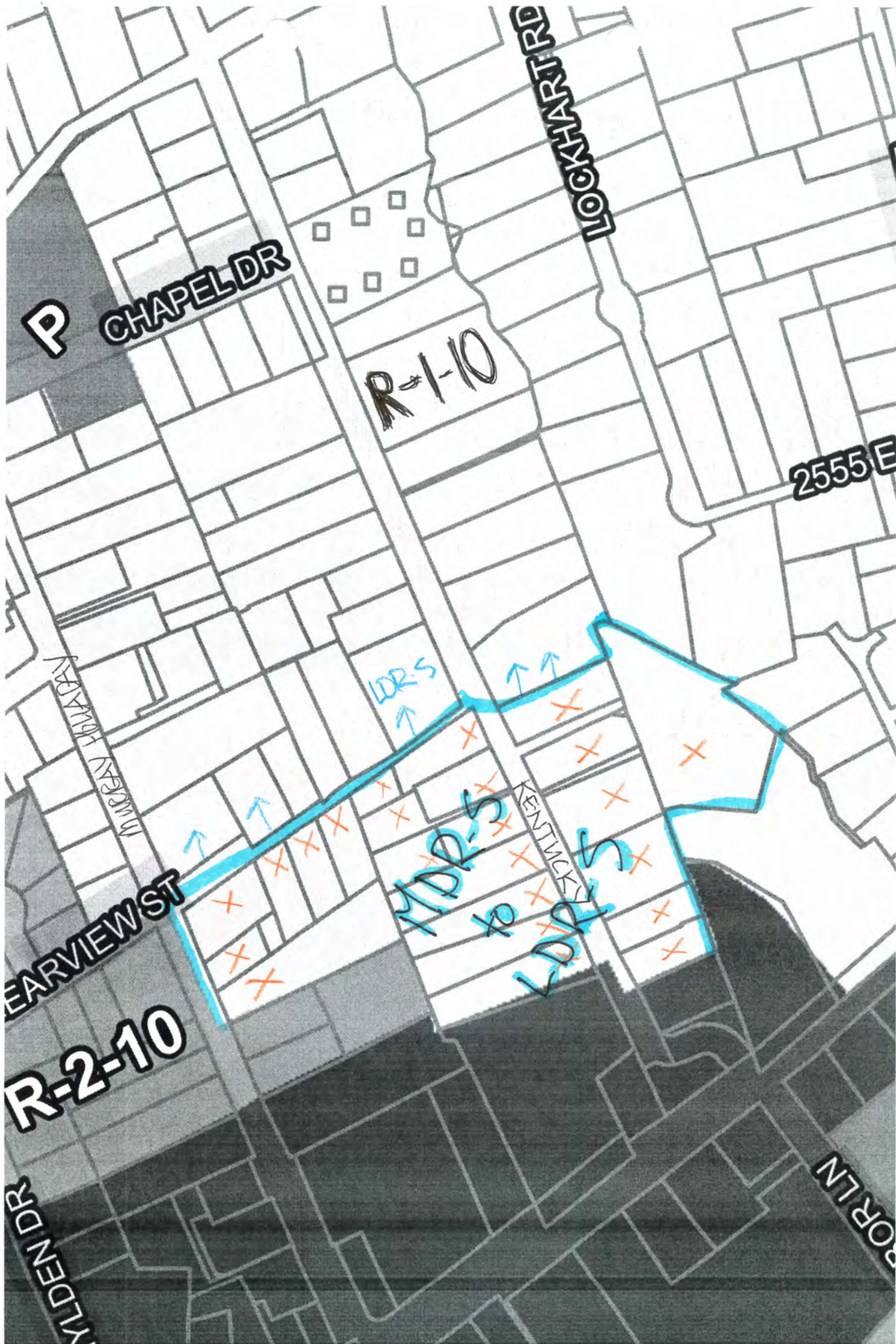


General Plan Amendment Area



Map 2.3, Future Land Use





X
MDR-5

OBJECTID *	SHAPE *	parcel_id	parent_parcel
145366	Polygon	22034540130000	18 0867
145367	Polygon	22034540150000	18 0845-006
145368	Polygon	22034540160000	18 0845-005
145369	Polygon	22034540170000	18 0845-004
145370	Polygon	22034540190000	18 0845-002-01
145371	Polygon	22034540200000	18 0845-001
145372	Polygon	22034540230000	22034540180000
145373	Polygon	22034540240000	22034540180000
145374	Polygon	22034540250000	22034540220000
145375	Polygon	22034540270000	22034540260000
145377	Polygon	22034540330000	22034540310000
151449	Polygon	22102060030000	18 2379
151450	Polygon	22102060040000	18 2378
151451	Polygon	22102060060000	18 2376
151	Polygon	22102060100000	18 2363-001
151464	Polygon	22102060370000	22102060340000
151465	Polygon	22102060410000	22102060020000
367400	Polygon	22102060420000	22102060020000
367401	Polygon	22034540090000	18 0865
374311	Polygon	22034540280000	22034540100000
374312	Polygon	22034540080000	18 0864
374313	Polygon	22034540110000	18 0866-001
		22034540120000	18 0866-002

parcel_acres	B
0.23	11.50
0.48	24.06
0.38	19.20
0.5	25.00
0.23	11.50
0.15	7.50
0.21	10.50
0.29	19.50
0.25	12.50
0.29	14.50
0.43	21.50
0.5	25.00
0.416	20.80
0.31	16.50
1.2	60.00
0.256	12.80
0.25	12.50
0.25	12.50
0.17	8.50
0.31	15.50
0.71	35.50
0.23	11.50
0.23	11.50

$$13 \quad 8.292 \text{ acres} \quad \times 50 = 413.60$$

$$300 \div 13 = 13.00$$

Single Family Homes

2415 Kentucky Avenue

2427 Kentucky Avenue

2430 Kentucky Avenue

2432 Kentucky Avenue

2434 Kentucky Avenue

2436 Kentucky Avenue

2435 Kentucky Avenue

2445 Kentucky Avenue

2455 Kentucky Avenue

2465 Kentucky Avenue

2467 Kentucky Avenue

2470 Kentucky Avenue

2477 Kentucky Avenue

2394 Murray Holladay Road

2408 Murray Holladay Road

2424 Murray Holladay Road

Duplexes

2416 Kentucky A B

2416 Kentucky C D E (tri-plex)

4680 4878 Clearview

4672 4670 Clearview

4666 4664 Clearview

4658 4656 Clearview

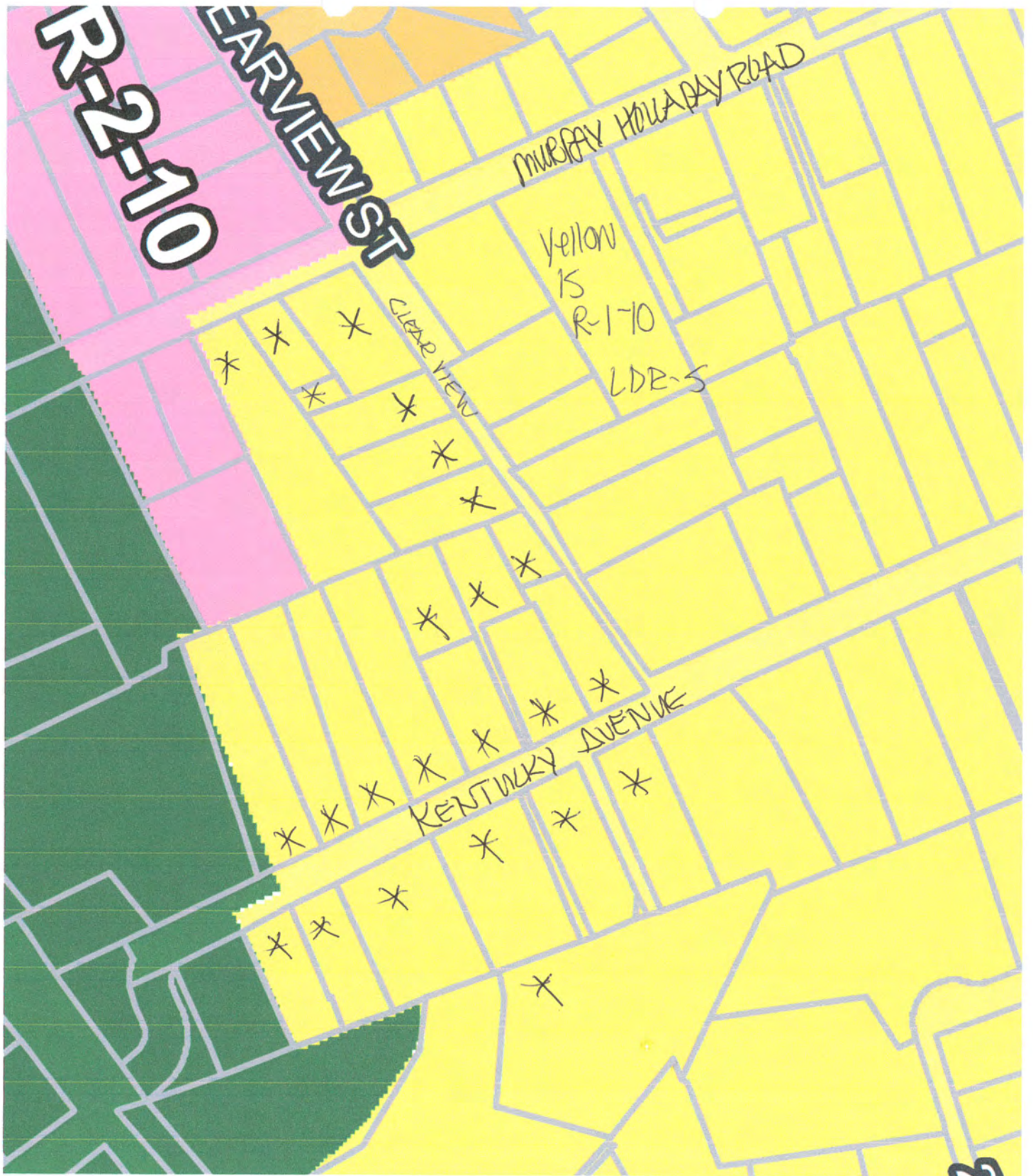
Applicant Name	Applicant's Mailing Address	Applicant Phone	Applicant's Email Address
Holley D. Richards	2470 E Kentucky Ave. Holladay, UT 84117	(801) 554-1125	<u>clarkgerichards@gmail.com</u>
Patrick Barber	2427 E Kentucky Ave. Holladay, UT 84117	801-550-1610	NEED <u>pkbarber@gmail.com</u>
[TRUST NOT IDENTIFIED] Zane Loretta Bowman & Karl Brandon Kitchin, as Trustee of the Zane Loretta Bowman Family Trust 8/11/2016	2433 E Kentucky Ave. Holladay, UT 84117 or PO Box 17636 Holladay, UT 84117	801-651-0233	NEED <u>zuanthelhasht@gmail.com</u>
Greg Zel Adcock	2445 Kentucky Ave. Holladay, UT 84117	801-556-9656	<u>adcockslc@gmail.com</u>
Susan Lister & Michael K. Lister	2467 Kentucky Ave. Holladay, UT 84117	801-444-1153	<u>runnerlister@yahoo.com</u>
Polly Adams	2455 Kentucky Ave. Holladay, UT 84117	801-209-2111	NEED <u>adams@pollyadams.com</u>
Todd A. Schmidt	2477 Kentucky Ave. Holladay, UT 84117	801-209-6221	NEED <u>todd.schmidt@gmail.com</u>
Robin Hough and John Adamson, Trustees of the Hough-Adamson Family Trust 4/6/2017	2465 Kentucky Ave. Holladay, UT 84117	801-444-1153	<u>robinhough@gmail.com</u> <u>adamsonjl73@gmail.com</u>
Salvador D. Petilos, Trustee of the Salvador D. Petilos Living Trust 12/8/2006 Deborah Rees Petilos, Trustee of the Deborah Rees Petilos Living Trust 12/8/2006	2415 E Kentucky Ave. Holladay, UT 84117	801-755-8252	<u>debbie.petilos@gmail.com</u>
Stephen B. Doxey	2430 E Kentucky Ave. Holladay, UT 84117	(801) 580-9882	<u>steve@doxeylaw.com</u>
Scott M. Lilija & Peggy S Lilija	2432 E Kentucky Ave. Holladay, UT 84117	(801) 550-8399	<u>slilija@fabianvancott.com</u>
John Frank [2436 Kentucky Ave.]	2305 E. New Baldwin Cir. Holladay, UT 84117	801-815-6310	NEED <u>johnfrank@gmail.com</u>
Ronald W. White & Patricia M. White	2434 E Kentucky Ave. Holladay, UT 84117	801-602-1122	<u>pwhite@graniteschools.org</u>

Applicant Name	Applicant's Mailing Address	Applicant Phone	Applicant's Email Address
Melinda Lee Hogge Robbins, Trustee of the Melinda Lee Hogge Robbins Trust 12/28/2006	2480 Kentucky Ave. Holladay, UT 84117	801-750-0614	<u>melindalrobbins@gmail.com</u>
Benjamin B. Juell	2408 Murray Holladay Rd. Holladay, UT 84117	(775) 750-9373	<u>juellbenjamin@gmail.com</u>
Kevin Anderson	2424 Murray Holladay Rd. Holladay, UT 84117	(801) 550-3990	<u>kanderson@fabianvancott.com</u>



City of Holladay
MDR-T Study Area





*MDR-S

From: [Melinda Robbins](#)
To: [Jonathan Teerlink](#)
Subject: Amending the General Plan
Date: Thursday, July 16, 2020 5:12:16 PM

We agree with the proposed amendment that moves the single family homes zoned in our area, (R1-10) out of the medium density residential stable general planned district into Low density residential stable general planned district.

We feel this change is necessary to conform with the zoning in this area and show the intent to keep the area low density single family dwellings.

Sincerely,
Dennis and Melinda Robbins
2480 Kentucky Avenue

From: [Todd Schmidt](#)
To: [Jonathan Teerlink](#); [todd.schmidt](#)
Subject: application to amend the General Plan to move our properties from the MDR-S (medium density residential stable) district into LDR-S (low density residential stable) district
Date: Thursday, July 16, 2020 2:25:12 PM

As a 20 year plus resident of Holladay and specifically Kentucky Ave. I wish to make my view known that we change our district to LDR-S. I previously grew up in the Olympus Cove area so my decision to purchase a home in Holladay was deliberate when I looked for a House. In those 20 years we have seen many changes both good and bad but the one constant has been the feeling of neighborhood and community you get with single family homes and the families that occupy and invest their money and time in them. As the Holladay Village encroaches further and further East into a neighborhood that has been mostly unchanged since its inception (our home was in Holladay at or before 1926 to give you an idea) we looked for causes for this and found we had unknowingly been changed to a MDR-S when the village center project was pushed through. While this had no affect on our R-1-10 status it does leave open the leverage needed to more easily bend or break the rules and request zone changes as well using the designation as a example and leverage as to why the zone should be altered. We are part of the neighborhood that just across the street enjoys the designation of LDR-S but have been assigned a MDR-S designation that makes no sense and is not reflective of the established neighborhood makeup or the desires of the majority residents that make up that neighborhood.

While I realize that the change wont have an immediate impact on anyone today or tomorrow it is my hope that the neighborhood maintain its charm and unique character and wish to push for this District change.

We don't want a zone designation to have harmful long term impacts on the place we call home.

We are already seeing how unbridled expansion is affecting the lives of the people who live here. Increased Traffic, Increased Noise, decreased tree canopies and green space and a skyline that is quickly becoming cluttered with multi-story developments.

While I realize that the zone currently in place is R-1-10 and the district change will not alter this I am afraid that not changing this to reflect the reality of the neighborhood makeup will lead to people trying to also make zoning changes and using the medium density designation as possible leverage. We already know that the Hilton property is looking to change the zoning to allow his Holladay Brownstone development to move forward. They are so confident in their ability (and i'm sure encouraged by a district that says medium density right in the designation) to influence and manipulate the current planning commission that they even have advertising up showing a development that is illegal in the current zone and district and even have an MLS listing for it for 3.2 million dollars. This is the type of property owner that requires us to seek out as much protection as possible. The type that purchased a property not as a home or out of a sense of community but from a place of greed and exploitation. Someone who would look to sell a development, not a home to possibly a out of state or even out of country investor further diluting the community.

When we sit on the back deck at night we still hear the winds and the trees and the birds and the bugs. All the development is making noise travel further over the trees since uits higher than the tress in many cases, popping into our site line and increasing the noise and pollution from increased traffic. We don't want Holladay to turn into Sugarhouse with its towering condos and apartments, its noise and its increase in crime that goes hand in hand with development of higher density projects like the proposed Holladay Brownstones or the Holladay Ghetto as people are starting to call it.

Again I realize that this designation change wont change the zone but the designation will

help bring us paradiy with the houses that are just across the street from mine and get us out a district change that we were never even informed had occurred. Its a small group of single family and a couple of grandfathered duplexes that will get a district change, a change that by current count represents a overwhelming majority of support by the property owners involved by the way.

Please help us maintain the serenity and beauty and peaceful nature of our neighborhood. We have already endured so much in terms of increase traffic and poor road planing at the bottom of Kentucky along with a food truck court and a dangerous intersection with utility boxes blocking the view as you attempt to pull out to accommodate the growth.

I implore you to side with with wishes of the people that actually call the area in question home and allow the change to LDR-S to take place.

Thank you for you time and consideration.

Regards

Todd Schmidt

2477 Kentucky Ave.

From: [Scott M. Lilja](#)
To: [Jonathan Teerlink](#)
Cc: [Paul Allred](#); [Steve Doxey](#)
Subject: General Plan Amendment
Date: Thursday, July 16, 2020 11:58:33 AM
Attachments: [Clarification Document 7-14-20.docx](#)

We live at 2432 Kentucky Ave. and are applicants on the proposed General Plan Amendment. Steve Doxey asked that we sign the attached in connection with the proposed General Plan Amendment. Unfortunately we are out of town and unable to sign and scan this document. We wanted you to know, however, that we do agree with the document and you may consider this email our signature. If you have any questions, please let us know.

Thank you.

SCOTT M. LILJA

FabianVanCott

215 South State Street, Suite 1200

Salt Lake City, UT 84111-2323

Direct: 801.574.2652

Mobile: 801.550.8399

slilja@fabianvancott.com

www.fabianvancott.com

From: [Greg Adcock](#)
To: [Jonathan Teerlink](#)
Subject: Public Notice for Planning Commission | properties on Kentucky Ave. and Clearview St. currently zoned R-1-10
Date: Thursday, July 2, 2020 4:24:15 PM

Hi Johnathan,

I am writing to you to request that the city PLEASE DOES NOT re-zone Kentucky, especially lower Kentucky (where I live), and the west side of Clearview, and no more up on E. Murray Holladay Road to MDR-S zoning. I really do not want to see E. Murray Holladay road (behind Kentucky properties) or lower Kentucky lined with apartments and condos.

I moved to this location because of the nature of the neighborhood for me and my family and would not like to see it turn into a Sugarhouse with large condos and apartments all over the place. I have recently put over 1M into the property to keep the nature of the old English Tudor as well as stay true to the single family living here. In the era of CV19 i think this only brings it home more, as we are not living on top of each other.

For these reasons I would not like to see the zoning changed:

1. The neighborhood does not fit the purpose of the MDR-S district.
2. The MDR-S designation is contrary to the intent of the Holladay Village Master Plan and land use ordinance to protect established neighborhoods.
3. Having a buffer should not be achieved by increasing density where lots currently are zoned R-1-10.
4. Increased traffic flow is required to be controlled.

--

Sincerely

Greg Adcock
2445 E. Kentucky Ave.
Holladay, UT 84117

Dear Planning Commission,

We live at 2408 East Murray Holladay Road—on the fringe of the higher-density pursuits of the Holladay Village and some of our neighbors.

In an effort to protect and preserve our neighborhood for future generations, we are proposing an amendment that moves the single family home zoned (R-1-10) lots west of Clearview St. between Murray Holladay and Kentucky Avenue out of the “Medium Density Residential-Stable (MDR-S)” General Plan District and in to the “Low Density Residential-Stable (LDR-S)” General Plan District.

This purpose of this amendment is a due to the following observations and beliefs:

- Our neighborhood does not fit the purpose of the MDR-S district.
- The MDR-S designation is contrary to the intent of the Holladay Village Master Plan and land use ordinance to protect established neighborhoods.
- Having a buffer should not be achieved by increasing density where lots currently are zoned R-1-10.
- Increased traffic flow is required to be controlled, and this is in direct conflict with that goal.

Our tactical amendment is a response to an on-going battle between people and profit in the Holladay community. Before we purchased our home two years ago, we paid careful attention to the General Plan and vision for Holladay. We were—as I’ve stated on public record multiple times—assured minimal planned development and impacts to the area beyond what was included in the General Plan. Yet here we are, again. We are *not* anti-development when developments benefit the community as a whole, we are anti-development when plans are out of alignment with the neighborhood and wants of its constituents.

Like many who reside here, I grew up in this area, and have since lived on Foothill, in Sugarhouse, the 9th and 9th area, and the Avenues. I’ve seen firsthand the negative impacts careless high and “medium” densities can have on small communities and neighborhoods. Our green spaces have been paved over with concrete. Our community gardens are replaced with luxury furniture stores and countless parking spaces to accommodate luxury vehicles. Before we know it, a community that once belonged to the citizens is overrun until we are no longer interacting but passing each other in a hurry to bypass the busyness. Increased and unplanned traffic patterns make walking more dangerous, due to the lack of infrastructure to accommodate increased density. And not to mention, Holladay city is *not* properly situated in the state to leverage public transportation. Instead, the city’s desire is to bring more people, more homes, more business, and more cars, with very little strategy or long-term vision for transportation and green space.

The Village has become an epicenter and gathering spot for Holladay that, in my opinion, has existing and sufficient density buffers in every direction. Should any more density be allowed, encouraged, or created, our neighborhood will become another Sugarhouse—somewhere you actively avoid or pass through because it simply doesn't say "*Sit and stay for a while.*" It's an anxiety-riddling battle between bikers, pedestrians, and cars.

With the future Cottonwood Mall development, the city of Holladay will continue to attract more residents, businesses, and tangential traffic. When you observe the area, heading east of the Village is to head towards Mount Olympus, towards the quiet, the slow, and the neighborhood. To go West is to arrive at more stores, more houses, more apartments, and soon: more development. I believe this amendment will put a stamp on what we already believe to be true: this side of the Village is—and should forever be—low density.

It is my urge to you that you consider the thoughts and opinions of your constituents who are telling you the neighborhood is in jeopardy. We are telling you that density should *not* find its home over and over again east of Holladay Village. We have two tall luxury apartment complexes, why do we need another? Why shove as many people as possible into a space? It's certainly not for the people—but *profit*.

Granting this amendment will send a signal that Holladay is more than a city, but a community.

Thank you.

Lizz Corrigan + Ben Juell

From: [Melinda Robbins](#)
To: [Jonathan Teerlink](#)
Subject: Public Notice for Planning Commission
Date: Thursday, July 2, 2020 12:18:50 PM

Planning Commission Members,

We agree with the proposed amendment that moves the Single Family Homes zoned in our area (R-1-10) out of the Medium Density Residential Stable general planned district into the Low Density Residential Stable planned district.

We feel this change is necessary to conform with the zoning in this area and will show the intent to keep the area in Low Density Single Family Dwellings.

Thank you,

Dennis and Melinda Robbins
2480 Kentucky Avenue

From: [Sue Lister](#)
To: [Jonathan Teerlink](#)
Subject: Proposed amendment to Holladay City's General Plan
Date: Thursday, July 2, 2020 4:05:24 PM

Our names are Mike and Susan Lister, and we own the properties located at 2467 Kentucky Ave.

We are in support of amending the plan to move our single family home (2 lots) (and the others surrounding us included in the request) out of the Medium Density Residential-Stable (MDR-S) General Plan District and in to the Low Density Residential-Stable (LDR-S General Plan District.

I believe this will preserve our neighborhood and allow us to continue to enjoy our home in the foreseeable future as we have done for the last 23 years (we purchased in July 1997).

Sincerely,
Mike & Susan Lister
801-856-9198

From: [Patti White](#)
To: [Jonathan Teerlink](#)
Subject: Public Notice for Planning Commission
Date: Wednesday, July 1, 2020 9:16:09 PM

Dear Jonathon,

My name is Patti White. I live at 2434 Kentucky Ave. I am emailing you because of my concern to preserve our neighborhood. The General Plan Future Land Use map on page 15 of the General Plan is not very precise, it looks like most of the homes on lower Kentucky and the west side of Clearview have been designated as MDR-S (Medium Density Residential-Stable). Our proposed amendment seeks to revise the boundaries of the MDR-S district to exclude properties on Kentucky Ave. and Clearview St. currently zoned R-1-10, and move them to the LDR-S (Low Density Residential Stable) district. I am concerned because the home behind me before it sold was trying to buy my right of way so more homes could be built there. We have lived in our home for 15 years and bought it because of the single family status of our neighborhood.

Please help us preserve our neighborhood.

Patti White
801-608-1763

From: [Rachel Lam](#)
To: [Jonathan Teerlink](#)
Subject: General Plan Map Amendment, 2450 E 4680 S
Date: Friday, July 3, 2020 10:20:54 AM

Dear Mr. Teerlink,

I am writing to offer my comments on this issue. I currently live in the area that is being considered for change from MDR-S to LDR-S. My understanding is that an LDR-S zone would create the potential for the existing multi-family units and duplexes here to be torn down, to eventually be replaced by very large single-family homes. This would devastate my family's situation.

We have been residents of Holladay for the past 2 years and have a daughter that will be attending Olympus Jr High next year. We love it here; we play at the city park, frequent the shops and restaurants here, and eat at the SOHO food trucks. We live in one of the duplexes in the area and have no intention of leaving the area or moving into a bigger home. We don't need a large house, nor can we afford the cost. Losing the MDR-S zoning would eventually push us out of the area.

It is also my understanding that changing our zone to LDR-S would go directly against Utah Senate Bill 34, which requires the City to amend its General Plan by December 1 this year to provide *additional* affordable housing. I am asking the Holladay Planning Commission to please honor this Bill and consider situations such as mine when making the decision on this zoning issue. We feel very much a part of this community and hope that our value here is recognized.

Thank you for your time. Sincerely,

Rachel Lam
480-220-8495
2416 E. Kentucky Ave, Apt B
Holladay UT 84117

From: [Ron Hilton](#)
To: [Jonathan Teerlink](#)
Cc: [Paul Allred](#); [Clark Richards](#); "[Steve Doxey](#)"
Subject: Public comment regarding proposed General Plan amendment
Date: Wednesday, July 1, 2020 10:42:29 PM
Attachments: [General Plan map amendment.pdf](#)
[Vicinity Map zoned vs. actual.pdf](#)

Jon,

Please include this email and attachments to the packet for the upcoming public hearing(s) regarding the proposed amendment to Future Land Use Map 2.3 of the Holladay General Plan for the area located at approximately 2450 East and 4680 South, currently designated as MDR-S (Medium Density Residential Stable) to be changed to LDR-S (Low Density Residential Stable).

I reside in the proposed area and am opposed to this proposed change in its present form. However, I would support and even recommend a modified version of the change (see attached map).

The Future Land Use Map is intended as a guide to future zoning changes, not to codify existing zoning, which is essentially what the current proposal attempts to do. There are problems with the existing zoning in this area, including a number of multi-family units which were made non-conforming when the city was originally incorporated (see attached vicinity map as was included with a rezone application that I previously submitted). I have since spoken with the owners of some of the affected multi-family units, and they were not even aware that their properties had been made non-conforming by the City's unilateral action over 20 years ago. Needless to say, they were not pleased to learn about that. Moving these duplexes and triplexes along Clearview and Kentucky out of the MDR-S district would merely compound the injustice that has already been done to these property owners, and also adversely impact the future use of intervening properties such as mine.

However, as indicated on the aforementioned map, I would agree that the portion of the proposed area which is south of Kentucky should probably be designated as LDR-S, except for the multi family units right next to Holladay Village. Besides already having greater density there, it does not make sense for LDR-S go right up to the boundary with HV with no intervening MDR-S buffer, as is currently provided all around the Village. But other than those multi-family units next to HV, the lots on south side of Kentucky are wider than those on the north side, with mostly larger homes. Those on the north side are narrower, and the ones nearest to Clearview have been subdivided with additional smaller homes on flag lots in the back, some conforming and some nonconforming, yielding even greater density. So that provides a natural transition from low to medium density. The same goes for the east side of Clearview, which is why the MDR-S boundary should remain where it is on Clearview north of Kentucky.

Lastly, the proposed amendment goes directly against the directive from the Utah Legislature in S.B. 34, requiring municipalities to help provide *more* housing in the state, and which the City must meet by amending its General Plan by Dec 1st of this year. This proposed amendment attempts to pre-empt that process, and should be deferred until that more comprehensive amendment is considered by the City.

Thanks,

Ron Hilton
2394 Murray Holladay Road
Holladay, UT 84117



Request: **RESIDENTIAL SUBDIVISION – CONCEPT & PRELIMINARY PLAN REVIEW**
Project: “Butternut Estates”
Address: 4411 S Butternut Rd
Applicant: EDM Partners, Nick Mingo as Agent
File No: 20-1-11
Notice: Mailed – 07/10/2020
N’hood Mtg: Held 01/10/2020
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.050A	CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIREMENTS
	13.10.050B	PRELIMINARY SUBDIVISIONS SUBMISSION REQUIREMENTS
	13.10.080	SUBDIVISION APPROVAL STANDARDS

REQUIRED PLANNING COMMISSION ACTION:

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions and approval must be during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500’ of the subject parcels. The applicant held the required neighborhood meeting on 01/10/2020.

SUMMARY

An application to rezone this property from R-1-10 to R-1-8 was approved by the City Council in April of this year. Subsequent to this approval the applicant has submitted a subdivision plan. The 3-lot project is presented as originally proposed during the rezone application. A subdivision plat has been prepared to facilitate a lot line adjustment among two existing homes to create a new single-family home building lot from remaining difference in land area - all three lots measuring greater than the minimum required 8,000 sq ft. **(adding one home to this neighborhood).**

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC had very few comments as the project has frontage on public streets. Primarily, the TRC verified compliance with the following issues:

- Minimum lot dimension standards of the R-1-8 zone
- Drive access for lot #3 being situated off 4470 South, rather than Butternut (City Council requirement of the rezone approval, as recommended by the planning commission)
- Street dedication of 4470 South being a public street
- Full off site public improvements; curb gutter and sidewalk.

RECOMMENDATION

All required conceptual and preliminary level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City’s submission requirements. The TRC recommends that the commission approve the **CONCEPTUAL and PRELIMINARY SUBDIVISION PLAN/PLAT** with the FINAL PLAT deferred to the TRC for final plat approvals - based upon the following findings:

FINDINGS:

1. Are in accordance with the intent, standards, and criteria specified in the Holladay City general plan, title 13 of the Holladay zoning, and all applicable ordinances
2. Conform to City Council requirement of lot 3 having driveway access from 4470 South
3. Create no financial hardship to the city; and
4. Create no environmental consequence that will adversely impact adjacent properties and the health, safety, or welfare of the inhabitants of the city

Project Narrative

June 24, 2020

Holladay City
4580 South 2300 East
Holladay, UT 84117

To whom it may concern:

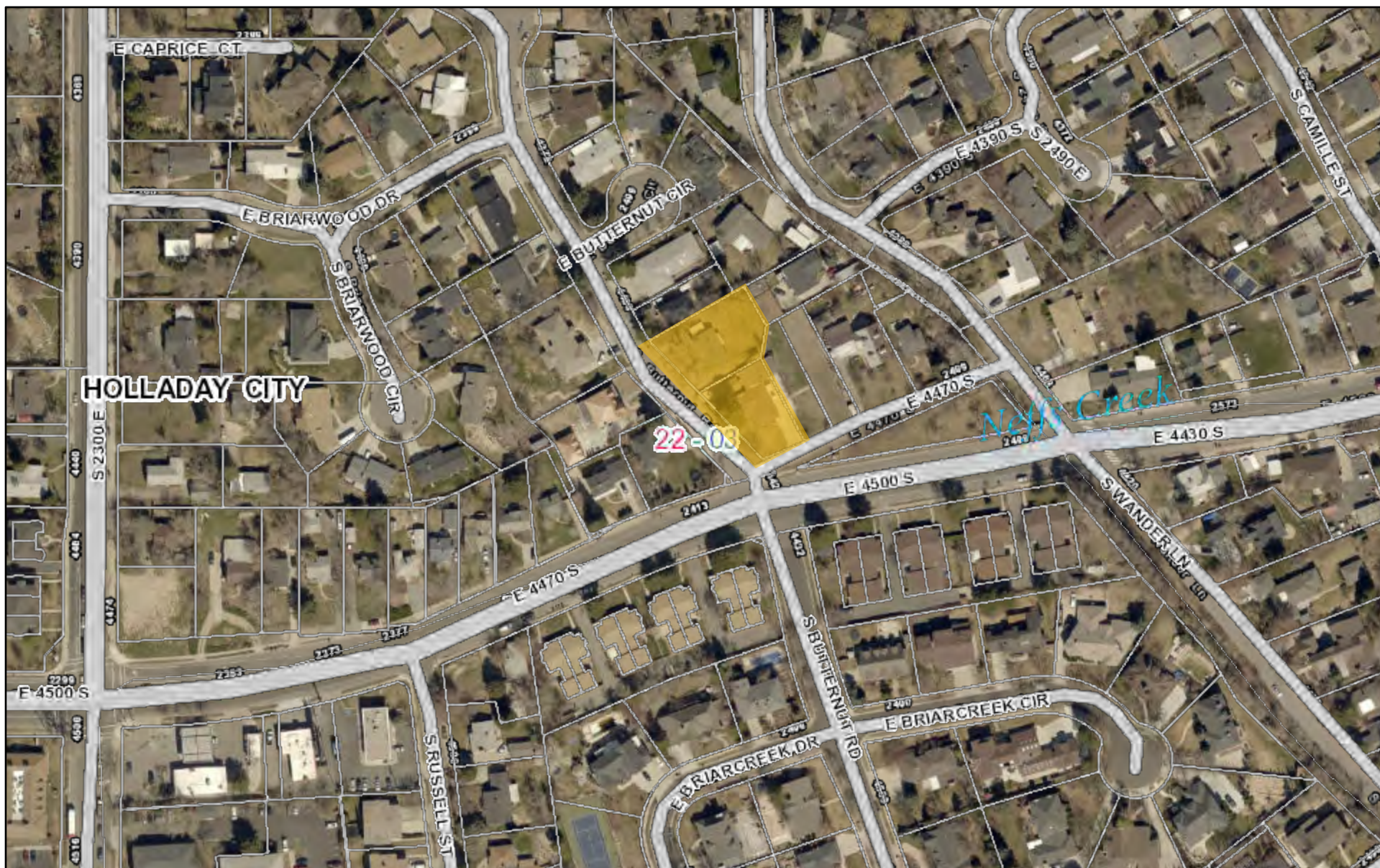
The purpose of this letter is to provide a narrative description of the attached subdivision application. This project requests to subdivide three R-1-8 residential parcels located at 4470 South Butternut Road into 3 residential building lots that comply with the existing residential zoning requirements. The existing vacant parcel is approximately 0.64 acres and is surrounded by existing residential uses.

As illustrated on the site plan, the 3 lots will be constructed along with the required public right of way improvements.

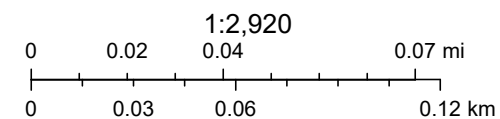
Sincerely,

EDM Partners

Nick Mingo, PE



January 23, 2020



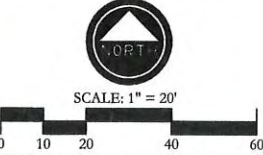
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

C:\Users\juck\Dropbox\EDM\Projects\Holiday - Butternut\Conceptual Site Plan.dwg



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



DEVELOPER:
EDM Partners
2815 East 3300 South
Salt Lake City, UT 84109

NOTES:

PROJECT STATISTICS:

TOTAL PROJECT AREA =	30,231 SF
RESIDENTIAL LOTS =	3
DENSITY =	4.32 UNITS/ACRE
ZONE =	R-1-8

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Butternut Estates

Conceptual Site Plan

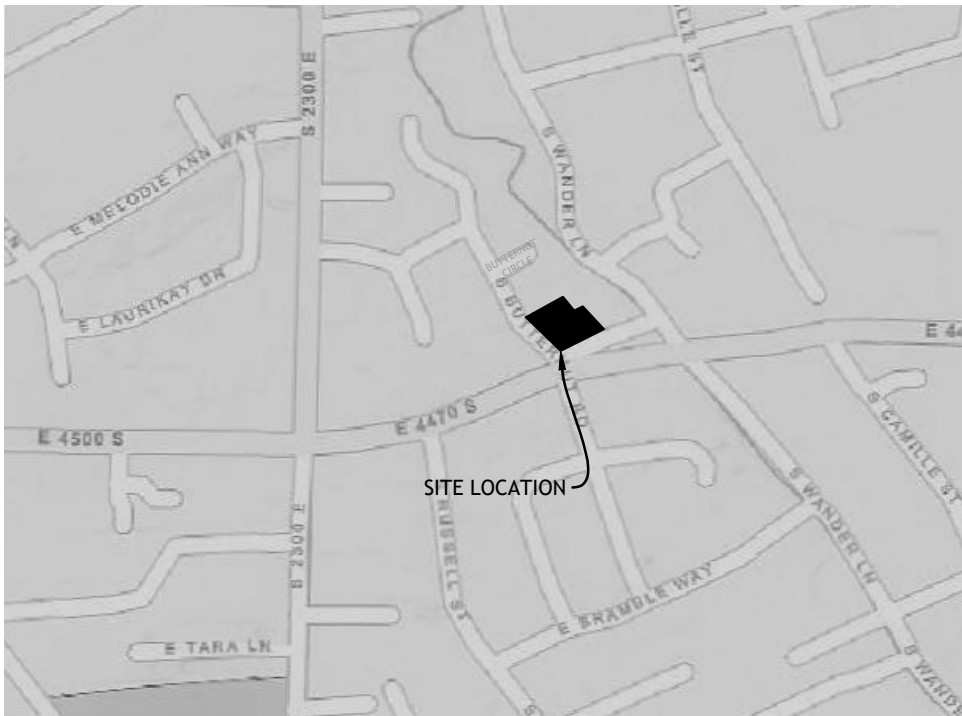
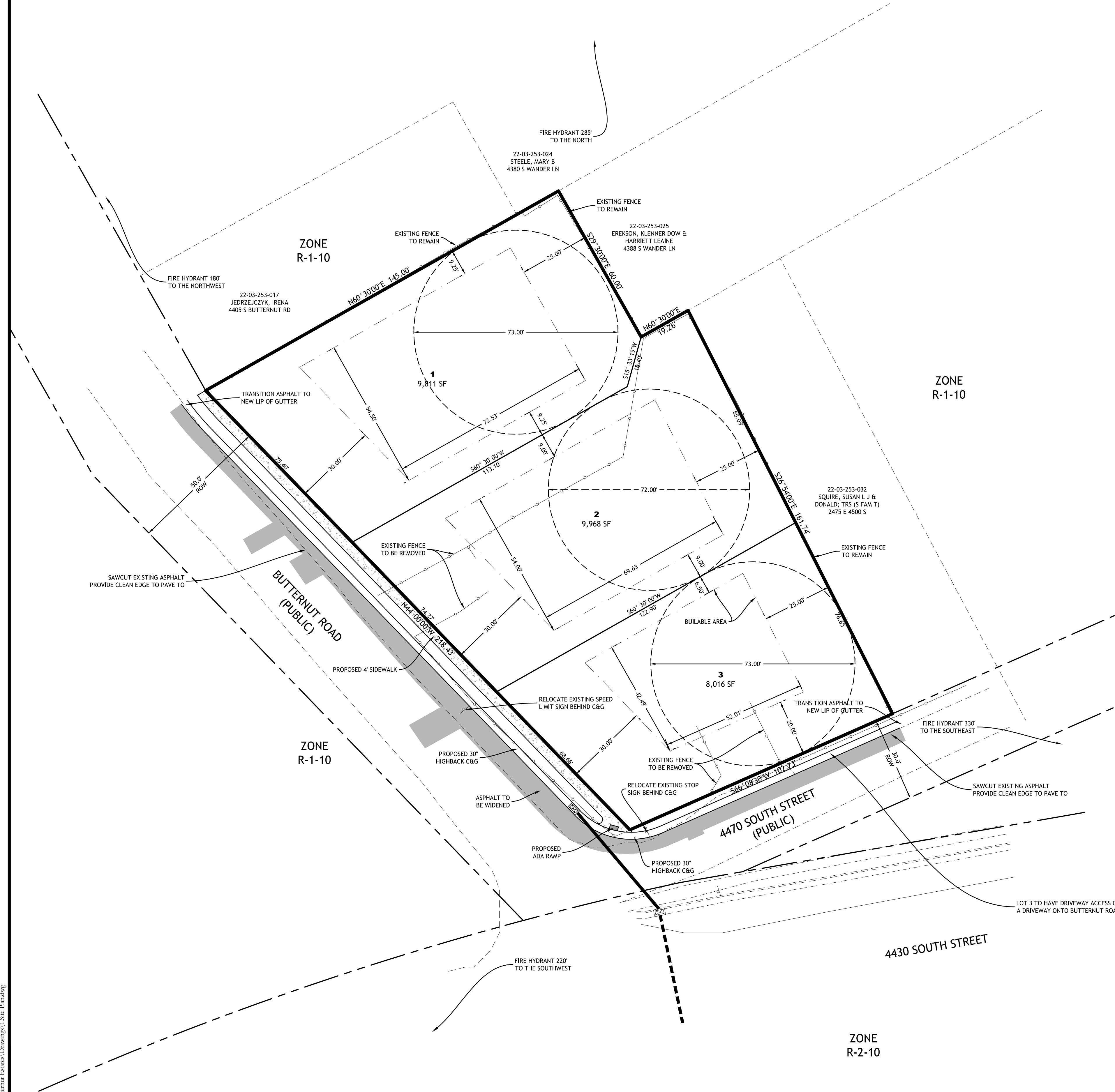
PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: January 23, 2020

SHEET NUMBER:

O-1

C:\Users\jack\Desktop\EDM\Projects\Butternut Estates\Drawings\1 Site Plan.dwg



VICINITY MAP
NOT TO SCALE



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(801) 305-4670 www.edmpartners.com

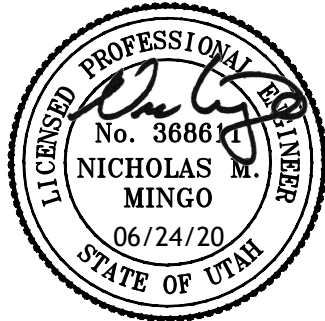


SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
EDM Partners
2815 East 3300 South
Salt Lake City, UT 84109

- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of Mount Olympus Improvement District.
 - All culinary water improvements shall conform with the standards and specifications of Holliday Water.
 - All improvements in the public right of way shall conform with the standards and specifications of Holladay City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - This parcel is zoned R-1-8 and surrounding properties are zoned R-1-10.
 - No street trees, waterway trees, or protected trees are anticipated to be reviewed with this plan. No trees will be replaced.

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Butternut Estates Concept Plan (R-1-8) Site Plan

PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

PROJECT TABULATION	
GROSS PROJECT AREA	0.64 AC
NET AREA	0.64 AC
NUMBER OF LOTS ALLOWED	3

DATE: June 24, 2020

SHEET NUMBER:
O-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



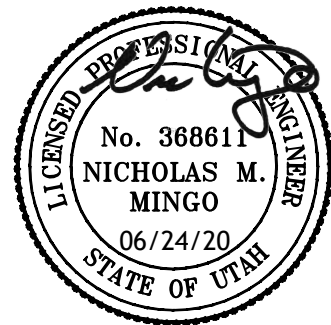
SCALE: 1" = 20'



DEVELOPER:
EDM Partners
2815 East 3300 South
Salt Lake City, UT 84109

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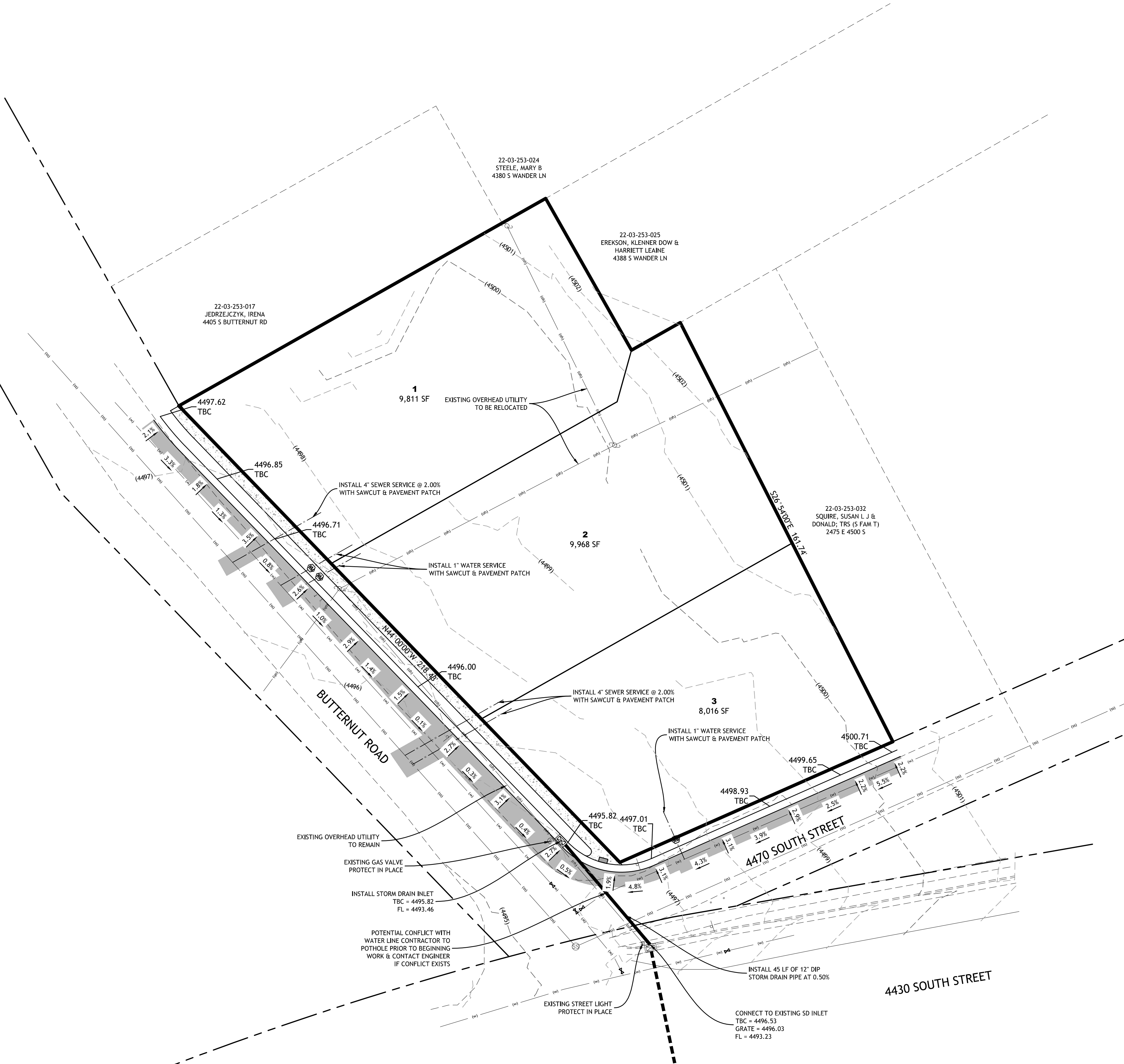
Butternut Estates Concept Plan (R-1-8) Utility & Grading Plan

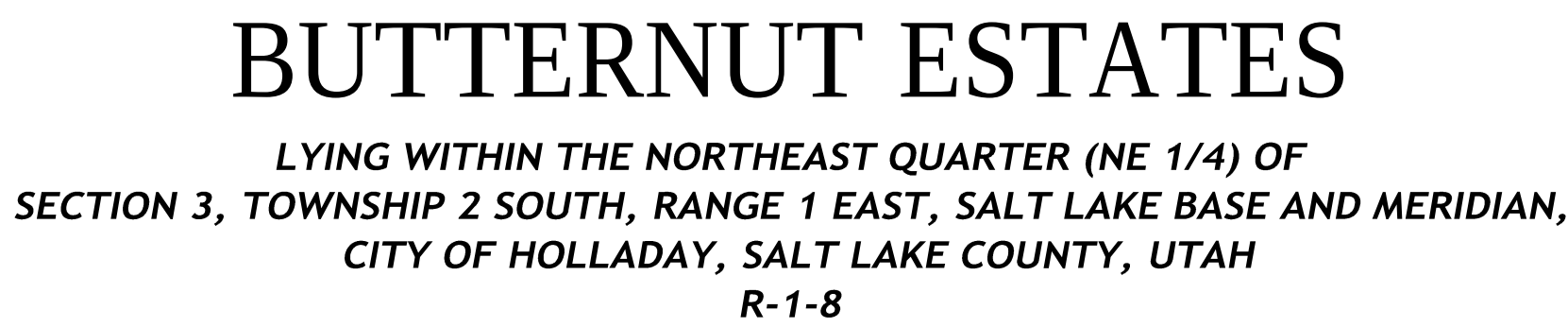
PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

DATE: June 24, 2020

SHEET NUMBER:
O-2

LEGEND	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	SANITARY SEWER MANHOLE
	PROPOSED CULINARY WATER LINE
	EXISTING CULINARY WATER LINE
	CULINARY WATER FIXTURES
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED PRESSURIZED IRRIGATION
	EXISTING PRESSURIZED IRRIGATION
	SECONDARY WATER FIXTURES
	PROPOSED LIGHT POLE
	EXISTING OVERHEAD UTILITY
	RCP CL III STORM DRAIN
	EXISTING STORM DRAIN
	SD COMBOBOX, CB & CO
	PROPOSED UNDER DRAIN
	EXISTING UNDER DRAIN
	UNDER DRAIN CLEANOUT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR





AND OPERATE THEIR
RELATED FACILITIES
HIS PLAT MAP AS MAY BE
WITHIN AND WITHOUT
ACCESS TO SUCH
OBSTRUCTIONS
MAY BE PLACED WITHIN
REMOVE ALL
USE, OR THE UTILITY MAY
E MAY ANY PERMANENT
OBSTRUCTION WHICH
OR WRITTEN APPROVAL

22-03-253-017
JEDRZEJCZYK, IRENA
4405 S BUTTERNUT RD

22-03-253-024
STEELE, MARY B
4380 S WANDER LN

22-03-253-025
EREKSON, KLENNER DOW &
HARRIETT LEAINE
4388 S WANDER LN

22-03-253-032
SQUIRE, SUSAN L J &
DONALD; TRS (S FAM T)
2475 E 4500 S

1
9,811 SF

2
9,968 SF

3
8,016 SF

4417 SOUTH

4427 SOUTH

4437 SOUTH

BUTTERNUT ROAD (PUBLIC)

4470 SOUTH STREET (PUBLIC)

4500 SOUTH STREET
(PUBLIC, UDOT)

FOUND 1.5IN BC/COPPER RIVET
IN MONUMENT WELL
CENTER QUARTER (1/4) CORNER
SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 1 EAST, SLB8M

896.25'

BASIS OF BEARING S89°56'46"E 2637.75'

	BOUNDARY LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPERTY MARKER SET OR FOUND AS NOTED
	FOUND STREET MONUMENT
	SECTION CORNER CALCULATED
	MONUMENT
	FOUND SECTION MONUMENT

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND



A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BUTTERNUT ROAD, SAID POINT BEING
 S89°56'46"E 896.25 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3
 AND N00°00'00"E 66.63 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING THENCE
 N44°00'00"E 218.43 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BUTTERNUT
 ROAD ; THENCE N60°30'00"E 145.00 FEET, THENCE S29°30'00"E 60.00 FEET; THENCE
 N60°30'00"E 19.26 FEET, THENCE S26°54'00"E 161.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE
 OF 4470 SOUTH STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 4470 SOUTH
 STREET S66°08'30"E 102.73 FEET TO THE POINT OF BEGINNING

CONTAINING 27,796 SQ.FT. OR 0.64 ACRES AND 3 LOTS

BASIS OF BEARING

SOUTH 89°56'46" EAST, BEING THE BEARING BETWEEN TWO FOUND MONUMENTS AT THE CENTER QUARTER (1/4) CORNER AND THE EAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 25SOUTH, RANGE 1 EAST, SLB&M.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO
HEREAFTER BE KNOWN AS: BUTTERNUT ESTATES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS
 PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST
 ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE
 WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE
 THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY
 SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS ____ DAY OF _____,
A.D. 20____.

NAME: NICHOLAS MINGO
TITLE: MANAGER OF EDM PARTNERS, LLC

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, NICHOLAS MINGO PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF EDM PARTNERS, LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

BUTTERNUT ESTATES

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN, CITY OF HOLLADAY,
SALT LAKE COUNTY, UTAH
R-1-8

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST

DATE: TIME: BOOK: PAGE:

FEE SALT LAKE COUNTY RECORDER

	3-26-20	PLAT CREATED	TEJ
	DATE	REVISIONS	BY



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

<u>PLANNING COMMISSION</u> APPROVED THIS ____ DAY OF _____ A.D., 20____.		<u>CITY OF HOLLADAY MAYOR</u> APPROVED THIS ____ DAY OF _____ A.D., 20____.		<u>HEALTH DEPARTMENT</u> APPROVED THIS ____ DAY OF _____ A.D., 20____, BY THE SLCO HEALTH DEPARTMENT.		<u>COMMUNITY DEVELOPMENT</u> APPROVED THIS ____ DAY OF _____ A.D., 20____.		<u>CITY ENGINEER</u> APPROVED THIS ____ DAY OF _____ A.D., 20____.		<u>CITY ATTORNEY</u> APPROVED THIS ____ DAY OF _____ A.D., 20____.	
_____ PLANNING COMMISSION CHAIR DATE		_____ ATTEST: CITY MANAGER DATE		_____ SIGNED DATE		_____ COMMUNITY DEVELOPMENT DIRECTOR DATE		_____ CITY OF HOLLADAY ENGINEER DATE		_____ CITY OF HOLLADAY ATTORNEY DATE	



Request: **RESIDENTIAL SUBDIVISION – CONDITIONAL USE PERMIT REVIEW**
Project: 5420 South Cottonwood PUD Subdivision
Address: 5420 S. Cottonwood Lane
Zone: R-1-43
Applicant: Steve Hopkins
File No: 20-1-05
Notice: Mailed notice 10 days in advance of the meeting as required by law – 07/10/220
Staff: Paul Allred

GOVERNING ORDINANCES:	13.08	SUBDIVISION
	13.78	PLANNED UNIT DEVELOPMENT REQUIREMENTS

REQUIRED PLANNING COMMISSION ACTION:

Creation of a residential planned unit development plat requires review and approval by the Land Use Authority (Planning Commission). While flexibility can be applied to subdivision standards i.e setbacks, the applicant must provide evidence of compliance with approval standards of 13.78. Public hearing for this conditional use application is required.

SUMMARY & BACKGROUND

- Steve Hopkins is the property owner and applicant for this matter.
- Conceptual subdivision approval was granted on 06/02/2020
- The attached concept plan gives adequate detail as to show compliance with the concept plan approval.
- The applicant desires to apply for a conditional use permit for a Planned Unit Development (PUD) to allow flexibility for the location of home, variation in lot size and other requirement to be allowed upon review and approval of the permit.
- Mr. Hopkins has provide a narrative highlighting project characteristics to be preserved and elements becoming of a PUD

TECHNICAL REVIEW COMMITTEE ANALYSIS

The revised plans and applicant narrative show an improved plan that responds to the concerns expressed during the hearing on 06/02. **(See applicant narrative)**

TRC finds compliance with city plans, ordinances and objectives as follows:

- 1) The use is consistent with the city's general plan and the zone in which it is located.
- 2) The use is compatible with the land use character in the immediate area.
- 3) Provides new single family development opportunities within the estates area
- 4) Compatible with existing neighborhood character custom homes on large, wooded lots
- 5) Will result in very minimal traffic impact on Cottonwood Lane
- 6) The PUD as proposed complies with the allowance for this amount and type of development in the R-1-43 zone.
- 7) Proposed grouping (setback flexibility) of structures in order to preserve wooded area result in sharing of amenities and open space areas are characteristic elements of a PUD

RECOMMENDATION

Conduct thorough public hearing and discuss all pertinent issues including the findings and items to be resolved. Motion to approve the Conditional Use Permit for the proposed 5420 S Cottonwood Lane Planned Unit Development Subdivision upon the findings listed above and upon resolution of concerns listed herein.

ATTACHMENTS

- Concept Plan
- PUD Plan
- Narrative
- Aerial photo of area

NOTICE OF A PUBLIC HEARING For Conditional Use Permit for A Proposed Three-lot Planned Unit Development (PUD) Residential Subdivision

Date: July 21st, 2020
Time: As close to 6:30 pm as possible
Hearing Body: Planning Commission
Project Name: 5420 Cottonwood Lane Subdivision
Application #: 20-1-05
Zoning: R-1-43 (one acre lot size)

Notice is hereby given that the City of Holladay Planning Commission will hold a public hearing to receive comments and review an application from the property owner, Steve Hopkins, to create a three-lot, Planned Unit Development (PUD) subdivision at 5420 South Cottonwood Lane, Holladay Utah, by dividing an existing parcel into two *additional* building lots. The applicant desires flexibility in design, layout and other aspects of the subdivision by requesting approval of a Conditional Use Permit for the PUD instead of dividing the lots in more conventional way.

**Due to the current declared State of Emergency, the Planning Commission will hold virtual meetings until further notice as public gatherings are currently prohibited. This hearing will be held electronically. Information on how to join the meeting can be found on the City's website and on the posted agenda. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Facebook page.*

**Please submit any written comment via email to Paul Allred, pallred@cityofholladay.com or Jon Teerlink, jteerlink@cityofholladay.com by 5:00 pm 07/21/20. Public comments received by the designated times will be read and evaluated by the Commission.*

**The staff report will be available on the City's website, www.cityofholladay.com no later than 5:00pm on Friday 07/17/20. If you have questions please contact either Paul Allred or Jonathan Teerlink at 801-527-3890 during regular business hours.*

Mailed by order of the Community Development Department, Paul Allred, Director

ATTENTION: This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



5420 Cottonwood P.U.D.

The 5420 Cottonwood P.U.D. is a vital part of our plan to create a more sustainable, responsible and useful home for the residents of the existing 5420 estate and to provide the opportunity to share existing amenities and expenses with family members who will be our new neighbors on the property.

The home at 5420 Cottonwood Lane was built in 2003 by Scot Cate and it was an example of a home that one builds if he wants every sport or activity that he engages in to be available right at home. The house had weightlifting equipment, pilates trainers, a dance room, a tanning bed and massage room, a batting cage, a golf simulator, a full-sized gymnasium and a trout pond for fishing. The house was built on nearly 5 acres and the landscaping alone cost over \$1.5 million. We appreciate all of the effort that Mr. Cate put in to making this home special. However, there are some downsides to a property like this. This property's water and electrical usage are some of the highest in the Salt Lake Valley. It is landscaped like a beautiful park but only a few people get to enjoy it.

The 5420 Cottonwood P.U.D. is our plan to use this home more responsibly by doing the following:

1. Sharing the use of the property's amenities within the P.U.D.;
2. Accomplishing the benefits of subdivision without harming trees or the other landscaping that makes this property special;
3. Completely replacing the heating/cooling system in the house to be more environmentally friendly;
4. Adding a 25 kilowatt solar energy supply to reduce our energy use (on the roof of the gymnasium where it is not visible to anyone);
5. Improving the pool heating system so that it relies only on solar energy;
6. Replacing virtually all fixtures within the home with efficient L.E.D. lighting; and
7. Eliminating the wasteful pond which uses thousands of gallons of culinary water and more electricity than the rest of the property combined.

This property could qualify for a three lot subdivision. We believe the P.U.D. structure is better because it allows us to accomplish our purpose of sharing the numerous amenities that Mr. Cate put into this property with our neighbors within the development. A P.U.D. allows us to share certain uses and areas. It allows us to build closer to existing structures than would typically be allowed under zoning ordinances. Our goal with this P.U.D. is to be less wasteful and to use this property better. We intend to do this in a way that has little or no negative impact on the neighbors closest to us. Any building will be done in compliance with Holladay's normal setbacks from neighboring yards. Structuring this change as a P.U.D. will also allow us to guarantee that we can maintain the hundreds of trees lining Cottonwood Lane as well as the carefully landscaped areas in front of the existing

brick wall. We believe that this continuity will be appreciated and welcomed by our neighbors.

Tree Canopy – Our Plan

This property has hundreds and hundreds of trees, most of which were planted 17 years ago when the house was built and some of which have been here for hundreds of years. We love our trees and will make serious efforts to keep them all.

Construction of homes in the areas we are proposing should not require any tree to be cut down. In the event that any tree is in the way of homebuilding, we will move it rather than cut it down unless we are told it will not survive the move. This should not be a problem because we have designated building areas that do not contain any trees in Lot 1 and only a few in Lot 3. Of course, any tree that must be cut down in these areas will be replaced in the same yard and lot with a similar tree that meets Holladay requirements.

Driveways will be our biggest challenge for trees because we have over 100 trees that line Cottonwood Lane. This P.U.D. will be adding drive access to Cottonwood Lane in two places. A subdivision would have this same problem. However, with a P.U.D., we are hoping to solve the problem in the following ways:

1. By maintaining the entire street frontage as a single parcel, we can limit the need for multiple fences and the need to separate each property from the others along Cottonwood Lane. This should help us save more trees.
2. We have proposed more narrow driveways than is typically required. Current rules require 20 foot wide driveway access but many older lanes are narrower. Accordingly, we are requesting that Unified Fire Authority allow us to narrow gates and drives to 16 feet at least through the trees at the front of our property. This could allow us to save more of the existing trees.
3. We have noted on our plans that we intend to adjust driveway locations in the field to avoid harming old growth trees at the front of our property and to avoid taking out more trees than necessary. This means that a driveway could move a few feet north or south as necessary to avoid harming trees.
4. Finally, we will definitely adhere to the Holladay requirement that we plant trees for any healthy tree we take down as part of this project. We will attempt to plant them all on our property in places that will be seen from Cottonwood Lane.

Additional Driveways and Traffic

We will be adding two homes to the neighborhood with this P.U.D. We understand that this will add some density and traffic to our street. However, our P.U.D. complies with the requirements that apply to distance between driveways for any

lots in Holladay and the building areas that we are proposing are much smaller than typical for 1 Acre lots so we believe that this imposition will be a small one.

Sustainability and Lot Coverage

This P.U.D. will decrease dramatically the amount of culinary water and electricity used by the property today. It will also create a way for more people to enjoy the expensive amenities in the project. We believe it would be irresponsible for us to tear down structures that have been built at great cost to meet lot coverage requirements that did not exist when the structures were built. We are optimistic that the Planning Commission will agree that significant decreases in energy and culinary water use are valuable tradeoffs against the stormwater concern that gave rise to the Holladay City Ordinance related to lot coverage. Of course, with any new building, we would be willing to offset increases in coverage that exceed lot coverage requirements with stormwater detention if it is deemed necessary.

Building Areas, Architecture and Setbacks

By structuring this project as a P.U.D. we can build new buildings closer to existing buildings and find ways to share amenities like the gymnasium with our neighbors. However, we do not intend for buildings to be built any closer to adjacent property owners' property lines than is currently allowed by Holladay City Ordinances and we do not intend to replace or change any outward facing fencing or landscaping features as part of this project (with the notable exception being driveway access from Cottonwood Lane.

Building areas are shown on the plat but we do not know at this time what the new homes will look like. Architectural plans for the two additional homes are not yet drawn and will be subject to all of Holladay's design and architectural requirements. This P.U.D. is not one of architectural similarity. We are attempting to use the property and its amenities better but are not trying to create architectural homogeneity. We are comfortable that the applicable rules in Holladay's ordinances will be sufficient.

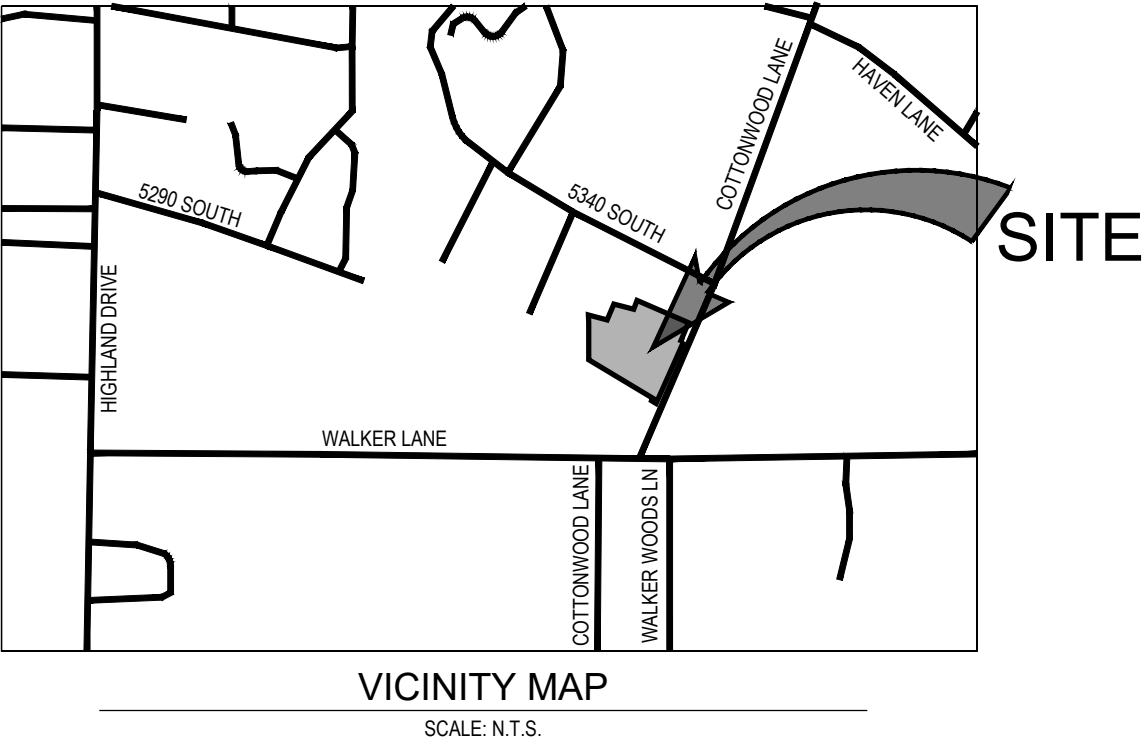
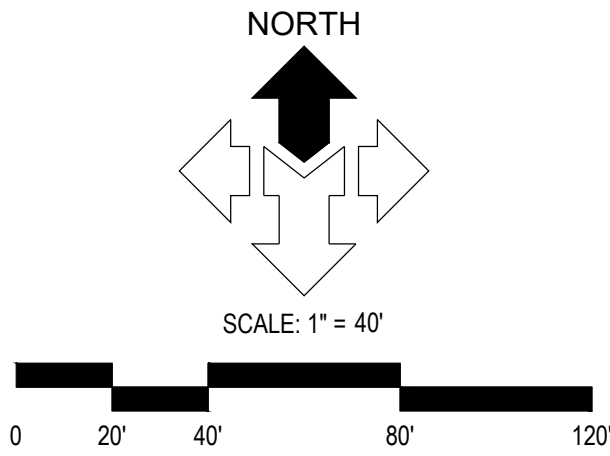
We have identified one instance where we will ask for an exception to Holladay's current ordinance. The owner of Lot 3 will be eliminating the pond but has expressed interest in keeping the mountain-like rock structure that has served as a waterfall and fountain for the pond. In order to do this, she may need to build her garage closer to the street than is currently allowed under Holladay code. I would like to make sure that this application includes this request because I think the result will be better for Lot 2 as well as the only neighboring lot to Lot 3 (which

backs to this lot) because it moves the Lot 3 house out of the direct view of the neighbors and allows them a better view from their property. The small garage contemplated can be connected to the house or built as an outbuilding but should not cause any problems with proximity to Cottonwood Lane because it will still be over 30-40' away from the street and will be behind a large wall and numerous trees. Approval of this will allow the owners to build their house just a little more forward and preserve this beautiful landscape feature.

5420 COTTONWOOD P.U.D. PRELIMINARY PLANS

5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
AND THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN - HOLLADAY, UTAH
ZONE R1-43



DRAWING INDEX

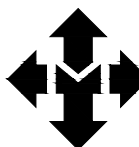
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.02	PRELIMINARY PLAT
C0.03	EXISTING CONDITIONS
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO SALT LAKE CITY
PUBLIC UTILITIES STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO MOUNT OLYMPUS
IMPROVEMENT DISTRICT STANDARDS
AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

CLIENT INFO
COMPANY 5420 COTTONWOOD LLC
CONTACT: STEVE HOPKINS
5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH 84117
PHONE: 801-949-6763
EMAIL: STEVE@HOPKINS.CO

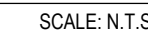
**McNEIL ENGINEERING™**

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

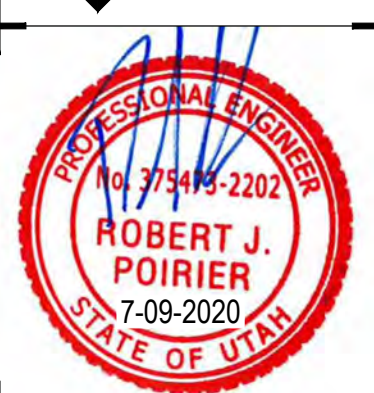
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
AND THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN - HOLLADAY, UTAH
ZONE R1-43



COMMON PARCEL 1
THIS PARCEL IS DESIGNED TO MAKE THE MOST OF THE EXISTING LANDSCAPE FEATURES AND PRESENT A CONSISTENT AND BEAUTIFUL AREA FOR ALL OWNERS OF THE PLANNED UNIT DEVELOPMENT TO WALK AND ENJOY. BY KEEPING THE FRONTAGE CONSISTENT ACROSS ALL THREE UNITS, WE CAN LEAVE EXISTING WATERWAYS AND ROCK FEATURES AS RIVERS OR DRY ROCKFALL, MAINTAIN THE PROPERTY'S HIGH STANDARD OF LANDSCAPING FOR ALL UNITS, AND WE CAN KEEP WALKABLE SPACE AND PLAY AREAS THAT ARE NOT BROKEN UP BY THE FENCES.

COMMON PARCEL 2
THIS PARCEL IS AN EXISTING GYMNASIUM STRUCTURE AND WILL BE OFFERED TO UNIT OWNERS AS AN ADDITIONAL FEATURE OF THE PROPERTY. THIS FULL-SIZED BASKETBALL COURT IS AN AMENITY THAT CAN BE SHARED BY THE FAMILIES THAT OWN HOMES ON THE PROPERTY AND WILL ADD TO THE ENJOYMENT OF LIVING IN OUR SMALL COMMUNITY.



TOTAL GROSS AREA	172,971 SQ FT	3.97 ACRES
DEDICATION AREA	18,478 SQ FT	0.42 ACRES
NET AREA	154,493 SQ FT	3.55 ACRES
DENSITY	3 LOTS / 3.55 ACRES = 1 LOT / 1.18 ACRES	

BROKEN DOWN BY PROPOSED LOT		
LOT 1	39,123 SQ FT	0.89 ACRES
LOT 2	50,750 SQ FT	1.16 ACRES
LOT 3	37,850 SQ FT	0.87 ACRES
COMMON PARCEL A	19,120 SQ FT	0.44 ACRES
COMMON PARCEL B	7,795 SQ FT	0.18 ACRES

EXISTING LOT COVERAGE		
STRUCTURE	19,365 SQ FT	0.44 ACRES
HARDSCAPE	16,825 SQ FT	0.39 ACRES
POOL/PATIO 6,500 SQ FT		
LANDSCAPE	118,303 SQ FT	2.72 SQ FT
TOTAL IMPERVIOUS	36190 SQ FT	0.83 ACRES = 23.4%

PROPOSED APPROXIMATE LOT COVERAGE		
LOT 1		
STRUCTURE	5,000 SQ FT	0.11 ACRES
HARDSCAPE	7,500 SQ FT	0.19 ACRES
LANDSCAPE	26,623 SQ FT	0.71 ACRES
TOTAL IMPERVIOUS	12,500 SQ FT	0.31 ACRES = 31.9%

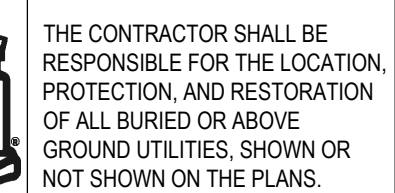
LOT 2		
STRUCTURE	10,750 SQ FT	0.25 ACRES
HARDSCAPE	16,040 SQ FT	0.37 ACRES
POOL/PATIO	6,500 SQ FT	
LANDSCAPE	23,960 SQ FT	0.55 ACRES
TOTAL IMPERVIOUS	26,790 SQ FT	0.62 ACRES = 52.7%

LOT 3		
STRUCTURE	5,000 SQ FT	0.11 ACRES
HARDSCAPE	5,000 SQ FT	0.11 ACRES
LANDSCAPE	27,850 SQ FT	0.64 ACRES
TOTAL IMPERVIOUS	10,000 SQ FT	0.22 ACRES = 26.4%

PARCEL A		
STRUCTURE	0 SQ FT	0.00 ACRES
HARDSCAPE	2,860 SQ FT	0.07 ACRES
LANDSCAPE	16,260 SQ FT	0.37 ACRES
TOTAL IMPERVIOUS	2,860 SQ FT	0.07 ACRES = 15.0%

PARCEL B		
STRUCTURE	5,500 SQ FT	0.12 ACRES
HARDSCAPE	0 SQ FT	0.00 ACRES
LANDSCAPE	2,295 SQ FT	0.05 ACRES
TOTAL IMPERVIOUS	5,500 SQ FT	0.12 ACRES = 70.5%

OWNER: 5420 COTTONWOOD LLC
CONTACT: STEVE HOPKINS
5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH 84117
PHONE: 801-949-6763
EMAIL: STEVE@HOPKINS.CO

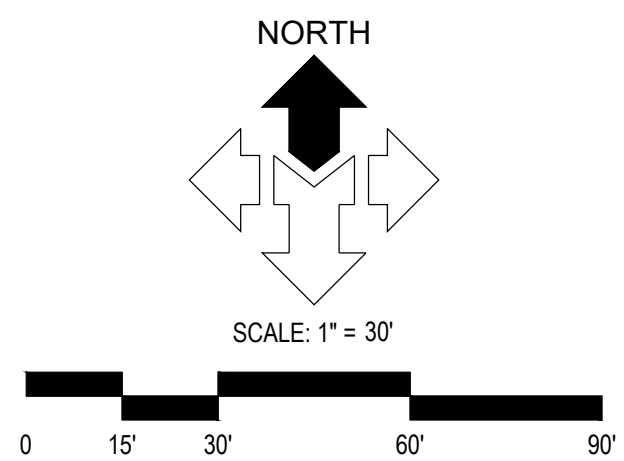
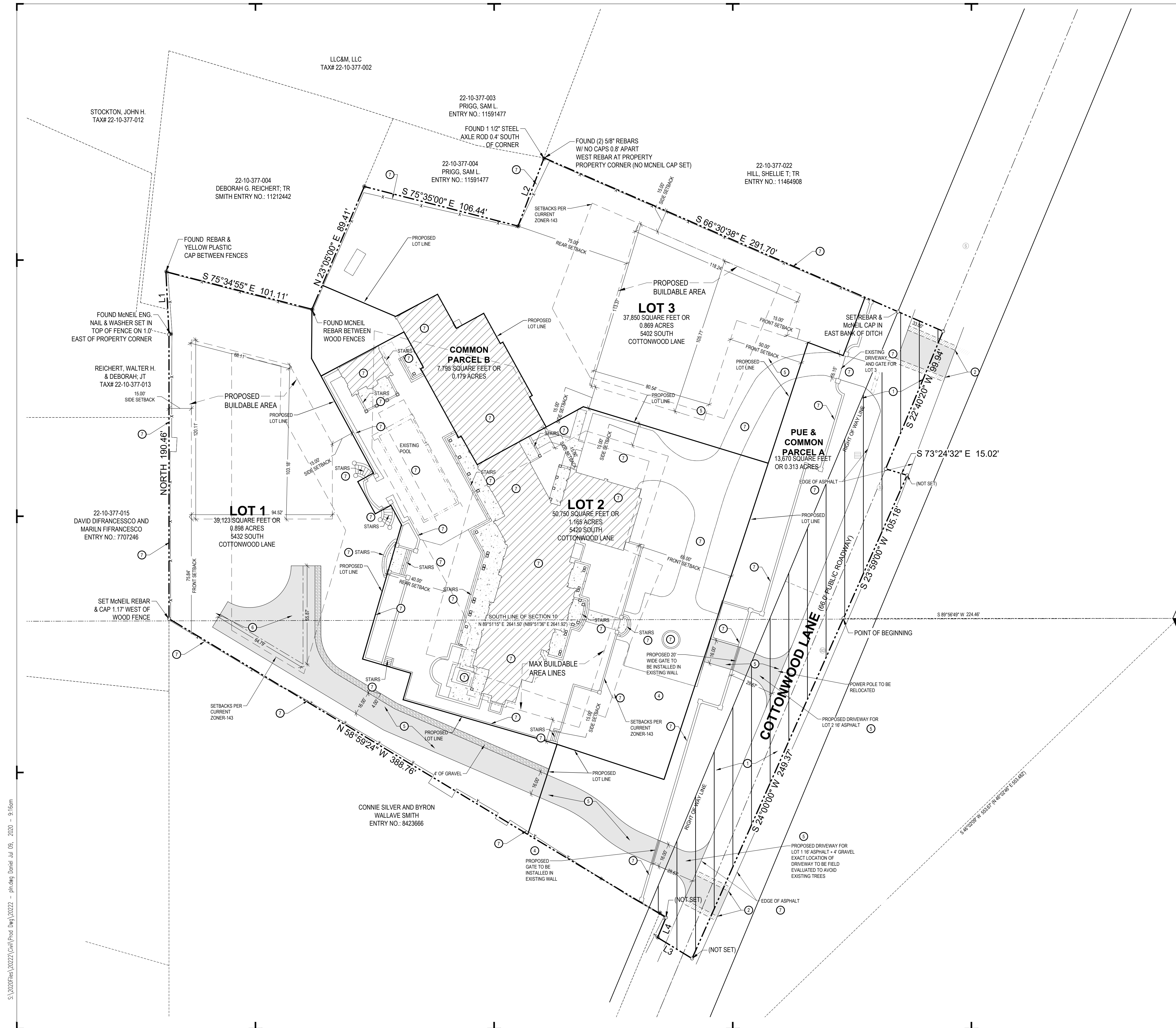
5420 COTTONWOOD SUBDIVISION

5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH

REVISIONS	DESCRIPTION		DATE	REV
				△
				△
				△
				△
				△
				△
PROJECT NO:		20222		
DRAWN BY:		DJC		
CHECKED BY:		RJP		
DATE:		6-26-2020		

**PRELIMINARY
PLAT**

C0.02



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

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED TO SHOW DOWNS ON THE CONSTRUCTION DRAWINGS:

- ①  AREA TO BE DEDICATED TO HOURLY CITY.
- ② ASPHALT PATCH WITH 4" T-PATCH JOINT EACH SIDE, T-PATCH PER APWA PLAN NO. 255, SHEET C5.01.
- ③  CONCRETE SIDEWALK, PER APWA PLAN NO. 231, SHEET C5.01.
- ④ NEW 20' WIDE ACCESS GATE TO BE INSTALLED IN EXISTING WALL.
- ⑤ NEW DRIVEWAY ACCESS AS SHOWN ON PLAN, 16 FEET OF ASPHALT EVERYWHERE AND 4 FEET OF GRAVEL ON SIDE IN LOCATION SHOWN.
- ⑥ FIRE TURN-AROUND.
- ⑦ EXISTING ITEM TO REMAIN.

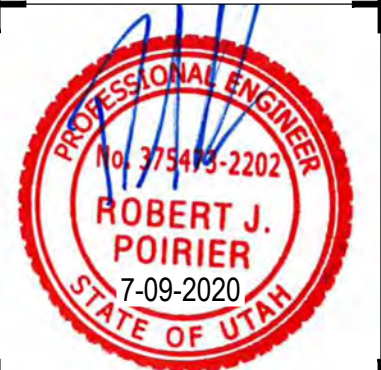
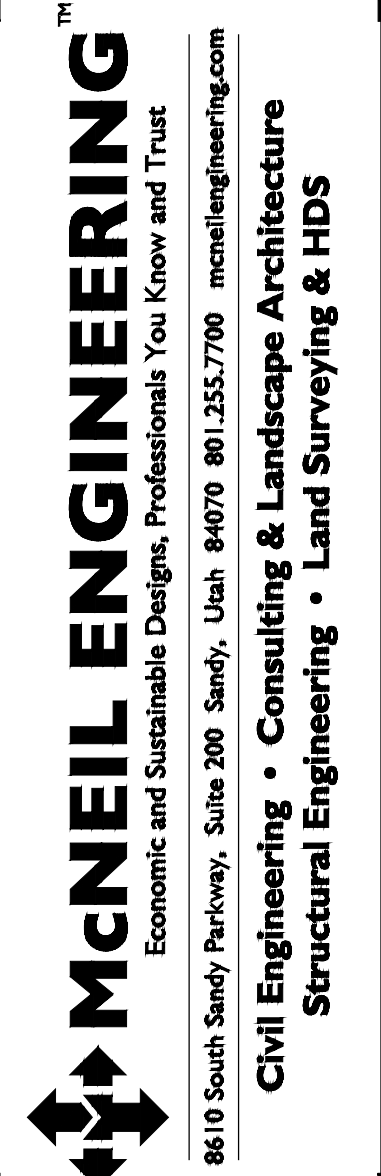
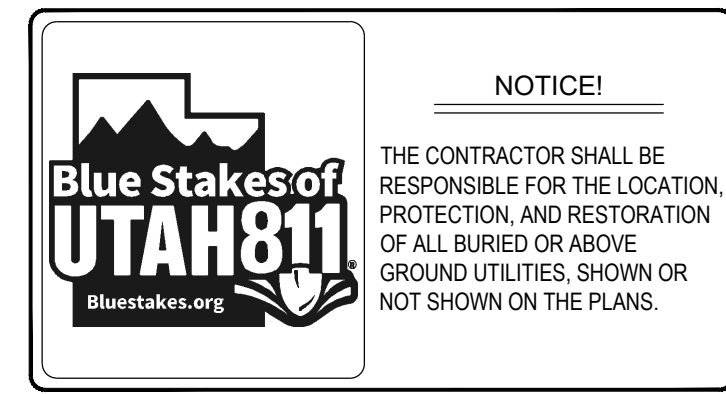
SITE NOTES:
 LOTS 1, 2, AND 3 ARE TO BE PRIVATE LOTS. PARCELS A AND B ARE TO BE LIMITED COMMON. SEE SUBDIVISION CC&R'S.

AMENITY DESCRIPTION

COMMON PARCEL 1

THIS PARCEL IS DESIGNED TO MAKE THE MOST OF THE EXISTING LANDSCAPE FEATURES AND PRESENT A CONSISTENT AND BEAUTIFUL AREA FOR ALL OWNERS OF THE PLANNED UNIT DEVELOPMENT TO WALK AND ENJOY, BY KEEPING THE FRONTAGE CONSISTENT ACROSS ALL THREE UNITS. WE CAN LEAVE EXISTING WATERWAYS AND ROCK FEATURES AS RIVERS OR DRY ROCKFALL, MAINTAIN THE PROPERTY'S HIGH STANDARD OF LANDSCAPING FOR ALL UNITS, AND WE CAN KEEP WALKABLE SPACE AND PLAY AREAS THAT ARE NOT BROKEN UP BY THE FENCES.

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5420 COTTONWOOD SUBDIVISION

5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH

REV		DATE	DESCRIPTION
PROJECT NO:		20222	
DRAWN BY:		DJC	
CHECKED BY:		RJP	
DATE:		6-26-2020	

HORIZONTAL CONTROL PLAN

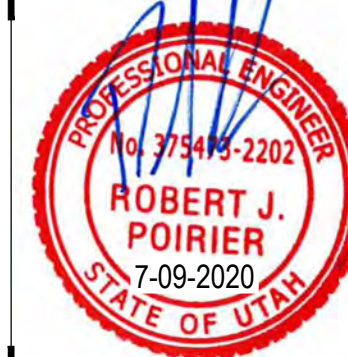
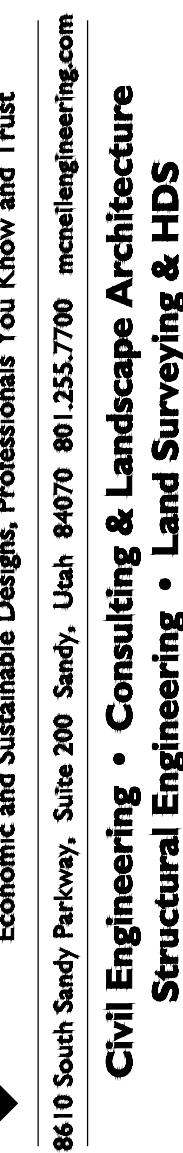
C1.01



- 1) THIS SUBDIVISION DOES NOT INCLUDE A COMMON RETENTION SYSTEM. A RETENTION SYSTEM IS REQUIRED TO BE DESIGNED AND CONSTRUCTED ON EACH LOT IN ASSOCIATION WITH A BUILDING PERMIT.
- 2) THE CONTRACTOR SHALL NOT DRAINING TO A PUBLIC RIGHT-OF-WAY MUST RETAIN THE 100 YEAR 24 HOUR STORM EVENT ON THEIR RESPECTIVE LOT.
- 3) SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATION AND THE RECOMMENDATIONS SET FORTH IN THE SOL'S REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOL'S REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER AASHTO TEST METHOD T-99. ALL AREAS SHALL BE GRADDED TO THE SAME FINISH ELEVATION AS MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOL'S REPORT.
- 4) THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL, FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C3.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
- 5) EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR WISDOMY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- 6) ALL STORM WATER DRAINS TO THE GREAT SALT LAKE.

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

- ① ROUGH GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN. FINAL GRADING TO BE DONE AT TIME OF BUILDING PERMIT.
- ② POSSIBLE LOCATION FOR FUTURE RETENTION AREA. FINAL SITE AND CALCULATIONS FOR SIZING TO BE DONE AT TIME OF BUILDING PERMIT.



**5420 SOUTH COTTONWOOD LANE
HOLLADAY, UTAH**

[illegible]

PROJECT NO:	20222
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	6-26-2020

C2.01



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

**Request: CONCEPTUAL PLAT APPROVAL OF/FOR A RESIDENTIAL SUBDIVISION**

Project Name: Terry Acres Subdivision (proposed as 2 R-1-10 zoned building lots)
Project Address: 1758 Holladay Blvd. (hereinafter the “Property”)
Applicant(s): David Johnson, Agent and Tony Terry as Applicant (owner/developer)
City File No: 20-1-03
Staff: Robert Hobbs, City Planner/Jared Bunch, City Engineer

GOVERNING	13.14	R-1 RESIDENTIAL SINGLE FAMILY ZONES
ORDINANCES:	13.08.10. D.	CONCEPT SUBDIVISION REVIEW AND APPROVAL
	13.10	SUBDIVISION REQUIREMENTS
	13.10.050. B.	SUBMISSION STANDARDS: CONCEPT PLAT

REQUIRED PLANNING COMMISSION ACTION:

Creation of a subdivision plat requires review and approval by the local Land Use Authority (Planning Commission) via a three-step process: Concept, Preliminary and Final plat. Decisions and approvals of plats must be during a public meeting. Notice of/for the conceptual review and approval of this project was mailed to all properties within 500’ of the subject parcels as required by law. The applicant held the required neighborhood meeting on August 22, 2018. The Commission may approve, approve with conditions, deny (using valid stated reasons), table or postpone action on a given plat request.

EXECUTIVE SUMMARY

Subdivision plats serve to divide land. They are not a zoning entitlement action [such as a Conditional Use Permit]. Subdivision plats, in part, detail projects’ layouts, property dimensions, how such projects will be served by access roads and/or drives, utilities and emergency services provision, etc. The City’s subdivision ordinance requires that any land division in Holladay be reviewed and approved by the City before being recorded.

After a pair of prior starts and postponement, comes now for review the Terry Acres Subdivision -- a proposed plat intended to effectuate the split of a single parcel of land into two building lots within a/the R-1-10 Zone. Following discussions on how to facilitate the co-sharing of a common, 20’ wide access drive [protected by an easement] to the properties made a part of the plat and three other parcels not made a part thereof, the improvements’ configuration (as depicted on [the] attached current plat design pages labeled for future use as “preliminary”) was decided upon. A prior rendition of the concept plan espoused by this application is attached hereto as page/Exhibit 28. For comparison, see page/Exhibit 14 that shows what is now proposed for project scope and layout (i.e., the current plan).

To facilitate the afore-noted shared drive, the scope of and/or rights and responsibilities granted by, an existing access easement on the property to the east of the proposed plat will have to expectedly be altered/modified. The easement and associated drive are depicted on the plat page(s). The proposed plat’s boundaries follow the existing property lines associated with 1758 Holladay Boulevard, including an area of land denoted for dedication to the City for the widening of Holladay Boulevard’s right-of-way area in front of the Property.

TECHNICAL REVIEW COMMITTEE (TRC) ACTION(S)

The subdivision’s drawings were reviewed by the Technical Review Committee (TRC) in February and again in March -- given minor plat adjustments and reception of revisions based on redlines. Specific review was focused on confirming that this project can provide proper property access – including appropriately designed emergency services access and a turn-around feature given the narrow width of this private, dead-end lane coupled with the proposed co-sharing of the same by varying properties. Additional attention was focused on the following matters:

- 1) Denoting the Holladay Blvd. public name and right-of-way width (66’); also curb, gutter and sidewalk;
- 2) Depicting the top back of curb and a callout for half right-of-way width;
- 3) Clarifying sundry plat callouts;
- 4) Requiring engineering related site improvements, especially drainage control.
- 5) Causing the Applicant to determine what will be done with a garage belonging to them that lies on off-site property adjacent the proposed plat boundaries [on Salt Lake Public Utilities’ land]...

TRC RECOMMENDATION(S)

The applicant has submitted all required elements for construction details required of a concept plat, apart from receiving and providing for City verification, requisite utility connection letters. However, Staff needs a title report or copy of the easement instrument to ascertain how subjectable the proposed access easement is to cross-over movements, shared parking, and any maintenance responsibilities. It may be that the easement that lies across the Stalsberb property to the east of the Terry Acres plat (and provides access to the Thomas property) will have to vacated and re-established or just altered to accommodate the proposed shared use of the same by Terry Acres.

The TRC finds that the concept (labeled preliminary plat) drawings for Terry Acres Subdivision to be complete as per the submission requirements listed in Holladay Ordinance 13.10.050.A & B. Accordingly, we recommend concept plan approval be granted for Terry Acres Subdivision based upon the following findings and contingent upon Applicant/Project compliance with certain conditions of approval as hereafter iterated:

FINDING(S)

- 1) The proposal meets; land use, density and lot dimension requirements of a single-family residential development within a/the R-1-10 Zone; and,
- 2) Development construction details have been review by the TRC and found compliant with minimum site improvement standards; and,
- 3) Utilities for a newly added residence can be adequately served from existing infrastructure in Holladay Blvd.; and,
- 4) That City Engineering has reviewed the plat and provided requirements to correct/revise plat drawings prior to/as part of preliminary plat submittal; and,
- 5) That the City is aware of, and has communicated to, the Applicant's engineer the need to assure that a/the pre-existing easement being made associated with the subdivision that lies on to its east on a property owned by Stalsberb is able to accommodate shared access/use by lots in the plat as well as the properties already entitled to use the same. Also, Staff recommends that a shared maintenance agreement be orchestrated between all parties intending to use the shared drive protected and established by the easement...

RECOMMENDED APPROVAL CONDITIONS

(Pre-requisite to future preliminary plat review and approval)

- 1) Applicant's engineer shall make any and all corrections/revisions to the concept plat [labeled as a preliminary] as demarcated by the TRC via notes on Plat drawings dated Dec. 19, 2019, submitted to and on file with the City; and,
- 2) Applicant's engineer shall make any and all extant plan corrections (and imbed the same in preliminary plat drawings) as required by the City Engineer, including:
 - a. Applicant shall remove the connection to the existing storm drain catch basin;
 - b. Applicant's engineer shall design a/the 100-year flow route in overland form to Holladay Blvd.;
 - c. Applicant's engineer shall provide other corrections/revisions/clarifications as demarcated [4/14/2020 "redlines"] on submitted plans by the City's engineer; and,
- 3) Applicant/developer shall [re]convene a neighborhood meetings with property owners within 500' (H.C.C. § 13.03.020.B.) by August 30, 2020, to review the project's nature and scope with attendees. Provide to City Staff a copy of the resultant meeting agenda, roster and minutes. Applicant work with Holladay TRC Staff members to pursue and record a final plat within one year of this approval; and,
- 4) Provide a copy of the access easement instrument currently recorded on/against Parcel 2204207061 [owner of record: Stalsberb Properties LLC] to City Staff for review prior to, or in conjunction with, submittal of a preliminary plat application.

ATTACHMENTS

- Copy of legal notice of/for plat (page/Exhibit 3)
- Copy of plat application (page/Exhibit 4)
- Copy of zoning map featuring Property and surrounds (page/Exhibit 5)
- Copy of aerial photo printout of Property and surrounds (page/Exhibit 6)
- Copy of "preliminary plat" plan pages (pages/Exhibits 7-28 [pg. 28 is prior plan page copy])
- Copy of neighborhood meeting minutes form (page/Exhibit 29)
- Copy of department/division/agency/citizen comments/correspondence (pages/Exhibits 30+)

COMMUNITY DEVELOPMENT DEPARTMENT
4580 South 2300 East
City of Holladay, Utah 84117



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Residential 2-Lot Subdivision

Date: Tuesday, July 21st, 2020
Time: As close to 6:30pm as possible
Location: 1758 E. Holladay Blvd,
Hearing Body: Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will hold a public hearing to receive comments and review an application from the property owner, Tony Terry, to create a two-lot, residential subdivision at 1758 E. Holladay Blvd. by dividing (splitting) an existing parcel to create one additional single-family home building lot therefrom.

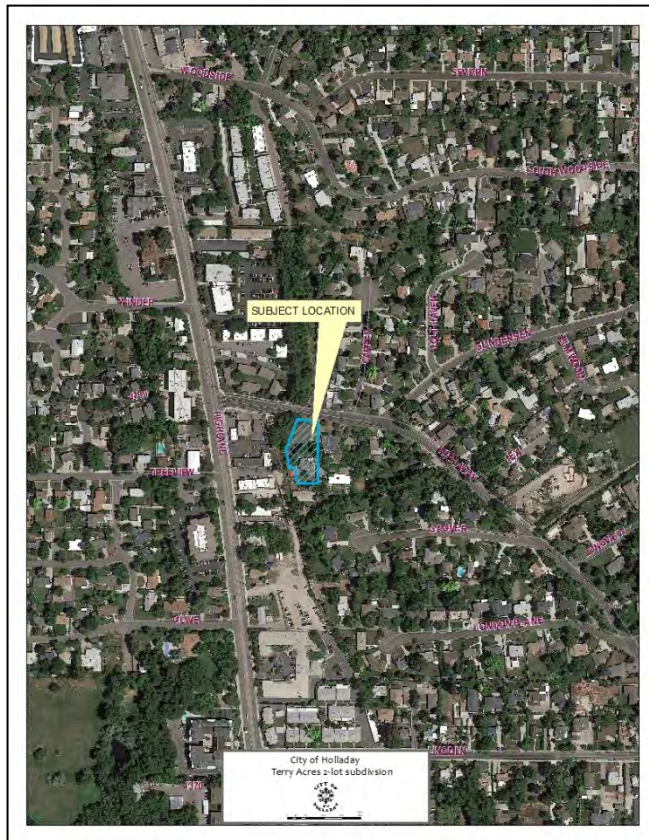
**Due to the declared state of emergency, the meeting will be held electronically as public gatherings are currently prohibited. Public comment may only be received via email.*

**Please submit any comment via email to Paul Allred, pallred@cityofholladay.com or Jon Teerlink, jteerlink@cityofholladay.com by 5:00 pm on Tuesday 7/21/20. Public comments received by the designated times will be read and evaluated by the Commission.*

**The public may listen to this meeting online. Find and click the City's "Listen Live" button located at the top of the page at www.cityofholladay.com*

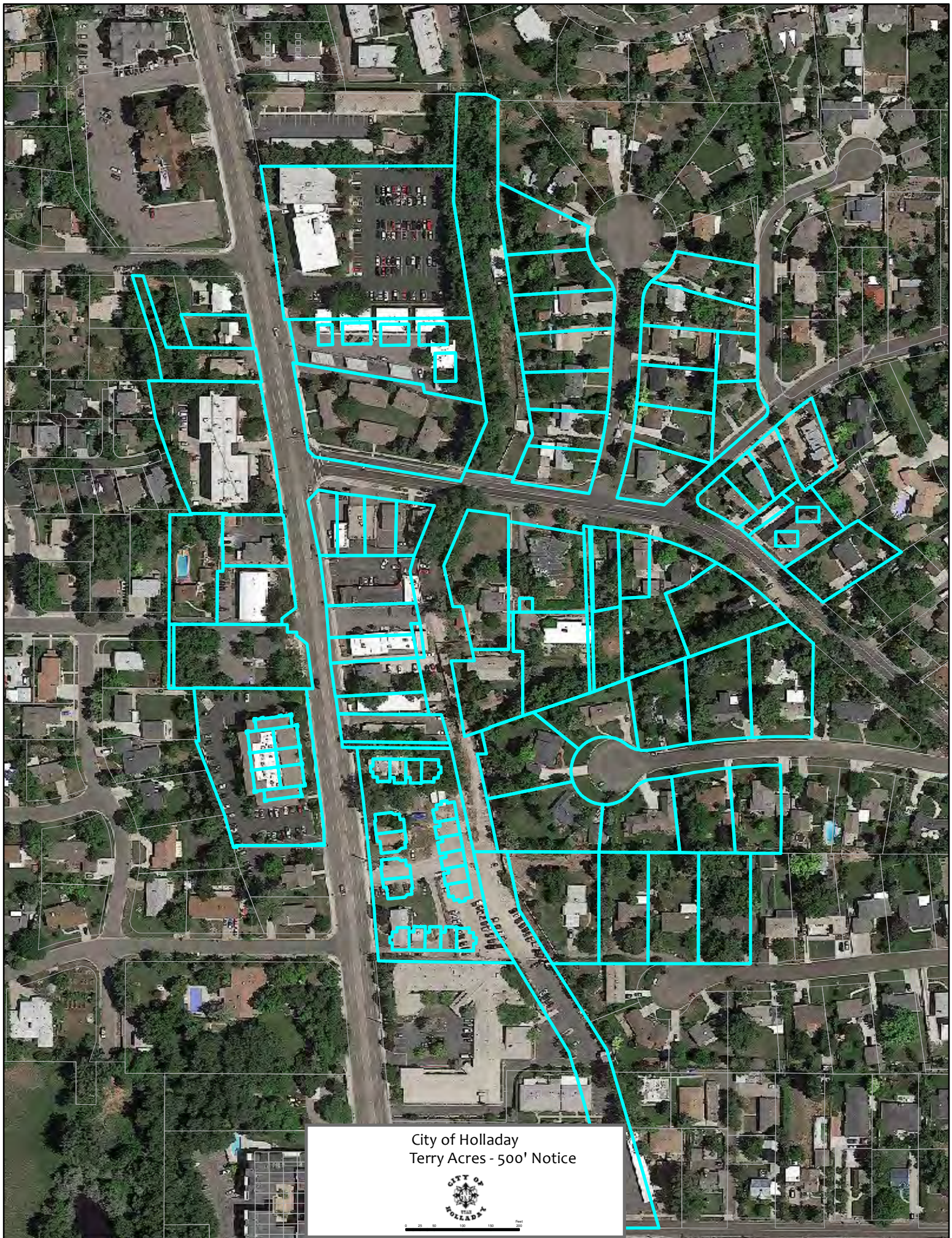
**The Staff report will be available on the City's website, www.cityofholladay.com, by 5:00pm on Friday July 17th 2020.*

If you have questions please contact either Paul Allred or Jonathan Teerlink at 801-527-3890 during regular business hours.



Mailed by order of the Community Development Department, Paul Allred, Director

ATTENTION: This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter.



City of Holladay
Terry Acres - 500' Notice



0 25 50 100 Feet



GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: **TERRY ACRES**
Address of Project: **1758 HOLLADAY BLVD.**

TYPE OF REQUEST: (mark all that apply)

ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
☒ SITE PLAN () PERMITTED of () CONDITIONAL	REZONE of PROPERTY
☒ SUBDIVISION PLAT (2) LOTS	GENERAL PLAN AMENDMENT
☐ CONDOMINIUM PLAT	CODE AMENDMENT
☐ CONDITIONAL USE PERMIT	PUBLIC STREET: NAME CHANGE, VACATION / CLOSURE or DESIGNATION
☐ SPECIAL EXCEPTION	HISTORIC SITE DESIGNATION
☐ NON-CONFORMING USE DECLARATION	DEVELOPMENT AGREEMENT AMENDMENT
☐ OTHER:	ANNEXATION

Applicant Name: (Please Print) **DAVID JOHNSON** Property Owners Name: (Please Print) **TONY TERRY** ATTACH SIGNED "OWNER AFFIDAVIT"

Applicant's Mailing Address: **4436 S. 1025 E.** City: **MILLCREEK** State: **UT** Zip: **84124**

Applicant Phone: **() 801-787-4569** Applicant's Email Address: **djohnson@johnsonenginc.com**

Main Contact Person (Please Print): **DAVID JOHNSON** Phone: **801-787-4569** email: **djohnson@johnsonenginc.com**

Brief summary of proposal / request: **2 LOT SUBDIVISION AND ACCESS EASEMENT ALTERATION**

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$800.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$600.00
SUBDIVISION: Final = 6% of the cost of improvements	\$2,000.00 + \$100.00/lot	GENERAL PLAN AMENDMENT	\$300.00 + \$50.00/acre
CONDOMINIUM	\$1,000.00 + \$100.00/unit	HISTORIC SITE DESIGNATION	\$600.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION	\$75.00
SPECIAL EXCEPTION	\$600.00	OTHER:	
SUBDIVISION AMENDMENT	\$500.00		

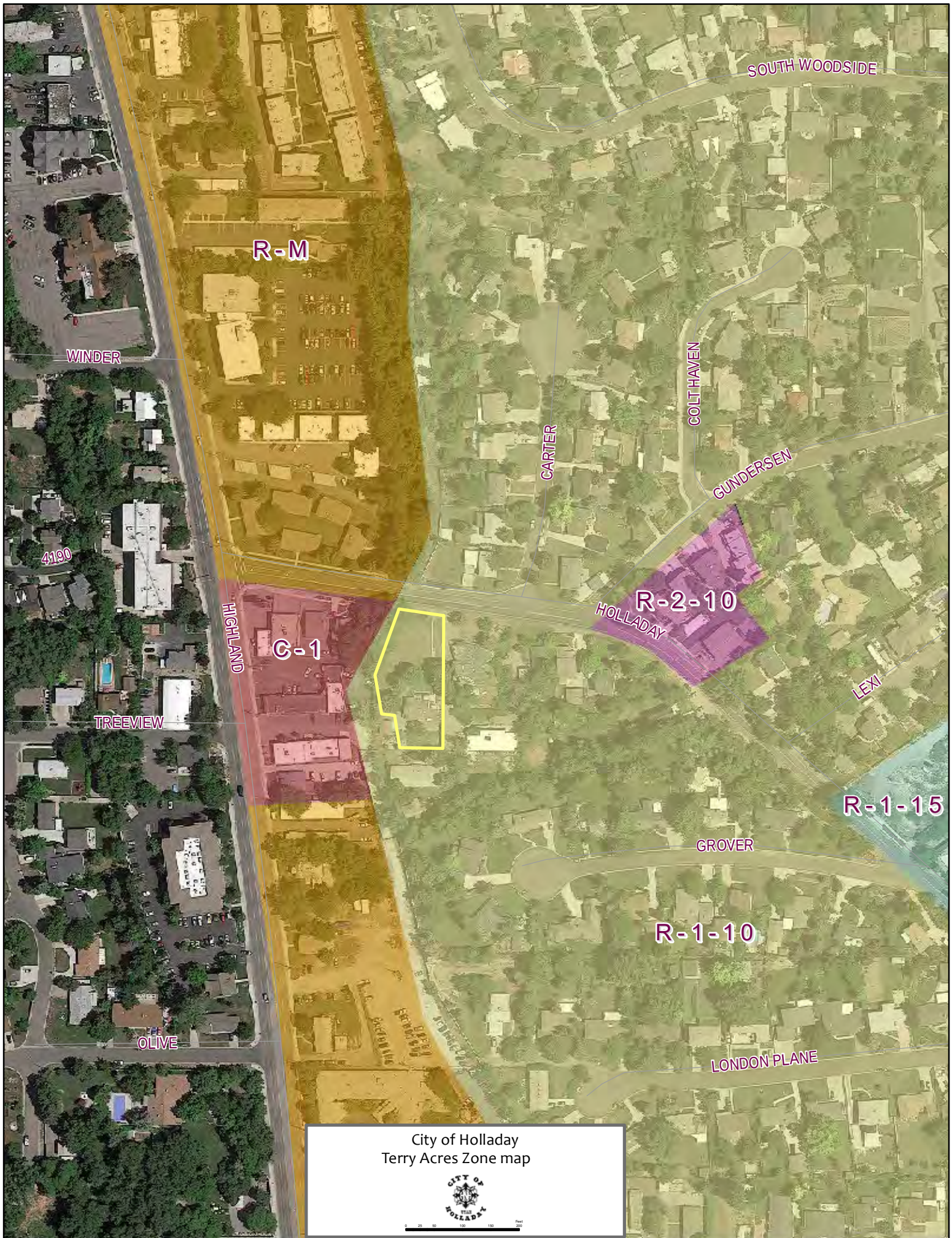
FINAL TOTAL DUE:

OFFICE USE ONLY

FILE NUMBER _____
PARCEL NUMBER _____
GENERAL PLAN _____
ZONE _____ ACRES _____
PC ACTION _____ DATE _____
CC ACTION _____ DATE _____
FILE DATE: _____

NEXT STEPS:

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



City of Holladay
Terry Acres Zone map



0 25 50 100 Feet



29

T-Square Real Estate

Phone: 801.261.1458 • Fax: 801.983.6258

975 East Wood Oak Lane, Suite 102,
Murray, Utah 84117

Minutes from Neighborhood Meeting

Date: 22 August 2018

Attendees: Tonya Seipel – Developer

Mark Thomson – Neighbor - 1776 Holladay Blvd.
Non Recorded friend of Thomas

Location & Objective: Holladay City Hall, Casto Room (Lower Level) at 2:00 p.m.

Minutes: Seipel's Comments:

- 1) Reiterated that this meeting is **NOT** a City of Holladay Planning Commission or City Council meeting. This meeting is a required step prior to presenting a pending application to the City of Holladay. Concurred.
- 2) Intent to sub-divide parcel 207058 (0.502ac) into two equal sized single dwelling building lots. Each dwelling to be of a modern exterior design, and approximately 4,000sq/ft. No objection.
- 3) Existing easement driveway to be shared to maintain neighborhood aesthetics. No objection.
- 4) Two large trees on easement/property line to be removed for widening of shared driveway. No objection.
- 5) Single family dwelling on North lot to be built first. No objections.
- 6) Existing dwelling (1919 constructed) on South lot to be demolished, replaced with modern single-family dwelling second. Thomas voiced emotional reservation for the removal of the home "my grandfather built and I visited as a small child."

Attendees had not additional questions or comments. Meeting was adjourned (20-minutes).

TERRY ACRES SUBDIVISION

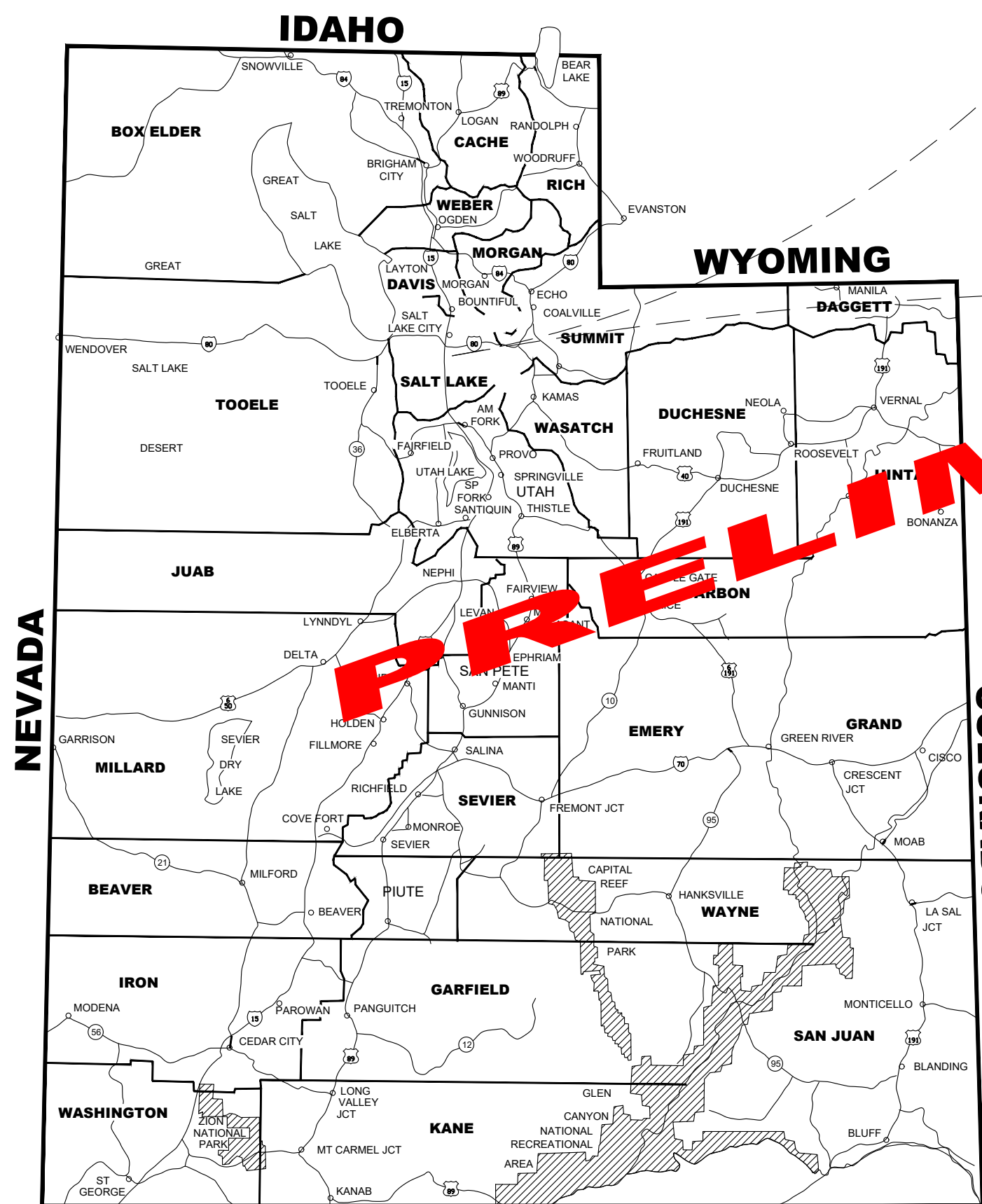
LOCATED IN THE NE 1/4 OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
1758 HOLLADAY BLVD
HOLLADAY CITY, UTAH

SHEET INDEX

SHEET NUMBER	SHEET TITLE
G-100	COVER SHEET
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G-102	NOTES & SPECIFICATIONS
G-103	LEGEND & ABBREVIATIONS
V-100	EXISTING CONDITIONS
V-101	RECORD OF SURVEY
V-102	PRELIMINARY PLAT
CD-100	DEMO PLAN
CE-100	EROSION CONTROL PLAN
CE-101	SILT FENCE DETAILS
CE-102	EROSION CONTROL DETAILS 01
CE-103	INLET PROTECTION DETAILS
CS-100	SITE PLAN
CS-101	USABLE AREA REQUIREMENTS
CS-102	DRIVEWAY APPROACH DETAIL
CG-100	GRADING AND DRAINAGE PLAN
CU-100	UTILITY PLAN
CU-101	UTILITY DETAILS
CU-102	TRENCHING DETAILS
CU-103	48X48 CATCH BASIN

PROJECT NARRATIVE:

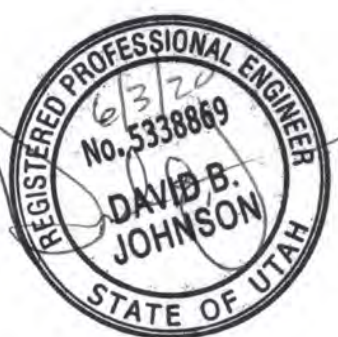
THIS PROJECT PROPOSES TO DIVIDE A SINGLE LOT LOCATED AT 1758 HOLLADAY BLVD IN HOLLADAY CITY, UTAH, INTO TWO LOTS FOR FUTURE DEVELOPMENT. A SHARED ACCESS EASEMENT FOR THE SUBDIVISION AND THE EASTERLY NEIGHBORS IS ALSO PROPOSED. THIS EASEMENT WILL BENEFIT ALL PARTIES INVOLVED BY INCREASING THE USABLE AREA OF EACH LOT THE EASEMENT PROVIDES ACCESS FOR.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

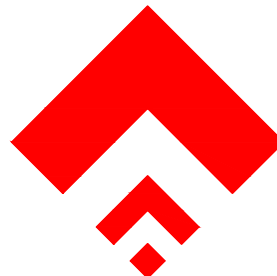
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5	06/03/20	PRELIMINARY
4	03/02/20	PRELIMINARY
3	12/19/19	PRELIMINARY
2	10/03/19	PRELIMINARY
1	03/01/19	CONCEPTUAL
NO.	DATE	REVISION



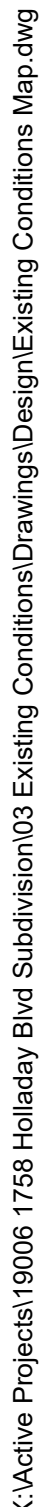
CLIENT / OWNER INFORMATION:

TONY TERRY 975 EAST WOOD OAK LANE SUITE 102 SALT LAKE CITY, UTAH 84117 (801)-232-1272

ENGINEER / SURVEYOR INFORMATION:
 JOHNSON ENGINEERING 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569

SHEET INFORMATION:
COVER SHEET TERRY ACRES SUBDIVISION HOLLADAY CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO:	19-006		G-100
DATE:	2020-06-04		
SCALE:	AS SHOWN		



TERRY ACRES SUBDIVISION
(PRELIMINARY PLAT)

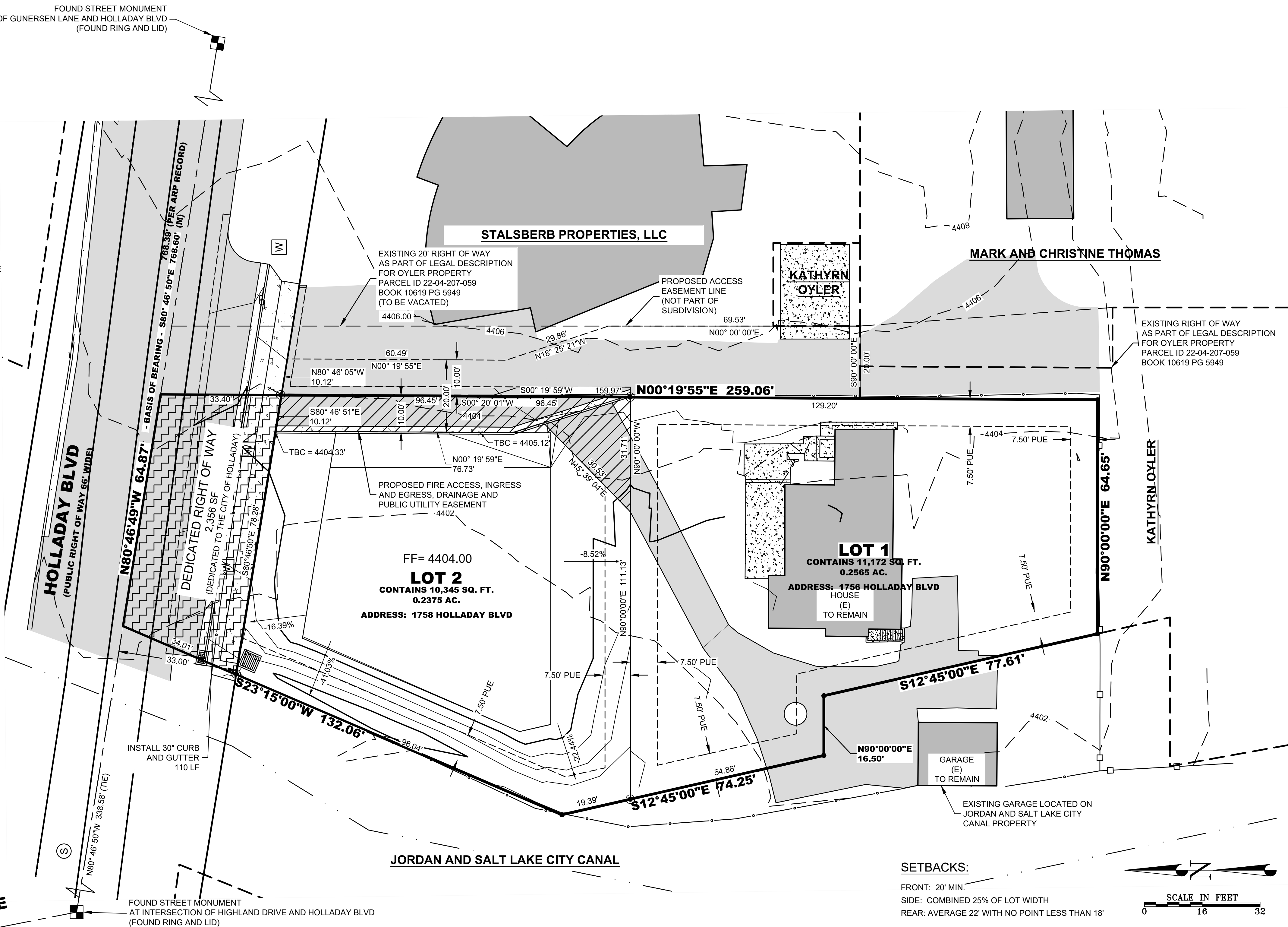
LOCATED IN THE NE 1/4, SEC. 4, T2S, R1E. S.L.B.&M. HOLLADAY, SALT LAKE COUNTY, UTAH

NOTES

- THIS MAP WAS PREPARED ON APRIL 1ST 2019.
- NO CITY MAINTENANCE ON PRIVATE STREETS.
- NO PARKING ON EMERGENCY ACCESS EASEMENT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES 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 PUBLIC UTILITY EASEMENT. THE UTILITY MAP REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT AT THE LOT OWNERS EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUBLIC UTILITY EASEMENT. NO UTILITY MAINTENANCE SHALL BE PROVIDED ON PRIVATE STREET OR DRIVE AREAS.

LEGEND

- DEDICATED ROW
- EMERGENCY ACCESS, INGRESS AND EGRESS, AND PUBLIC UTILITY.
- WITNESS CORNER
- CALCULATED PROPERTY CORNER
- SECTION CORNER
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE



SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AN DO HOLD CERTIFICATE NO. 5338869 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, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON ON THIS PLAT, HEREAFTER TO BE KNOWN AS TERRY ACRES SUBDIVISION. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND MEETS FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

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COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 77°04'00" EAST A DISTANCE OF 35.71 FEET TO A STREET MONUMENT IN THE CENTER OF HIGHLAND DRIVE; THENCE SOUTH 11°07'00" EAST A DISTANCE OF 663.20 FEET ALONG THE CENTER LINE OF SAID HIGHLAND DRIVE TO A STREET MONUMENT AT THE INTERSECTION OF HIGHLAND DRIVE AND HOLLADAY BOULEVARD; THENCE LEAVING SAID HIGHLAND DRIVE AND CONTINUING ALONG THE CENTER LINE OF SAID HOLLADAY BOULEVARD SOUTH 80°46'50" EAST A DISTANCE OF 338.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTER LINE OF HOLLADAY BOULEVARD TO AND ALONG THE EASTERLY BOUNDARY OF THE JORDAN AND SALT LAKE CITY CANAL THE FOLLOWING 4 COURSES: (1) SOUTH 23°15'00" WEST A DISTANCE OF 132.06 FEET; (2) THENCE SOUTH 12°45'00" EAST A DISTANCE OF 74.25 FEET; (3) NORTH 90°00'00" EAST A DISTANCE OF 16.50 FEET; (4) THENCE SOUTH 12°45'00" EAST A DISTANCE OF 77.61 FEET; THENCE LEAVING SAID EASTERLY CANAL BOUNDARY LINE NORTH 90°00'00" EAST A DISTANCE OF 64.65 FEET; THENCE NORTH 00°19'55" EAST A DISTANCE OF 259.06 FEET TO THE CENTERLINE OF HOLLADAY BOULEVARD; THENCE ALONG SAID CENTER LINE OF HOLLADAY BOULEVARD NORTH 80°46'50" WEST A DISTANCE OF 64.87 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2 LOTS AND 23,878.76 SQUARE FEET (0.5482 ACRES) MORE OR LESS.

06/03/2020
DATE

DAVID BRIAN JOHNSON
LICENSE NO. 5338869



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

TERRY ACRES SUBDIVISION

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IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

OWNER

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____, A.D. 20____, _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATIONS, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

COUNTY RECORDER INFORMATION:

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILLED AT THE REQUEST OF
DATE: _____ TIME: _____ BOOK: _____
PAGE: _____ FEE: _____
SALT LAKE COUNTY RECORDER _____

SETBACKS:

FRONT: 20' MIN.
SIDE: COMBINED 25% OF LOT WIDTH
REAR: AVERAGE 22' WITH NO POINT LESS THAN 18'

SIGNATURES

CITY ATTORNEY APPROVED THIS _____ DAY OF _____ A.D. _____ _____ CITY OF HOLLADAY ATTORNEY	CITY OF HOLLADAY APPROVED AND ACCEPTED THIS DAY OF _____ A.D. _____ ATTEST: _____ RECORDER _____ CITY MANAGER	COMMUNITY DEVELOPMENT APPROVED THIS _____ DAY OF _____ A.D. _____ _____ COMMUNITY DEVELOPMENT DIRECTOR
CITY ENGINEER APPROVED THIS _____ DAY OF _____ A.D. 2017 _____ CITY ENGINEER	HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. _____ _____ SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. _____ _____ PLANNING COMMISSION CHAIR

DEVELOPER / OWNER INFORMATION:

TNT MILBURN PROPERTIES, LLC
TONY TERRY
975 EASTWOOD OAK LANE
SUITE 102
SALT LAKE CITY, UTAH 84117
801-232-1272

ENGINEER / SURVEYOR INFORMATION:



GENERAL NOTES

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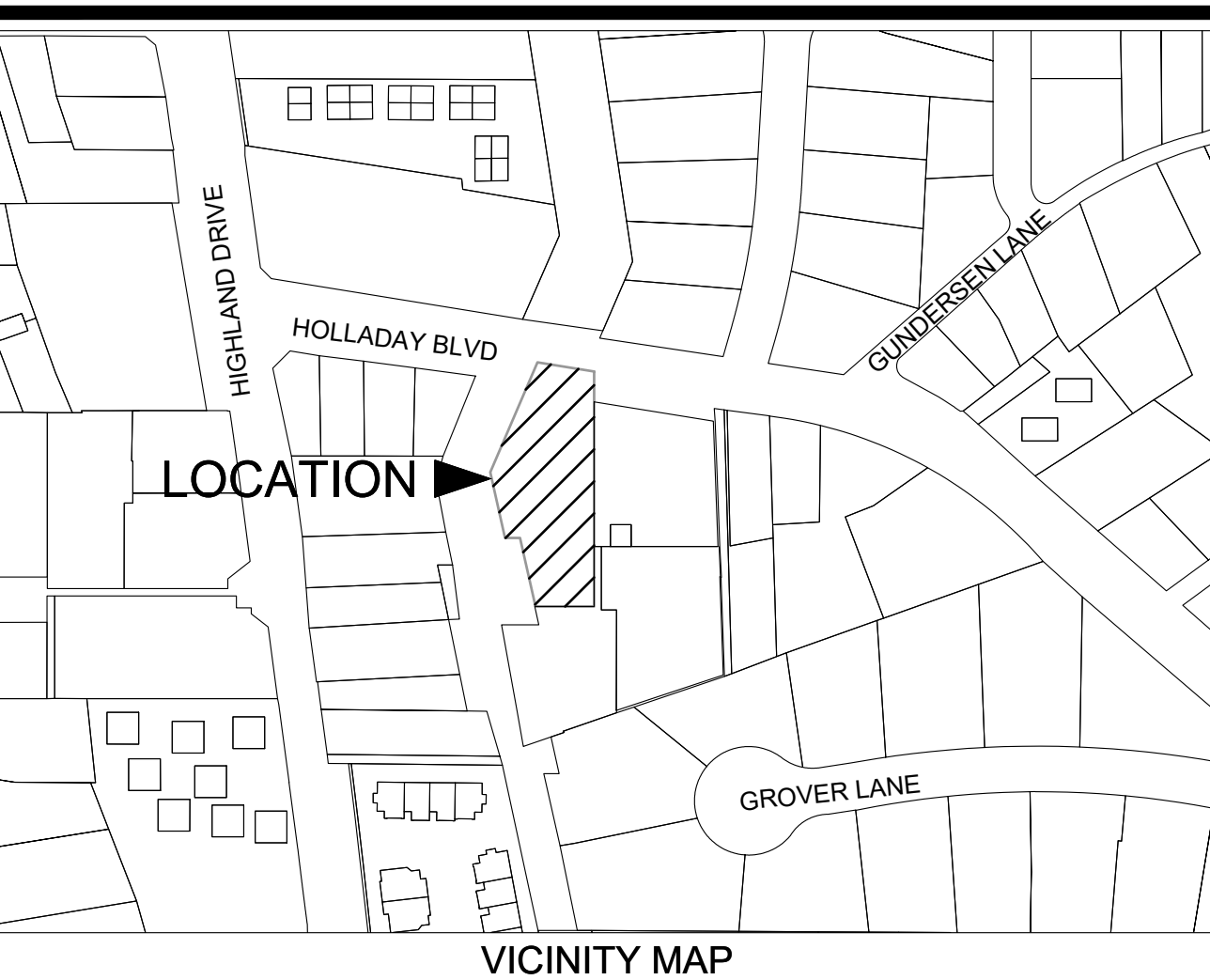
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VICINITY MAP

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06/03/2020
DATE

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LICENSE NO. 5338869



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STATE OF UTAH
COUNTY OF SALT LAKE

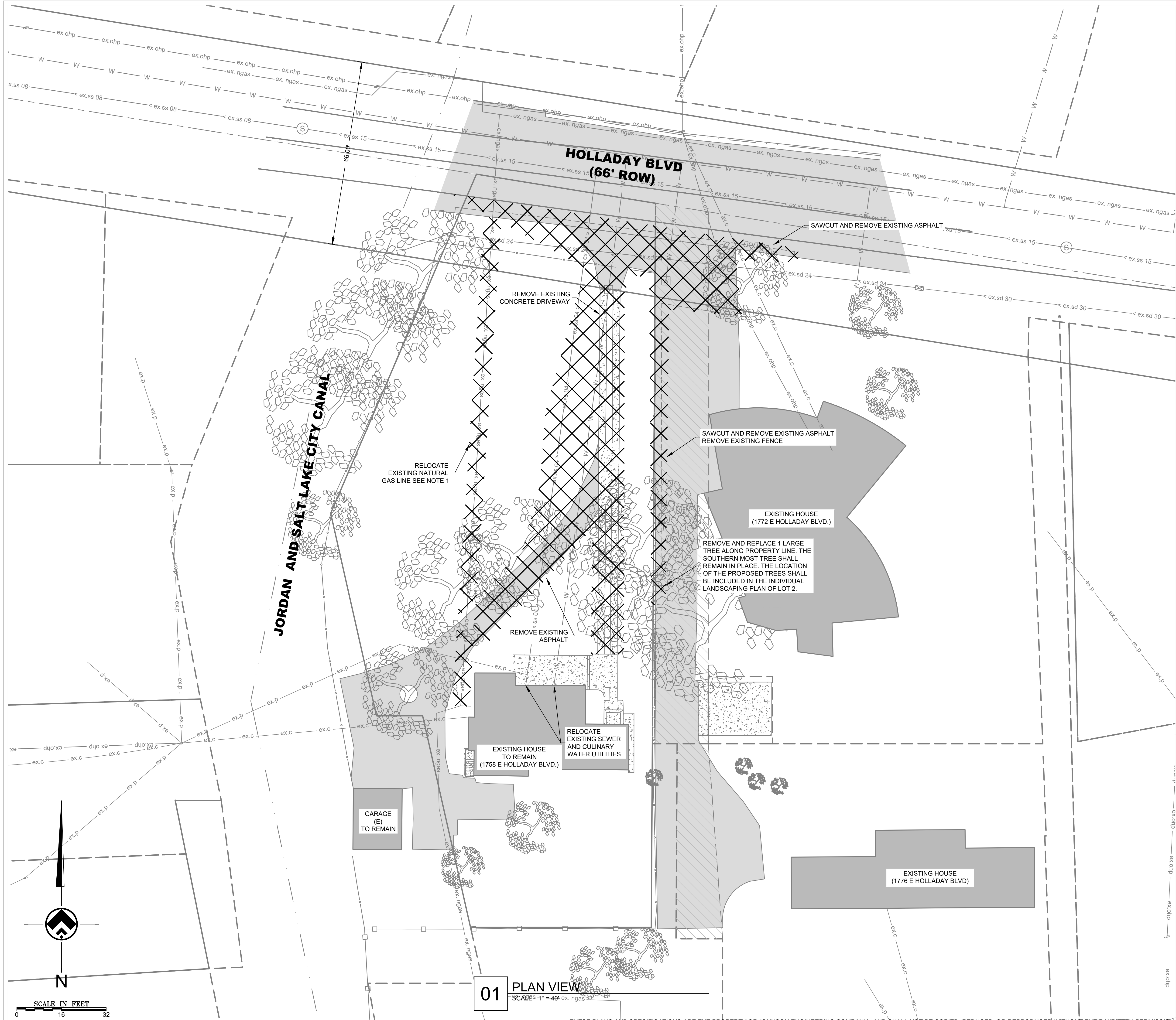
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DATE: _____ TIME: _____ BOOK: _____
PAGE: _____ FEE: _____
SALT LAKE COUNTY RECORDER _____

X:\Active Projects\19006 1758 Holladay Blvd Subdivision\03 Existing Conditions\Drawings\Design\Demo Plan.dwg



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LEGEND AND GENERAL NOTES

NOTES:

- RELOCATE EXISTING NATURAL GAS LINE PER DOMINION ENERGY DESIGN.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO DEMOLITION ACTIVITIES COMMENCING.



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AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

TONY TERRY
975 EAST WOOD OAK LANE SUITE 102
SALT LAKE CITY, UTAH 84117
(801)-232-1272

SHEET INFORMATION:

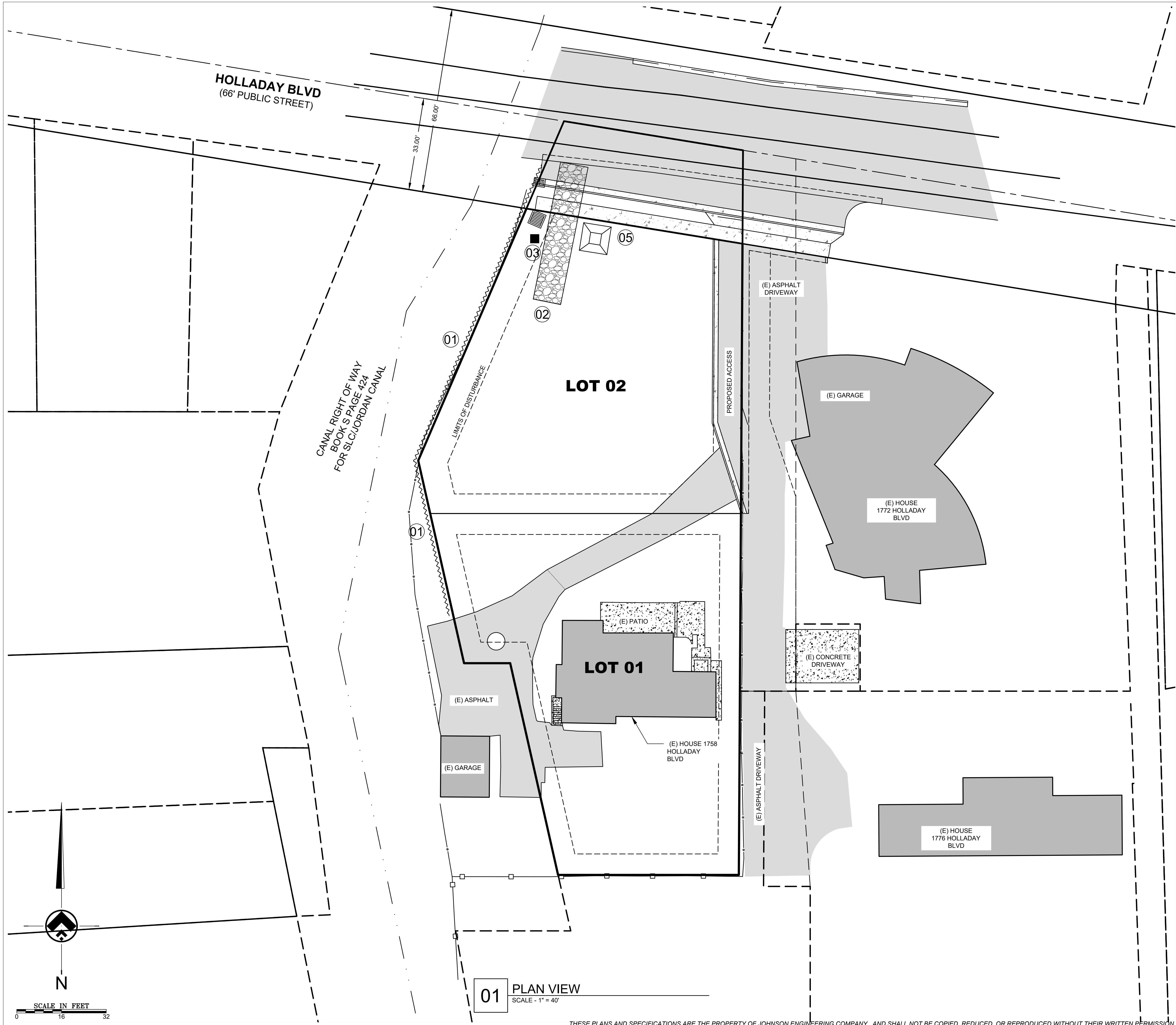
DEMO PLAN

TERRY ACRES SUBDIVISION

HOLLADAY CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: CD-100
PROJECT NO: 19-006	DATE: 2020-06-04	SCALE: 1":16'	
	05 06/03/20 PRELIMINARY	04 03/02/20 PRELIMINARY	
	NO. DATE REVISION		

X:\Active Projects\19006 1758 Holladay Blvd Subdivision\04 Design\Drawings\Design\Plan Sheets\Erosion Control Plan.dwg



01 PLAN VIEW
SCALE - 1" = 40'

LEGEND AND GENERAL NOTES

NOTES:

1. PROVIDE SILT FENCE PER DETAILS ON SHEET CE-101.
2. INSTALL GRAVEL ENTRANCE PER DETAIL 05 SHEET CE-102.
3. INSTALL PORTABLE TOILET PER DETAIL 01 SHEET CE-102.
4. SEE SHEET G-102 FOR GENERAL EROSION CONTROL NOTES.
5. INSTALL CONCRETE WASHOUT AREA PER DETAIL 02 SHEET CE-102.
6. EXISTING VEGETATION TO BE PROTECTED IN PLACE AND LIMITS OF DISTURBANCE TO BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE.
7. EROSION CONTROL PLAN FOR EACH INDIVIDUAL LOT SHALL BE REQUIRED FOR BUILDING PERMIT
8. NO SWPPP PERMIT REQUIRED (> 1 ACRE).



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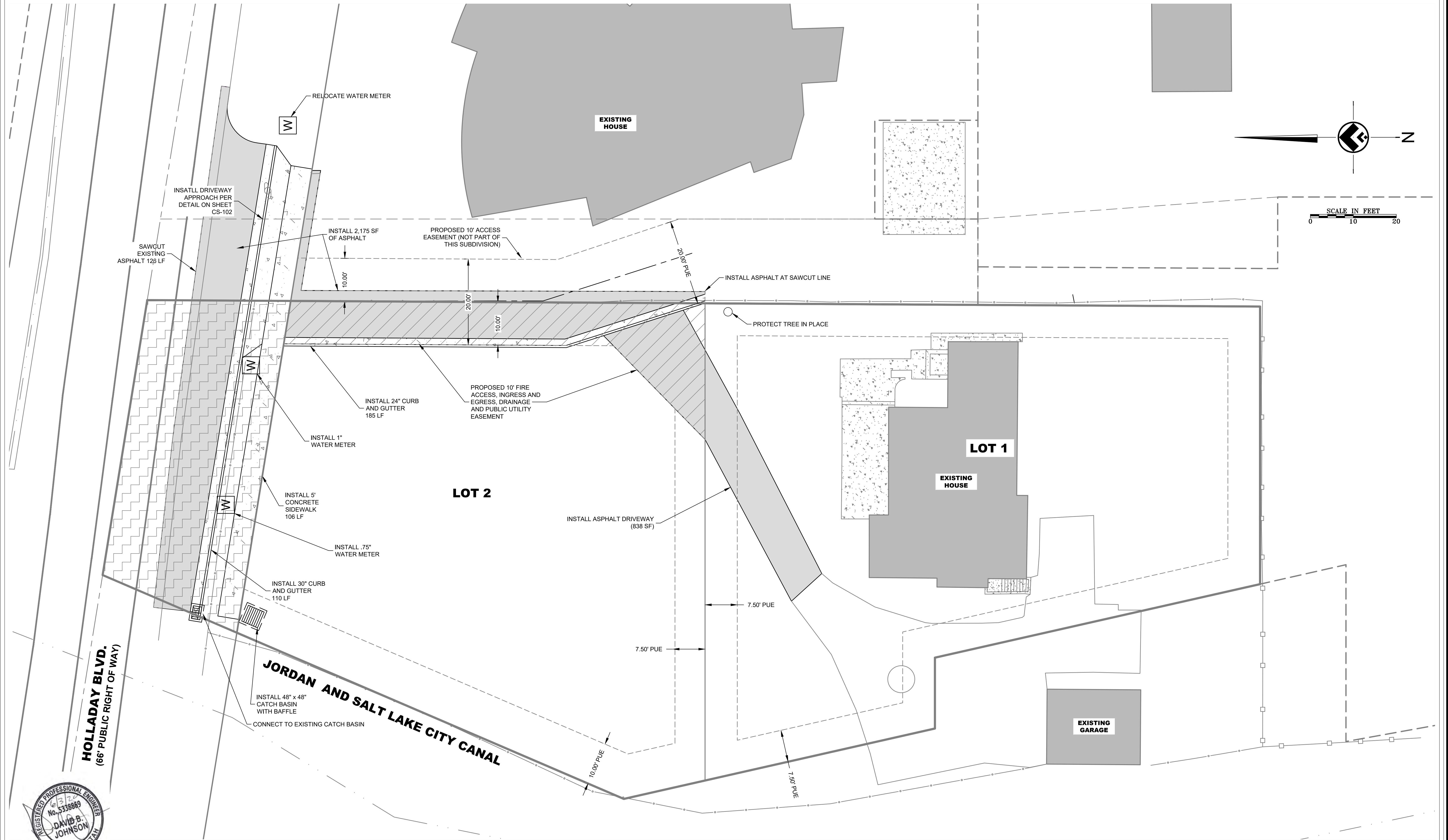
TONY TERRY
975 EAST WOOD OAK LANE SUITE 102
SALT LAKE CITY, UTAH 84117
(801)-232-1272

SHEET INFORMATION:

EROSION CONTROL PLAN
TERRY ACRES SUBDIVISION
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO:	19-006	CE-100	
DATE:	2020-06-04	05	06/03/20 PRELIMINARY
SCALE:	1":16'	04	03/02/20 PRELIMINARY
		NO.	DATE REVISION

X:\Active Projects\19006 - 1758 Holladay Blvd Subdivision\04 Design\Drawings\Design\Plan Sheets\Site Plan.dwg



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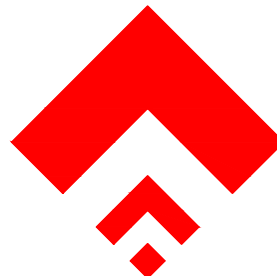
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05	PRELIMINARY	06/20
04	PRELIMINARY	03/20
03	PRELIMINARY	12/19
02	PRELIMINARY	10/19
01	CONCEPTUAL	08/19
NO.	REVISION	DATE

CLIENT / OWNER INFORMATION:

TONY TERRY
975 EASTWOOD OAK LANE
SUITE 102
SALT LAKE CITY, UTAH 84117
801-232-1272

ENGINEER / SURVEYOR INFORMATION:

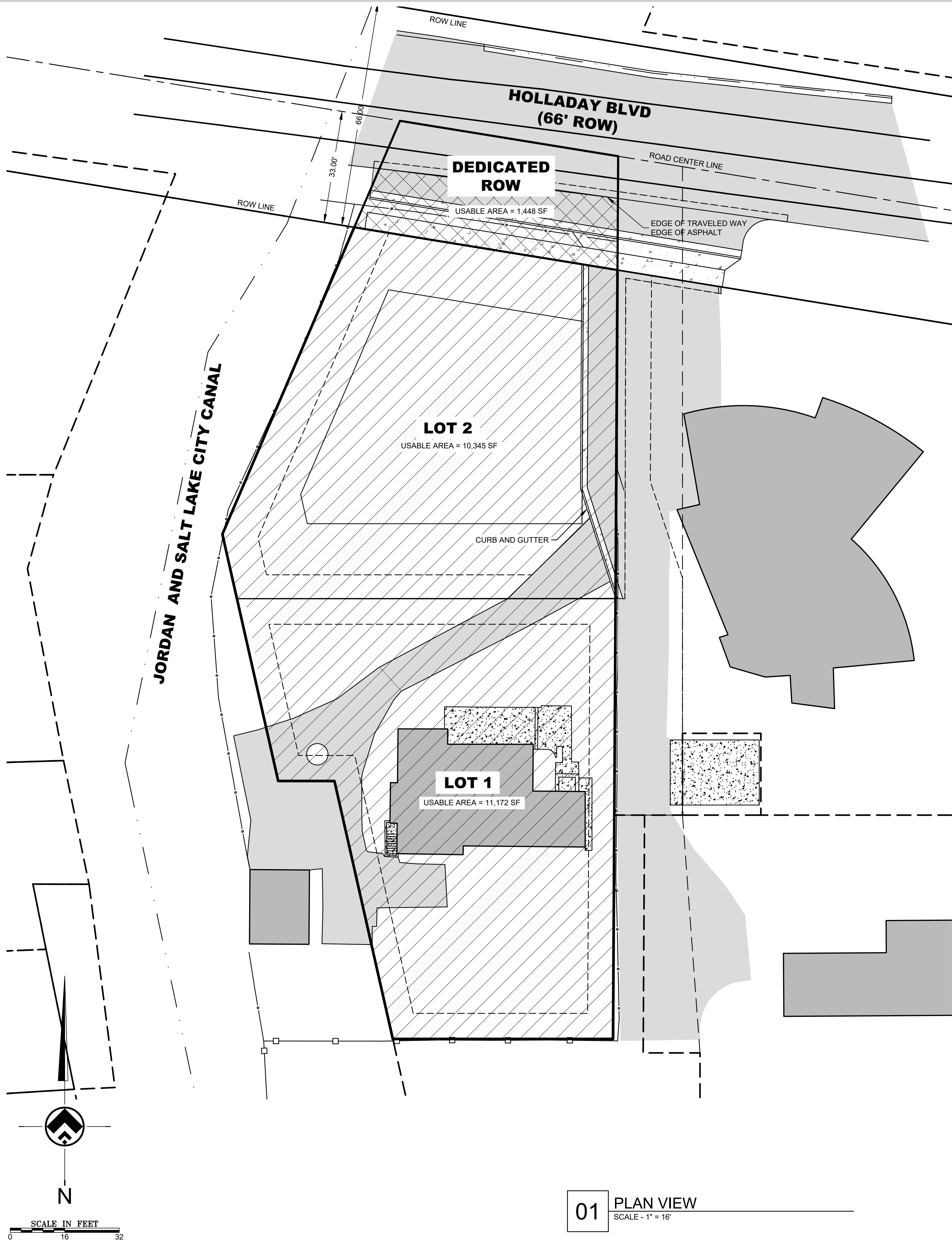
 **JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

SITE PLAN
TERRY ACRES
HOLLADAY CITY, UTAH

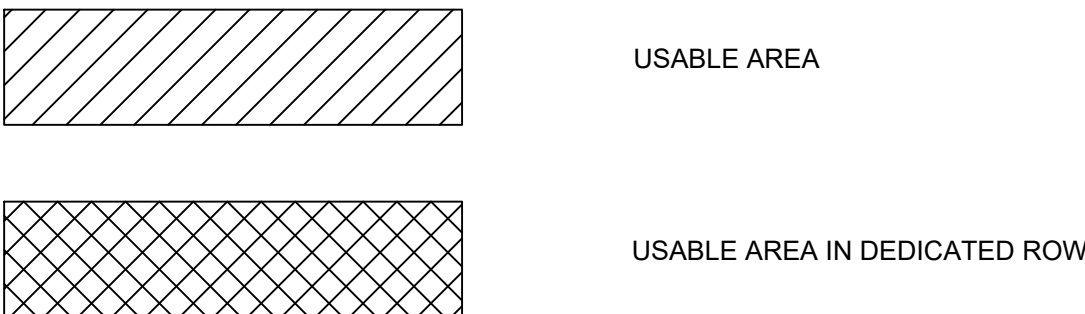
DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:	
DBJ	DBJ	DBJ	CS-100	
PROJECT NO:		19-006		
DATE:		2020-06-04		
SCALE:		1":10'		

X:\Active Projects\19006 1758 Holladay Blvd Subdivision\04 Design\Drawings\Design\Plan Sheets\Lot Area Requirements.dwg



LEGEND AND GENERAL NOTES

- NOTES:**
NARRATIVE:
- VIAIBLE LOT REQUIRES 10,000 SF OF USABLE AREA. USABLE AREA DOES NOT INCLUDE ACCESS EASEMENT IN LOT 01. AREA WITHIN A PUBLIC STREET RIGHT OF WAY MAY BE COUNTED AS USABLE AREA THAT IS NOT WITHIN THE ASPHALTED TRAVELED WAY. THIS SHEET SHOWS THAT BOTH LOTS COMPLY WITH SUFFICIENT USABLE AREA.
- 1. LOT 1 CALCULATIONS-**
1.1. USABLE AREA: 11,172 SF
1.2. TOTAL LOT AREA: 11,172 SF
- 2. LOT 2 CALCULATIONS-**
2.1. ACCESS EASEMENT AREA: NA
2.2. USABLE RIGHT OF WAY = 1,448 SF
2.3. USABLE AREA: 10,345 SF
2.4. TOTAL USABLE AREA: 11,793 SF
2.5. TOTAL LOT AREA: 10,345 SF
- 3. TOTAL PROJECT CALCULATIONS-**
3.1. DEDICATED RIGHT OF WAY AREA: 2,356 SF
3.2. TOTAL AREA LOT 01 = 11,172 SF
3.3. TOTAL USABLE AREA LOT 01 = 11,172 SF
3.4. TOTAL AREA LOT 02 = 10,345 SF
3.5. TOTAL USABLE AREA LOT 02 = 11,793 SF
3.6. GROSS PROJECT AREA: 23, 873 SF
3.7. TOTAL USABLE AREA: 22,965 SF
3.8. NUMBER OF LOTS ALLOWED: 2



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

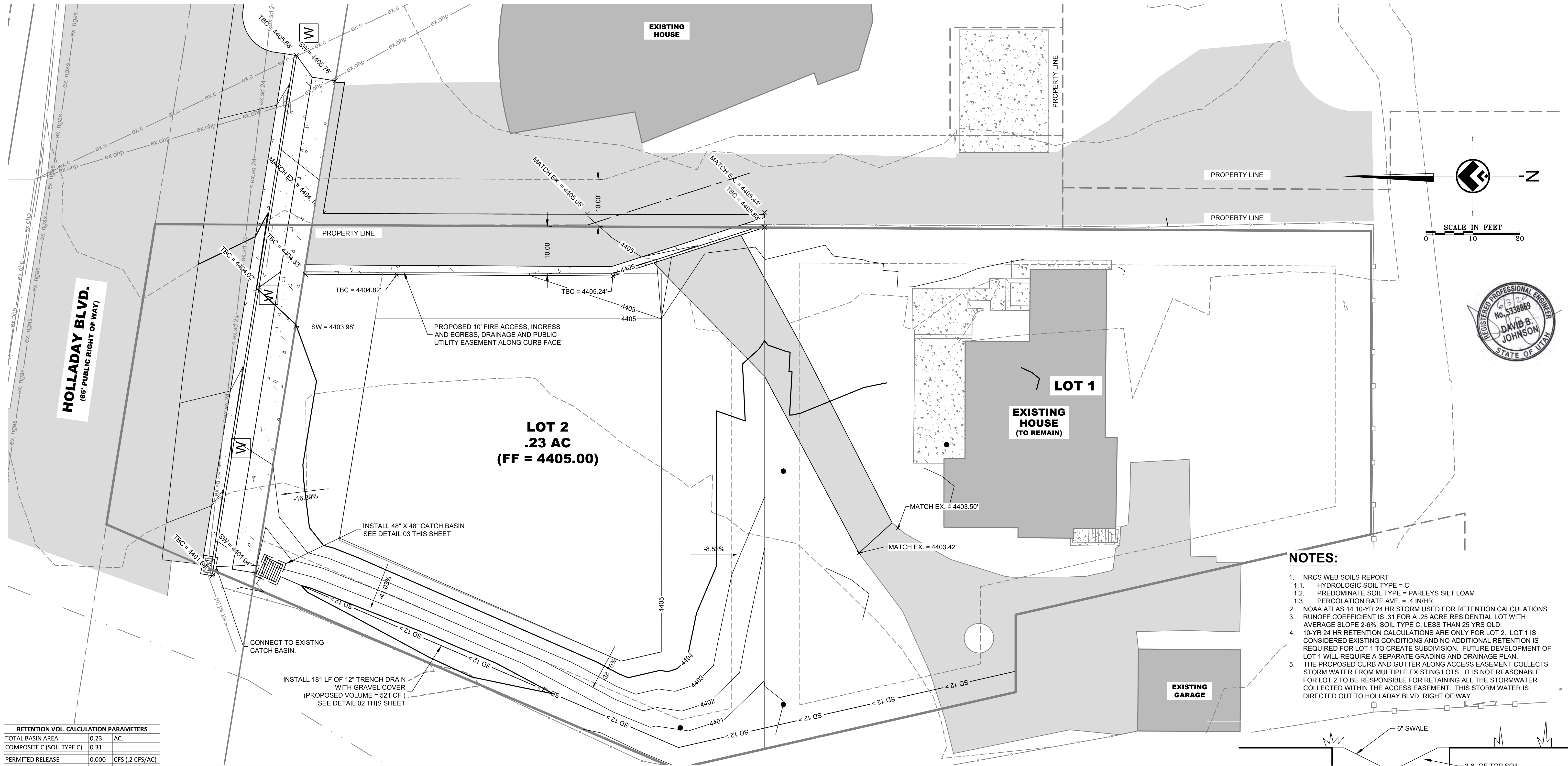
TONY TERRY
975 EAST WOOD OAK LANE SUITE 102
SALT LAKE CITY, UTAH 84117
(801)-232-1272

SHEET INFORMATION:

USABLE AREA REQUIREMENTS
TERRY ACRES SUBDIVISION
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO: 19-006	CS-101		
DATE: 2020-06-04	05	06/03/20	PRELIMINARY
SCALE: 1":16'	04	03/02/20	PRELIMINARY
	NO.	DATE	REVISION

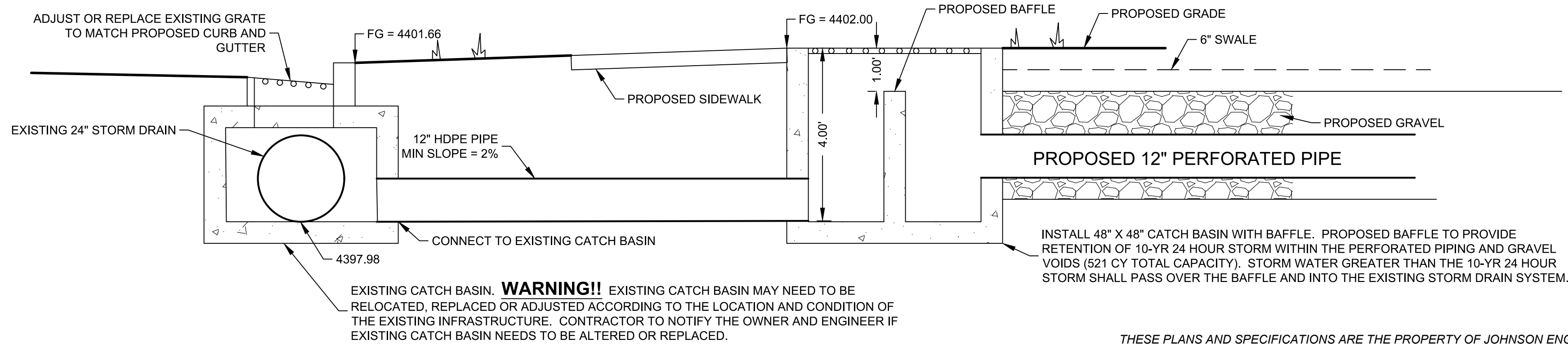
X:\Active Projects\19006 1758 Holladay Blvd Subdivision\04 Design\Drawings\Design\Plan Sheets\Grading Plan.dwg



RETENTION VOL. CALCULATION PARAMETERS			
TOTAL BASIN AREA	0.23	AC.	
COMPOSITE C (SOIL TYPE C)	0.31		
PERMITTED RELEASE	0.000	CFS (.2 CFS/AC)	
TOTAL PERF PIPE/GRAVEL VOL. REQUIRED	487	CF	
TOTAL VOL. PROVIDED	521	CF	

RETENTION VOL. CALCULATIONS (10-YR STORM)					
TIME (MIN)	INTENSITY (IN/HR)	TOTAL RUNOFF VOL. (CF)	TOTAL PERMITTED RELEASE (CF)	RETENTION VOL. REQ. (CF)	
5	3.36	71.87	0.00	71.87	
10	2.55	109.09	0.00	109.09	
15	2.11	135.40	0.00	135.40	
30	1.42	182.24	0.00	182.24	
60	0.88	225.62	0.00	225.62	
120	0.50	258.73	0.00	258.73	
180	0.36	279.52	0.00	279.52	
360	0.22	338.82	0.00	338.82	
720	0.14	418.90	0.00	418.90	
1440	0.08	486.67	0.00	486.67	

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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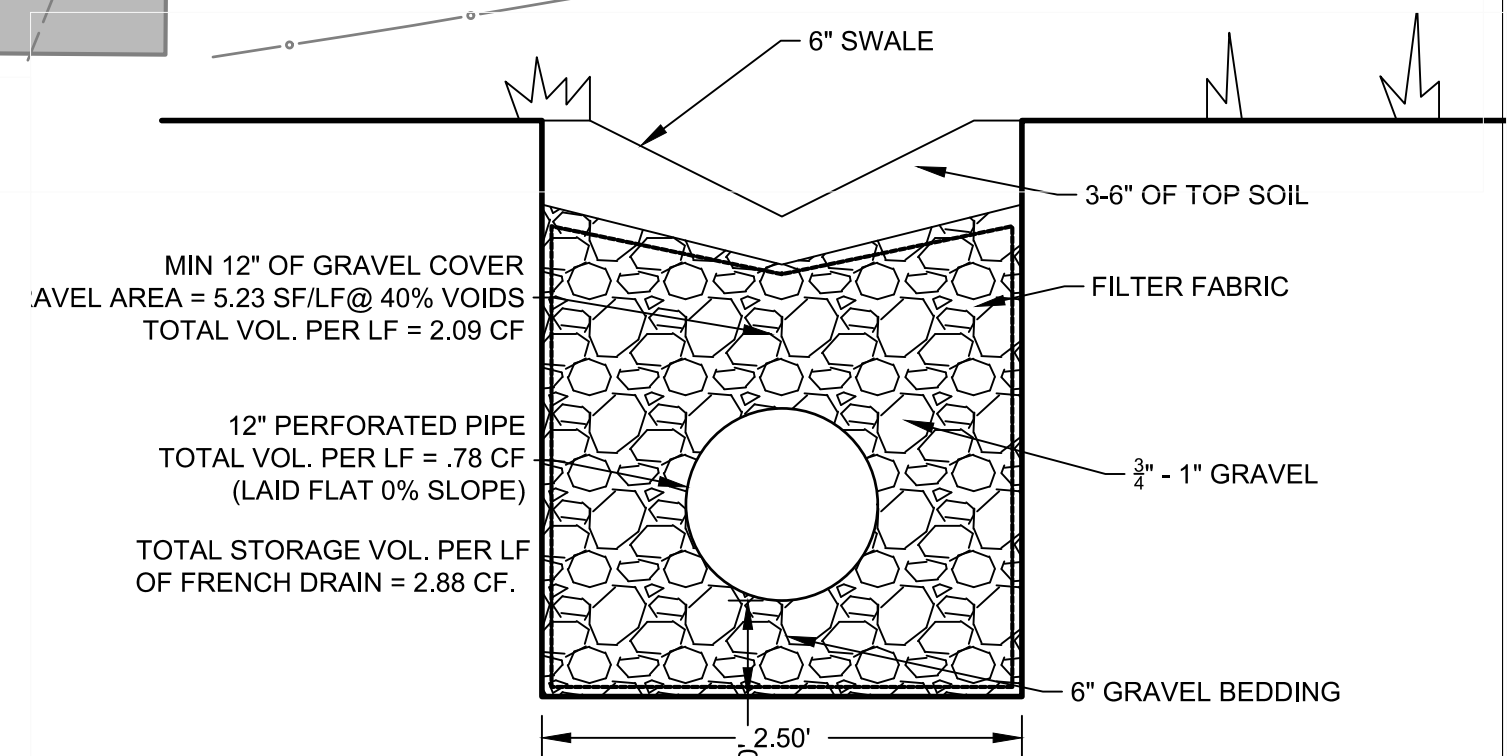


NOTES:

- NRCS WEB SOILS REPORT
- 1.1. HYDROLOGIC SOIL TYPE = C
- 1.2. PREDOMINATE SOIL TYPE = PARLEYS SILT LOAM
- 1.3. PERCOLATION RATE AVE. = 4 IN/HR
- NOAA ATLAS 14 10-YR 24 HR STORM USED FOR RETENTION CALCULATIONS.
- RUNOFF COEFFICIENT IS .31 FOR A .25 ACRE RESIDENTIAL LOT WITH AVERAGE SLOPE 2.6%, SOIL TYPE C, LESS THAN 25 YRS OLD.
- 10-YR 24 HR RETENTION CALCULATIONS ARE ONLY FOR LOT 2. LOT 1 IS CONSIDERED EXISTING CONDITIONS AND NO ADDITIONAL RETENTION IS REQUIRED FOR LOT 1 TO CREATE SUBDIVISION. FUTURE DEVELOPMENT OF LOT 1 WILL REQUIRE A SEPARATE GRADING AND DRAINAGE PLAN.
- THE PROPOSED CURB AND GUTTER ALONG ACCESS EASEMENT COLLECTS STORM WATER FROM MULTIPLE EXISTING LOTS. IT IS NOT REASONABLE FOR LOT 2 TO BE RESPONSIBLE FOR RETAINING ALL THE STORMWATER COLLECTED WITHIN THE ACCESS EASEMENT. THIS STORM WATER IS DIRECTED OUT TO HOLLADAY BLVD. RIGHT OF WAY.

02 PERFORATED PIPE AND GRAVEL TRENCH

SCALE - 1" = 1'



NO.	REVISION	DATE
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03	PRELIMINARY	03/20
02	PRELIMINARY	10/19
01	CONCEPTUAL	08/19

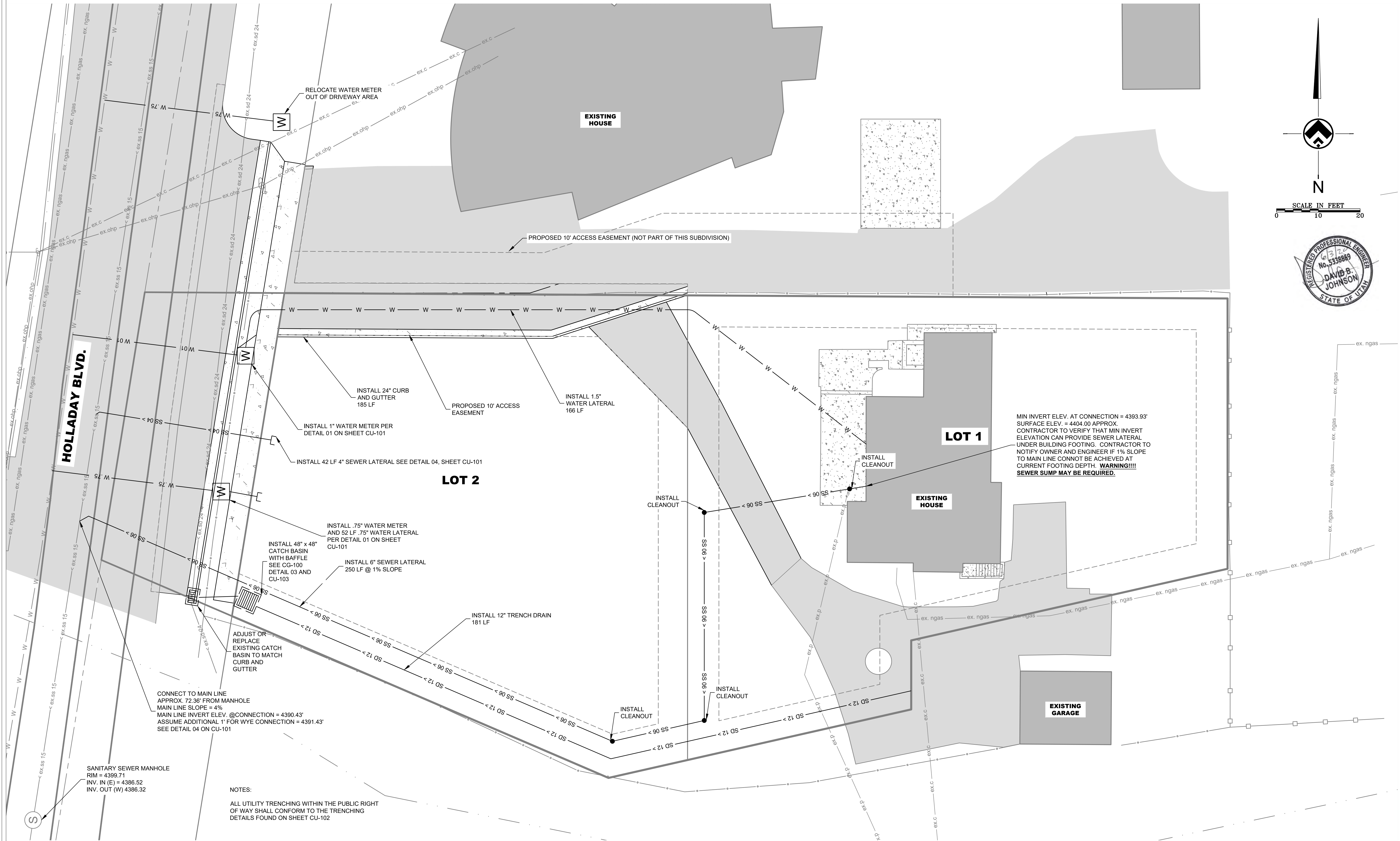
CLIENT / OWNER INFORMATION:
TONY TERRY
975 EASTWOOD OAK LANE
SUITE 102
SALT LAKE CITY, UTAH 84117
801-232-1272

ENGINEER / SURVEYOR INFORMATION:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:
GRADING AND DRAINAGE PLAN
TERRY ACRES
HOLLADAY CITY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	CG-100
PROJECT NO:	19-006		
DATE:	2020-06-04		
SCALE:	1"=10'		

X:\Active Projects\19006 1750 Holladay Blvd Subdivision\04 Design\Drawings\Utility Plan.dwg



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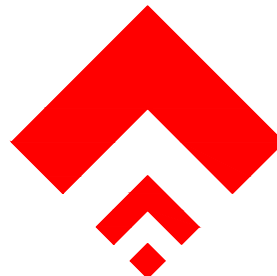
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SUITE 102
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www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

UTILITY PLAN
TERRY ACRES
HOLLADAY CITY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	CU-100
PROJECT NO:	19-006		
DATE:	2020-06-04		
SCALE:	1":10'		

From: [MARK OYLER](#)
To: [Jonathan Teerlink](#); [Paul Allred](#); kathy.oyler@yahoo.com
Subject: Re: Public hearing questions
Date: Friday, April 24, 2020 8:32:43 AM

Hi John and Paul.

The questions below were submitted for the public hearing. We logged on to the site, but the stream never went live, or we were otherwise unable to view or hear anything from the event. Can you confirm if the hearing took place? Also, what were the takeaways from it?

Regards,

Mark and Kathy Oyler

On April 21, 2020 at 3:55 PM MARK OYLER <mark.oyler@comcast.net> wrote:

Hello. This is in regards to the proposed development at 1785 E. Holladay.

1. Has the developer met all requirements, legal and otherwise, to move forward with this project, including the square footage requirement per lot?
2. My property receives water from a main line originating at the meter under Holladay BLVD, and continues under the long, shared easement to my property. This line is old and brittle, and will likely be broken again during the construction process. What can be done to allow for a new water main line to be installed with minimal service interruption?
3. Access to my property, and other properties, is the shared easement that will be widened and otherwise 'improved'. What will be done to ensure we can maintain safe access to our properties during the construction?
4. What size restrictions are in place for these SFRs? What setback requirements will builders be required to adhere to? My concern is the trend of building the biggest houses possible on small lots, with no regard for existing homes, neighborhood character, etc.

Thank you for taking the time. Regards,

Mark and Kathy Oyler



Request: **SUBDIVISION –PRELIMINARY PLAT**
Address: 5867 Tolcate Lane
Applicant: Kyle Denos, agent, for Brandon Perhson, land owner
Project: Tolcate Lane Minor Subdivision
File No: 20-1-04
N’hood Mtg: Held 2/26/20
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.10.050B 13.10.080	PRELIMINARY SUBDIVISION SUBMISSION REQUIREMENTS SUBDIVISION APPROVAL STANDARDS
------------------------------	-------------------------	---

REQUIRED PLANNING COMMISSION ACTION:

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, **Preliminary** and Final plat. Decisions and approval must be during public meeting. Public Hearing was closed on May 19th with Conceptual plan approval.

SUMMARY

During a normally scheduled meeting a Concept plan approval for this 2-lot subdivision was granted on May 19th. During that meeting the PC required compliance with ongoing code violations prior to returning for preliminary and final plat considerations/ approvals. In the meantime an inspection of the property by Holladay Code Enforcement and City Engineering took place. Both departments verify compliance with outstanding violations. Therefore a preliminary level subdivision design and plat drawings have been prepared and submitted for review.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC focused on preservation of the Upper Canal waterway as a natural feature and utility abutting this lot. A 20’ protected setback has been included on the plat for ongoing protection of this waterway. Additionally, the TRC verified compliance with the following issues:

- Compliance with conceptual plan approvals
- Minimum lot dimension standards and setbacks required of the R-1-43 zone
- Establishing emergency access widths of the long driveways

One remaining issue remains unresolved: All but one utility provider have provided letters of service. As the public sewer connection is further than the 300’ away (minimum required distance for connection) a septic system is proposed. Septic systems are allowed with the approval by the Salt Lake County Health Department. The applicants have been collaborating with this department but have yet to obtain required design approvals. The TRC feels strongly that this primary health utility should be fully approved by the county prior to preliminary plat approval – however, during this time of COVID pandemic we understand many regulatory processes are delayed. Any preliminary approval should be conditioned upon a septic design approval from the county health department.

RECOMMENDATION

All required conceptual and preliminary level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City’s submission requirements. The TRC recommends that the commission approve the **CONCEPTUAL and PRELIMINARY SUBDIVISION PLAN/PLAT** with the FINAL PLAT deferred to the TRC for final plat approvals - based upon the following findings:

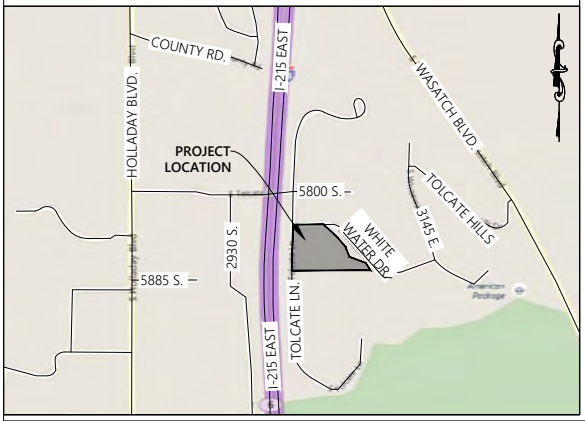
FINDINGS:

1. *Are in accordance with the intent, standards, and criteria specified in the Holladay City general plan, title 13 of the Holladay zoning, and all applicable ordinances*
2. *Plans comply with conceptual approvals*
3. *Create no financial hardship to the city; and*
4. *Create no environmental consequence that will adversely impact adjacent properties and the health, safety, or welfare of the inhabitants of the city*
5. *Additional building lot provides housing opportunities while protecting natural features of the property.*

CONDITIONS:

1. *Prior to Final plat submittal: full septic and drain field design approval(s) are provided the city from the Salt Lake County Health Department*

VICINITY MAP N.T.S.



TOLCATE LANE MINOR SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
(5867 SOUTH TOLCATE LANE, HOLLADAY, UTAH, SALT LAKE COUNTY)
ZONING (R-1-43)

TABULATION	
GROSS AREA	98,357 SQ.FT. / 2.258 AC.
NET AREA	98,357 SQ.FT. / 2.258 AC.
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION	2 LOTS

SURVEYOR'S CERTIFICATE:

I, JOHN L. RIDDLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5331543, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS: **TOLCATE LANE MINOR SUBDIVISION**, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JOHN L. RIDDLE, PLS #5331543



JULY 7, 2020
DATE

CURRENT LEGAL DESCRIPTION (E-13154837):

BEGINNING 508.20 FEET SOUTH AND 626.43 FEET WEST FROM CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; NORTHWESTERLY 295 FEET MORE OR LESS; EAST 212.50 FEET MORE OR LESS TO CENTER OF COTTONWOOD UPPER CANAL; SOUTHEASTERLY ALONG SAID CANAL TO A POINT DUE EAST FROM BEGINNING; WEST 493.07 FEET MORE OR LESS TO BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; BEING DESCRIBED BY SURVEY AS THE FOLLOWING:

COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°16'30" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 505.51 FEET; THENCE SOUTH 89°43'30" WEST, 629.39 FEET TO THE EAST LINE OF THE I-215 FRONTAGE ROAD RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 89°10'05" EAST, A RADIAL DISTANCE OF 11,284.16 FEET; THENCE NORTHERLY ALONG THE ARC AND THE EAST LINE OF SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 01°28'20", A DISTANCE OF 289.92 FEET TO THE SOUTH LINE OF A 20 FOOT WIDE PARCEL AND RIGHT-OF-WAY, (CHORD BEARS NORTH 01°34'05" EAST, A DISTANCE OF 289.92 FEET); THENCE ALONG SAID SOUTH LINE NORTH 89°56'00" EAST, A DISTANCE OF 193.55 FEET TO THE CENTER OF THE COTTONWOOD UPPER CANAL; THENCE ALONG SAID CENTERLINE AS DESCRIBED BY THE DEEDS OF THE ADJOINERS TO THE EAST THE FOLLOWING (5) CALLS: 1) THENCE SOUTH 46°32'00" EAST, A DISTANCE OF 126.01 FEET; 2) THENCE SOUTH 39°52'00" EAST, A DISTANCE OF 73.73 FEET; 3) THENCE SOUTH 19°55'00" EAST, A DISTANCE OF 62.96 FEET; 4) THENCE SOUTH 68°20'00" EAST, A DISTANCE OF 114.85 FEET; 5) THENCE SOUTH 31°36'00" EAST, A DISTANCE OF 52.34 FEET; THENCE SOUTH 89°56'00" WEST, A DISTANCE OF 495.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2 LOTS CONSISTING OF 98,357 SQ.FT. OR 2.258 ACRES +/-

LEGEND

---	SECTION LINE
- - -	1/4 SECTION LINE
- - -	TIE
---	ADJOINER
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	SETBACKS
---	RIGHT OF WAY
---	CENTER LINE
---	CURB
---	EDGE OF ASPHALT
XXXX	5' MAJOR - CONTOUR-EX
XXXX	1' MINOR - CONTOUR-EX
W	WATER-NEW
Wx	WATER-EXISTING
SS	SEWER-NEW
SSx	SEWER-EXISTING
---	FAULT RAPTURE LINE
---	TOP OF BANK

◆	SECTION MONUMENT (FOUND)
◇	SECTION MONUMENT (NOT FOUND)
■	STREET MONUMENT (FOUND)
---	EXISTING EASEMENT
---	CONCRETE
---	EXISTING STRUCTURE

NOTES

- THERE ARE NO TREES TO BE REMOVED AT THIS TIME
- CONCEPTUAL PLAN PREPARED ON MARCH 6, 2020 AND REVISED ON MAY 13, 2020 WITH NEW LOT LINE CONFIGURATION. PRELIMINARY SUBDIVISION PLAT PREPARED ON JUNE 10, 2020.
- LOT 2 DRIVEWAY TO BE A MINIMUM OF 20' WIDE AND EXTENDING TO FUTURE BUILDING. EASEMENTS AND/OR OTHER ITEMS MAY NEED TO BE ADDRESSED WITH THE LOCAL FIRE DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS.
- CURRENT ZONING IS R-1-43.
- RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS MAP # S2020-03-0169
- CONCEPT APPROVAL GRANTED MAY 19, 20.
- LOTS 1 & 2 FALL WITHIN THE EARTHQUAKE FAULT RAPTURE ZONE.
- 20' WIDE NO BUILD / NO DISTURB AREA FROM ANNUAL HIGH WATER LEVEL (AHWL).
- P.G. CONDITIONAL OF PROPERTY MAINTENANCE AND EQUIPMENT REMOVAL PER 5/19 ACTION-CERTIFIED BY OFFICER DALLOF ON JUNE 9, 2020.

PROPERTY OWNER & DEVELOPER INFORMATION
TOLCATE LANE, LLC.
CONTACT: KYLE DENOS
11616 SOUTH STATE STREET, SUITE #504, SANDY, UTAH 84020
OFFICE PHONE: (385) 281-2539 FAX: (385) 557-4979

DEVELOPMENT NAME
TOLCATE LANE MINOR SUBDIVISION

DESIGNED BY
RIDGELINE ENGINEERING & SURVEYING
1942 WEST 5400 SOUTH, TAYLORSVILLE, UTAH 84129

JOHN RIDDLE, PLS
OFFICE PHONE: (385) 474-6468 FAX: (385) 474-6469
JOHN@RIDGELINELS.COM

PREPARED MAY 15, 2020

TOLCATE LANE MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
(5867 SOUTH TOLCATE LANE, HOLLADAY, UTAH, SALT LAKE COUNTY)

SHEET:
1 OF 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

5867 SOUTH TOLCATE LANE
HOLLADAY CITY, SALT LAKE COUNTY
TOLCATE LANE MINOR SUBDIVISION

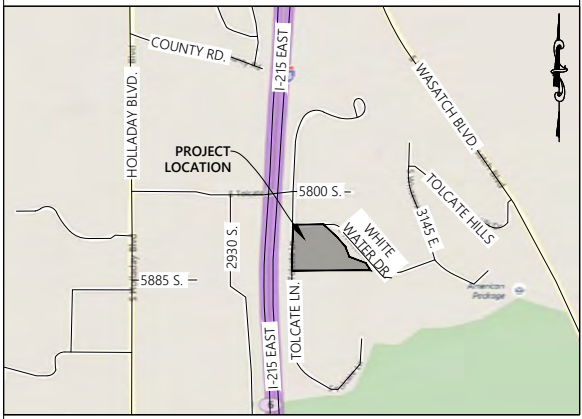


CLIENT: NEXT LEVEL HOMES
DWG: TOLCATE PRELIMINARY SUB
JOB No: NLH-001

DRAWN BY: LEW
DESIGN BY: LEW
CHECKED BY: JLR
DATE: MAY 2020

REVISIONS	
NO.	DATE BY DESCRIPTION

VICINITY MAP N.T.S.



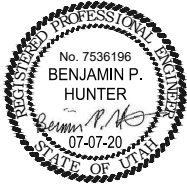
TOLCATE LANE MINOR SUBDIVISION GRADING & DRAINAGE PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

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



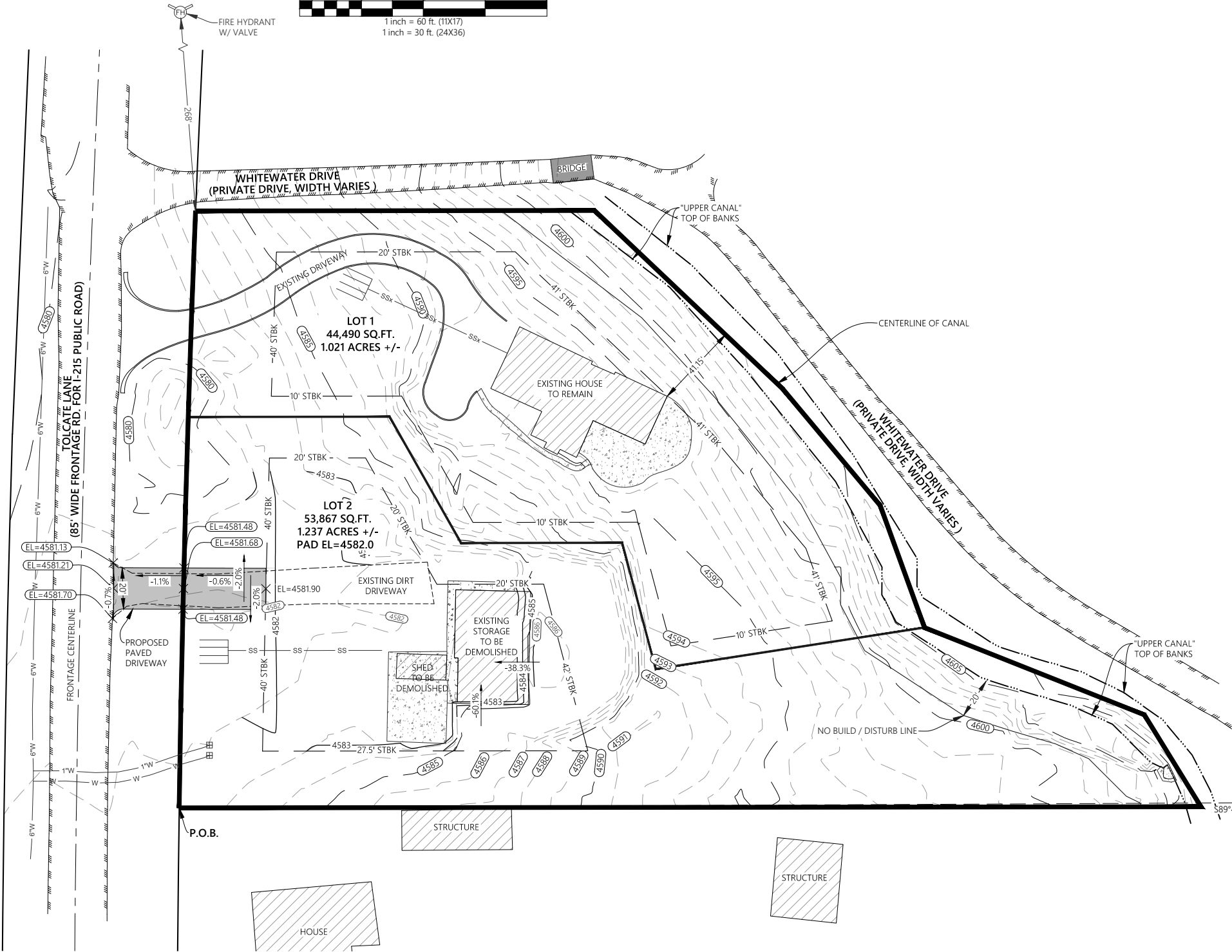
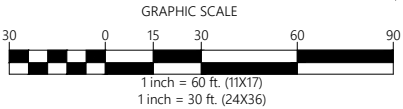
STREET MONUMENT
5800 SOUTH / 2840 EAST
2" DOME BRASS CAP,
STAMPED "X" IN CENTER
SET IN RING W/ LID (FOUND)

BASIS OF BEARINGS

N89°56'00"E 1773.59' (N89°56'00"E 1772.60' A.R.P.)

CENTER OF S.14,
T.2S, R.1E, S.L.B.&M.
3" FLAT BRASS CAP,
SALT LAKE COUNTY
MONUMENT, DATED 195_ SET
IN CONCRETE, FLUSH WITH
GROUND (FOUND)

(SOUTH 508.20' TIE)
500°16'30"E 505.51' TIE (CALC.)
N00°16'30"W 2672.85' (CALC.)
N00°16'30"W 2672.59' (A.R.P.)



LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- TIE
- ADJOINER
- SUBDIVISION BOUNDARY
- LOT LINE
- SF SILT FENCE
- STBK SETBACKS
- RIGHT OF WAY
- CENTER LINE
- CURB
- EDGE OF ASPHALT
- 5' MAJOR - CONTOUR-EX
- 1' MINOR - CONTOUR-EX
- 4585 5' MAJOR - CONTOUR-NEW
- 4584 1' MINOR - CONTOUR-NEW
- TOP OF BANK
- W WATER-NEW
- Wx WATER-EXISTING
- SS SEWER-NEW
- SSx SEWER-EXISTING

- EXISTING STRUCTURE
- EXISTING EASEMENT
- CONCRETE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- STREET MONUMENT (FOUND)
- FIRE HYDRANT
- WATER METER

PROPERTY OWNER & DEVELOPER INFORMATION
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1942 WEST 5400 SOUTH, TAYLORSVILLE, UTAH 84129

JOHN RIDDLE, PLS
OFFICE PHONE: (385) 474-6468 FAX: (385) 474-6469
JOHN@RIDGELINELS.COM

PREPARED MAY 15, 2020

TOLCATE LANE MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
(5867 SOUTH TOLCATE LANE, HOLLADAY, UTAH, SALT LAKE COUNTY)

SHEET:
GR-1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

TOLCATE LANE MINOR SUBDIVISION
TOLCATE LANE MINOR SUBDIVISION

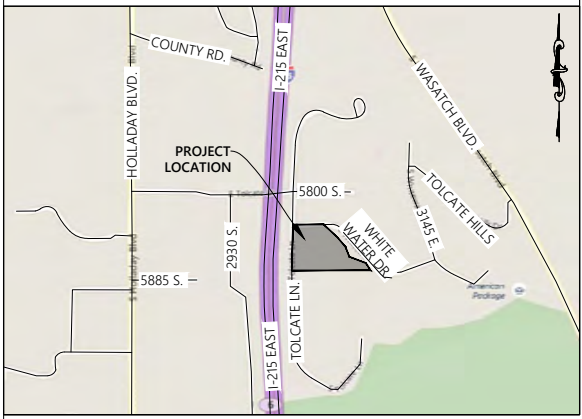


CLIENT: NEXT LEVEL HOMES
DWG: TOLCATE PRELIMINARY SUB
JOB No: NLH-001

DRAWN BY: LEW
DESIGN BY: LEW
CHECKED BY: JLR
DATE: MAY 2020

NO.	DATE	BY	DESCRIPTION

VICINITY MAP N.T.S.



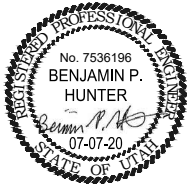
TOLCATE LANE MINOR SUBDIVISION UTILITY PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

AVOID CUTTING UNDERGROUND
UTILITIES. IT'S COSTLY.
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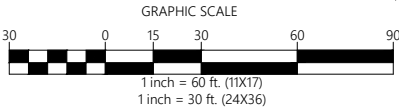


STREET MONUMENT
5800 SOUTH / 2840 EAST
2" DOME BRASS CAP,
STAMPED "X" IN CENTER
SET IN RING W/ LID (FOUND)

BASIS OF BEARINGS

N89°56'00"E 1773.59' (N89°56'00"E 1772.60' A.R.P.)

CENTER OF S.14,
T.2S, R.1E, S.L.B.&M.
3" FLAT BRASS CAP,
SALT LAKE COUNTY
MONUMENT, DATED 195_ SET
IN CONCRETE, FLUSH WITH
GROUND (FOUND)



GRAPHIC SCALE

1 inch = 60 ft. (11X17)
1 inch = 30 ft. (24X36)

- 20' WIDE R-O-W AGREEMENT
ENTRY NO. 570827, BK 3-Y PG 331
RECORDED OCTOBER 19, 1926
- 20' WIDE MOUNTAIN STATES
TELEPHONE & TELEGRAPH
COMPANY R-O-W
ENTRY NO. 395251, BK 3-G PG 514
RECORDED MAY 14, 1918

- 8' WIDE MOUNTAIN FUEL SUPPLY COMPANY
R-O-W & EASEMENT GRANT
ENTRY NO. 1416098, BK 1176 PG 50,
RECORDED MARCH 10, 1955
- 8' WIDE MOUNTAIN FUEL SUPPLY COMPANY
R-O-W & EASEMENT GRANT
ENTRY NO. 1425011, BK 1193 PG 532,
RECORDED MARCH 6, 1955

- 10' WIDE MOUNTAIN STATES TELEPHONE & TELEGRAPH
COMPANY R-O-W & EASEMENT GRANT
ENTRY NO. 3094628, BK 4657 PG 719,
RECORDED APRIL 19, 1978

- 16' WIDE QUESTAR GAS COMPANY
R-O-W & EASEMENT GRANT
ENTRY NO. 11637600, BK 10136 PG 7645
RECORDED MAY 9, 2013
- 16' WIDE UTILITY EASEMENT & R-O-W GRANT, BETWEEN
HEIDI FRIBERG, CRAIG BROUSSARD & LORETTA HILTON
ENTRY NO. 12217829 BK 10400 PG 9869
RECORDED FEBRUARY 5, 2016

- 10' WIDE UTAH POWER & LIGHT EASEMENT
ENTRY NO. 910171, BK 280 PG 202
RECORDED JUNE 29, 1941

NOTES

1. NO NEW UTILITIES FOR LOT 1.
2. WATER LINES WERE BLUE-STAKED BY HOLLADAY WATER
COMPANY ON JUNE 29, 2020 BY BEVIN.
3. EXISTING 1" WATER LATERAL WITH METER CURRENTLY
SERVICES THE ENTIRE PROPERTY.
4. NO SEWER MAIN LINE LOCATED. PROPERTY CONTAINS
SEPTIC TANK FOR WASTE DISPOSAL.

LEGEND

- | | |
|------|----------------------|
| --- | SECTION LINE |
| --- | 1/4 SECTION LINE |
| --- | TIE |
| --- | ADJOINER |
| --- | SUBDIVISION BOUNDARY |
| --- | LOT LINE |
| SF | SF |
| STBK | STBK |
| --- | RIGHT OF WAY |
| --- | CENTER LINE |
| --- | CURB |
| --- | EDGE OF ASPHALT |
| --- | TOP OF BANK |
| W | W |
| Wx | Wx |
| SS | SS |
| SSx | SSx |
| --- | SEWER-NEW |
| --- | SEWER-EXISTING |

- | | |
|--------------------------|------------------------------|
| EXISTING STRUCTURE | EXISTING EASEMENT |
| CONCRETE | CONCRETE |
| SECTION MONUMENT (FOUND) | SECTION MONUMENT (NOT FOUND) |
| STREET MONUMENT (FOUND) | FIRE HYDRANT |
| WATER METER | WATER METER |

PROPERTY OWNER & DEVELOPER INFORMATION
TOLCATE LANE, LLC.
CONTACT: KYLE DENOS
11616 SOUTH STATE STREET, SUITE #504, SANDY, UTAH 84020
OFFICE PHONE: (385) 281-2539 FAX: (385) 557-4979

DEVELOPMENT NAME
TOLCATE LANE MINOR SUBDIVISION

DESIGNED BY
RIDGELINE ENGINEERING & SURVEYING
1942 WEST 5400 SOUTH, TAYLORSVILLE, UTAH 84129

JOHN RIDDLE, PLS
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PREPARED MAY 15, 2020

TOLCATE LANE MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
(5867 SOUTH TOLCATE LANE, HOLLADAY, UTAH, SALT LAKE COUNTY)

SHEET:
GR-1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14,
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SALT LAKE BASE AND MERIDIAN

TOLCATE LANE MINOR SUBDIVISION
UTILITY PLAN

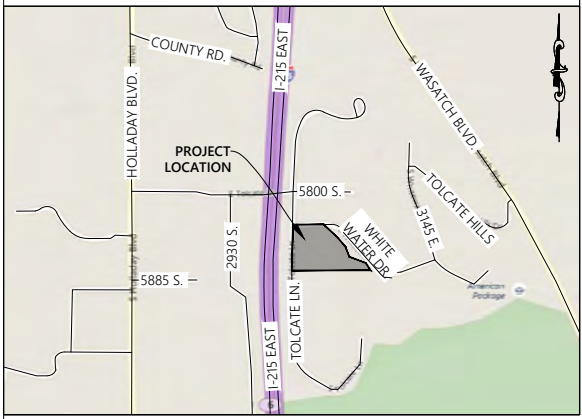


CLIENT: NEXT LEVEL HOMES
DWG: TOLCATE PRELIMINARY SUB
JOB No: NLH-001

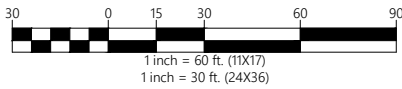
DRAWN BY: LEW
DESIGN BY: LEW
CHECKED BY: JLR
DATE: MAY 2020

NO.	DATE	BY	DESCRIPTION

VICINITY MAP N.T.S.



GRAPHIC SCALE



STREET MONUMENT
5800 SOUTH / 2840 EAST
2" DOME BRASS CAP,
STAMPED "X" IN CENTER
SET IN RING W/ LID (FOUND)

BASIS OF BEARINGS

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CENTER OF S.14,
T.2S, R.1E, S.L.B.&M.
3" FLAT BRASS CAP,
SALT LAKE COUNTY
MONUMENT, DATED 195_ SET
IN CONCRETE, FLUSH WITH
GROUND (FOUND)

(SOUTH 508.20' TIE)
500°16'30"E 505.51' TIE (CALC.)
N00°16'30"W 2672.85' (CALC.)
N00°16'30"W 2672.59' (A.R.P.)

LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- TIE
- ADJOINER
- SUBDIVISION BOUNDARY
- LOT LINE
- SILT FENCE
- RIGHT OF WAY
- CENTER LINE
- CURB
- EDGE OF ASPHALT
- TOP OF BANK

- EXISTING STRUCTURE
- TRACKING PAD
- CONCRETE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- STREET MONUMENT (FOUND)

PROPERTY OWNER & DEVELOPER INFORMATION
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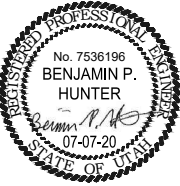
PREPARED MAY 15, 2020

TOLCATE LANE MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
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SHEET:
EC-1

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SALT LAKE BASE AND MERIDIAN

TOLCATE LANE MINOR SUBDIVISION
EROSION CONTROL PLAN

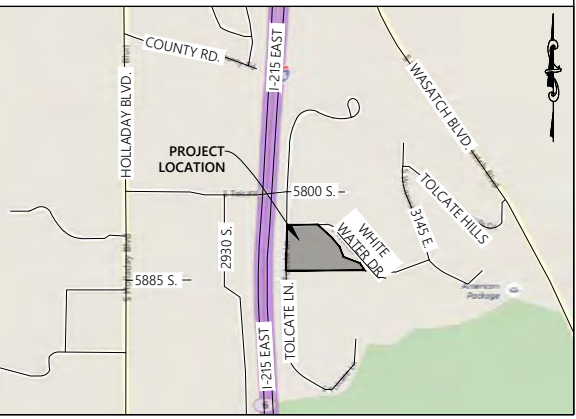


CLIENT: NEXT LEVEL HOMES
DWG: TOLCATE PRELIMINARY SUB
JOB No: NLH-001

DRAWN BY: LEW
DESIGN BY: LEW
CHECKED BY: JLR
DATE: MAY 2020

NO.	DATE	BY	DESCRIPTION

VICINITY MAP N.T.S.



TOLCATE LANE MINOR SUBDIVISION TREE CANOPY PROTECTION PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

STREET MONUMENT
5800 SOUTH / 2840 EAST
2" DOME BRASS CAP,
STAMPED "X" IN CENTER
SET IN RING W/ LID (FOUND)

BASIS OF BEARINGS

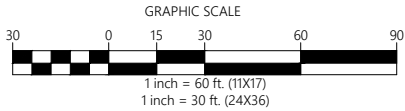
N89°56'00"E 1773.59' (N89°56'00"E 1772.60' A.R.P.)

CENTER OF S.14,
T.2S, R.1E, S.L.B.&M.
3" FLAT BRASS CAP,
SALT LAKE COUNTY
MONUMENT, DATED 195_ SET
IN CONCRETE, FLUSH WITH
GROUND (FOUND)

(SOUTH 508.20' TIE)
S00°16'30"E 505.51' TIE (CALC.)
N00°16'30"W 2672.85' (CALC.)
N00°16'30"W 2672.59' (A.R.P.)

TREE TABLE

TRUNK SIZE	TOTAL #
3"	10
4"	13
6"	21
8"	16
9"	1
10"	10
11"	1
12"	27
15"	2
16"	1
18"	17
24"	2
TOTAL	122



NOTES

- CANOPY LINE IS BASED ON ARIEL IMAGERY AND UPDATED IMAGERY FROM GOOGLE EARTH AND IS USED FOR REFERENCE PURPOSES ONLY.
- NO TREES WITHIN 15' OF THE UPPER CANAL BANKS APEX, HIGH WATER MARK OR RIPARIAN AREA MAY BE REMOVED WITHOUT A PERMIT.
- NO TREES WITHIN THE STREET RIGHT-OF-WAY MAY BE REMOVED WITHOUT A PERMIT.
- 20' WIDE NO BUILD / NO DISTURB AREA FROM ANNUAL HIGH WATER LEVEL (AHWL).

LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- TIE
- SUBDIVISION BOUNDARY
- LOT LINE
- STBK
- SETBACKS
- RIGHT OF WAY
- CURB
- EDGE OF ASPHALT
- TOP OF BANK
- TREE DRIP LINE

TREE (SIZES VARY)

SECTION MONUMENT (FOUND)

SECTION MONUMENT (NOT FOUND)

STREET MONUMENT (FOUND)

PROTECTED AREA

EXISTING EASEMENT

EXISTING STRUCTURE

PROPERTY OWNER & DEVELOPER INFORMATION
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SHEET:
Tp-1

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SALT LAKE BASE AND MERIDIAN

TOLCATE LANE MINOR SUBDIVISION
TREE CANOPY PROTECTION PLAN



CLIENT: NEXT LEVEL HOMES
DWG: TOLCATE PRELIMINARY SUB
JOB No: NLH-001

DRAWN BY: LEW
DESIGN BY: LEW
CHECKED BY: JLR
DATE: MAY 2020

NO.	DATE	BY	DESCRIPTION

MT. OLYMPUS IMPROVEMENT DISTRICT

CHAIRMAN

JOHN E. NORTON

3932 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84107-1895
PHONE (801) 262-2904
FAX (801) 265-0551

GENERAL MANAGER

KERRY S. EPPICH

TRUSTEES

GILES DEMKE

AMI ANDERSON NEFF

COUNSEL

KIRTON & MCCONKIE

June 15, 2020

Ms. Teresa Gray, Director
Bureau of Water Quality
Salt Lake Valley Health Department
788 East Woodoak Lane
Murray, Utah 84107

PROJECT: 5867 S TOLCATE LN
ADDRESS: 5867 S TOLCATE LN
DEVELOPER: NEXT LEVEL HOMES

Dear Ms Gray:

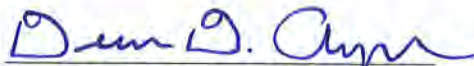
Enclosed herewith is a drawing showing the approximate location of the above referenced Property in relationship to existing sanitary sewer mains.

This will advise that Mt. Olympus Improvement District CAN'T provide sanitary sewer service to this property at this time. This property is located at least 300-feet from the nearest sewer main.

Sincerely,

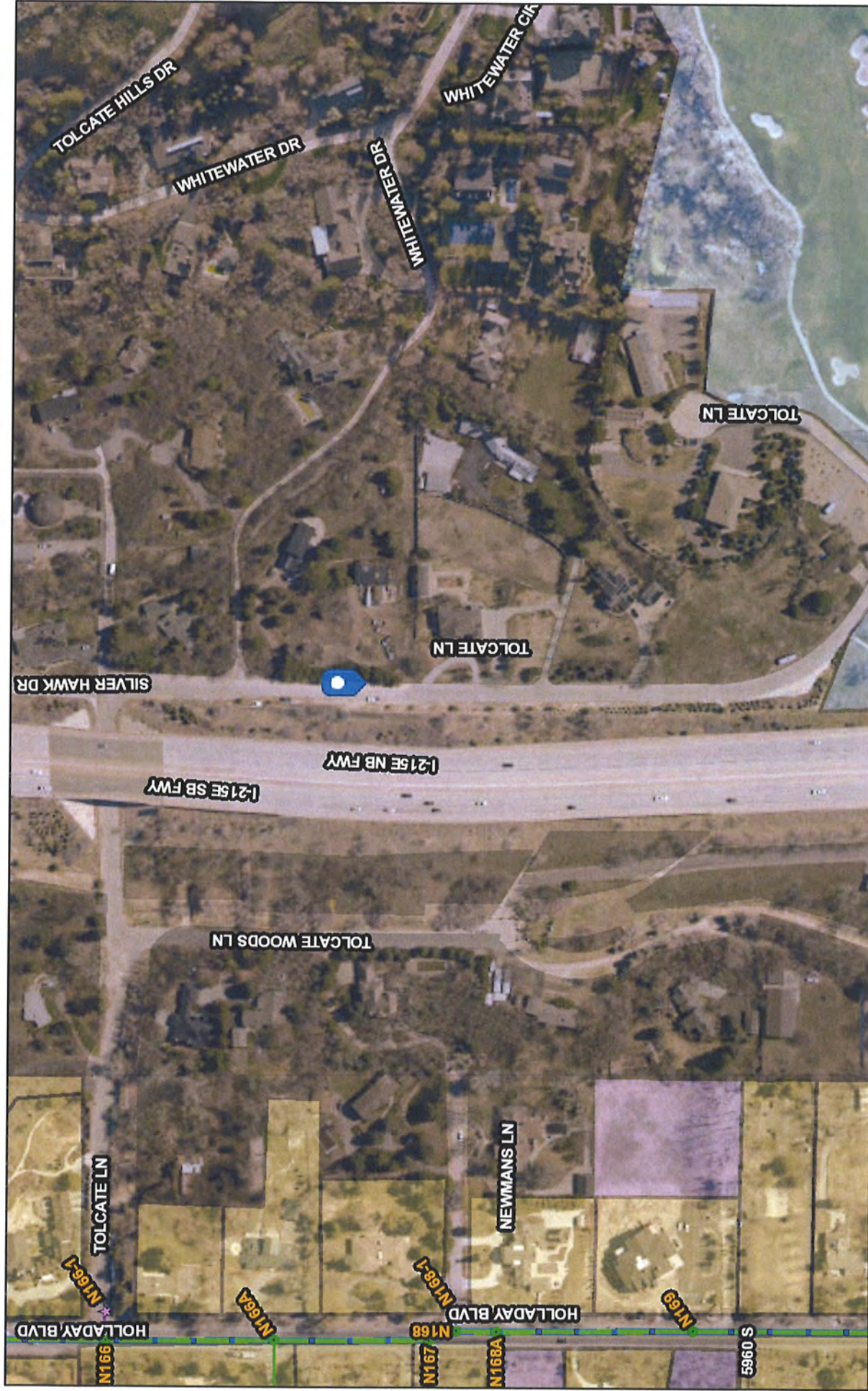


Kerry S. Eppich, General Manager



Dean D. Ayala, District Engineer

MTOD GIS Map



June 15, 2020

1:3,708
0 170 340 680 ft
0 50 100 200 m
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**MT. OLYMPUS
IMPROVEMENT DISTRICT**
3932 SOUTH 500 EAST
SALT LAKE CITY, UTAH 84107-1895

Dean D. Ayres 6/15/20

DRAFT

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

Tuesday, June 2, 2020

6:30 p.m.

Meeting Conducted via Electronic Means

ATTENDANCE:

Planning Commission Members:

City Staff:

Marianne Ricks, Chair
Jan Bradshaw
Troy Holbrook
Chris Layton
Alyssa Lloyd
Ann Mackin

Paul Allred, Community Development Director
Stephanie Carlson, City Recorder
Robert Hobbs, Senior City Planner

CONVENE ELECTRONIC MEETING – Public Welcome and Chair Opening Statement.

Chair Marianne Ricks called the meeting to order at approximately 6:30 p.m. and read the Commission statement.

PUBLIC HEARINGS

1. “5420 Cottonwood Lane Subdivision” – Conceptual Plan – 5420 South Cottonwood Lane (R-1-43 Zone).

Community Development Director, Paul Allred presented the staff report and stated that the request is for a three-lot subdivision. There is an existing home on the property where the applicant, Steve Hopkins, currently resides. The applicant’s team has submitted the information required for a conceptual subdivision. Proper notice was sent of tonight’s meeting and some public comment was received. Mr. Allred explained that no rezone was involved with the request simply being to split four acres of property into three one-acre parcels. Eventually, the intent was to pursue a Planned Unit Development (“PUD”).

In response to a question raised, Mr. Allred stated that the current proposal is for each home to have a separate entrance. Each home has over 100 feet of street frontage. Because Cottonwood Lane is rustic, there is no curb, gutter, or sidewalk. The two new lots proposed will be located on either side of the existing home. The property is heavily wooded and generally flat. There is also a large water feature on the property that will have to be amended for the north lot to work. The Technical Review Committee (“TRC”) reviewed the request and recommended approval of the Conceptual Plan. Staff recommended approval based on the finding set forth in the staff report.

1 Chris Layton asked about the side yard setbacks in the R-1-43 zone. Mr. Allred stated that to be
2 compliant, a side yard would need to be 25% of the total lot width. There is also an impervious
3 surface area issue. A PUD would allow for flexibility for all three of the lots although there is
4 plenty of land available.

5
6 Steve Hopkins reported that they are trying to work within the rules that have been established.
7 The required neighborhood meeting was held and he received two phone calls prior to the
8 meeting. One neighbor did not like the idea of losing trees and was concerned with how the
9 proposal would affect them. Mr. Hopkins stated that there a few hundred trees on the site and
10 they do not intend to take many of them out. The neighbor specifically asked about the trees in
11 front of the wall and the access. Mr. Hopkins agreed to make the entrance narrower than 20 feet
12 if allowed by the City. Access onto Cottonwood Lane was also of concern and possible
13 solutions were discussed. Mr. Hopkins spoke with another neighbor about the one lot in the rear
14 of the property and how it might affect her property.

15
16 Jan Bradshaw asked how close the new homes will be to the backdoor neighbors. Mr. Hopkins
17 stated that no plan had been submitted but the intent of the PUD is to draw development closer to
18 the middle of the property. Unique features of the existing home were discussed.

19
20 Chair Ricks opened the public hearing. There were no public comments. The public hearing
21 was closed.

22
23 Mr. Allred explained that if the applicant is granted conceptual approval tonight, they will move
24 into the detailed stage of the Conditional Use Permit for the PUD which requires a second public
25 hearing and neighborhood meeting to be held.

26
27 ***Commissioner Mackin moved to approve the conceptual subdivision plan for Steve Hopkins***
28 ***for property located at 5420 South Cottonwood Lane based on the following:***

29
30 ***Finding:***

- 31
32 ***1. The submittal complies with City requirements for conceptual subdivision.***

33
34 ***Commissioner Bradshaw seconded the motion. Vote on motion: Alyssa Lloyd-Aye, Chris***
35 ***Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair Marianne***
36 ***Ricks-Aye. The motion passed unanimously.***

37
38 ***Commissioner Lloyd moved to amend the agenda to move the review of the meeting minutes***
39 ***forward. Commissioner Mackin seconded the motion. Vote on motion: Alyssa Lloyd-Aye,***
40 ***Chris Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair***
41 ***Marianne Ricks-Aye. The motion passed unanimously.***

42
43 The minutes were next reviewed and approved after which the agenda items were addressed as
44 printed.

1 **2. Residential Site Plan – Construction Near Upper Canal – 2802 East Valley View (R-**
2 **1-1 Zone).**

3
4 Chair Ricks reported that the above request was heard previously at which time the City
5 Engineer was asked to work with the applicant. A compromise had since been reached. Senior
6 City Planner, Robert Hobbs reported that in addition to the conditions listed in the staff report,
7 the City's Building Inspector was asked to inspect the structure to ensure that all conditions were
8 met.
9

10 The applicant, Clayton Runnebohm, gave his address as 2602 East Valley View Avenue. Before
11 submitting their exception request, they met with their neighbor who they had a disagreement
12 with over the first iteration of the shed. They have since reached an agreement. He had not
13 received any negative feedback on the proposed new plan.
14

15 Chair Ricks opened the public hearing. There were no public comments. The public hearing
16 was closed.
17

18 Chair Ricks acknowledged that the building is very close to the canal and asked if the City
19 should have something in writing from the applicant indicating that he will assume liability in
20 the event of flooding. Mr. Hobbs stated that the City Engineer tried to incorporate that into the
21 suggested condition number three set forth in the staff report. Chair Ricks wanted to make sure
22 that potential liability to the City is addressed.
23

24 ***Commissioner Lloyd moved to approve the Special Exception to the Waterway Protection***
25 ***Standards for the Runnebohm Attached Garden Shed located at 2802 East Valley View***
26 ***Avenue subject to the following:***
27

28 ***Conditions:***
29

- 30 1. ***Applicants/project shall comply with Property setback requirements and***
31 ***buildable area restrictions associated with City R-1-10 zoning in addition to***
32 ***providing such offset from Upper Canal as required by the Commission.***
33
- 34 2. ***Applicants shall protect the Upper Canal from debris infiltration during the***
35 ***construction/emplacement of their shed by emplacing plywood sheets, arranged***
36 ***side to side/abutting all the length of the Upper Canal where it abuts their***
37 ***Property adjacent to the area being proposed for the shed.***
38
- 39 3. ***Applicants shall sign a Certification of Protection (of existing irrigation and***
40 ***storm drain facilities) form prior to installing the shed.***
41
- 42 4. ***The four proposed footings for the shed pad be placed at least 30" (inches) below***
43 ***the adjacent ground surface (for protection against frost, etc.).***
44

1 5. *The shed shall be built in conformance to the narrative provided to the City*
2 *Engineer.*

3
4 6. *The City's Building Inspector shall be required at the time of completion to*
5 *make sure that the building meets all City standards, as discussed.*

6
7 ***Findings:***

8
9 1. *The proposed use and development will be in harmony with the general and*
10 *specific purposes for which this title was enacted and for which the regulations*
11 *of the district were established.*

12
13 2. *The proposed use and development will not substantially diminish or impair the*
14 *value of the property within the neighborhood in which it is located.*

15
16 3. *The proposed use and development will not have a material adverse effect upon*
17 *the character of the area or the public health, safety, and general welfare.*

18
19 4. *The proposed special exception will be constructed, arranged, and operated so*
20 *as to be compatible with the use and development of neighboring property in*
21 *accordance with the applicable district regulations.*

22
23 5. *The proposed use and development will not result in the destruction, loss, or*
24 *damage of natural, scenic, or historic features of significant importance.*

25
26 6. *The proposed use and development will not cause material air, water, soil, or*
27 *noise pollution or other types of pollution.*

28
29 7. *The proposed use and development complies with all additional standards*
30 *imposed on it pursuant to Section 13.08.150 of this chapter.*

31
32 ***Commissioner Mackin seconded the motion. Vote on motion: Alyssa Lloyd-Aye, Chris***
33 ***Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair Marianne***
34 ***Ricks-Aye. The motion passed unanimously.***

35
36 **3. Conditional Use Permit – Home Occupation – 4254 South Lynne Lane (R-1-10**
37 **Zone).**

38 Mr. Allred presented the staff report and stated that home occupations that have customers
39 coming to the home are required to obtain Planning Commission approval. The applicant, Ivana
40 Jourdon is a massage therapist and would like to do massage therapy in her home between the
41 hours of 9:00 a.m. and 2:30 p.m. and perhaps in the evening. Staff received one phone call from
42 someone with questions but no objections. Staff recommended approval with changes to the
43 conditions set forth in the staff report.

1 Ms. Jourdon clarified that she would see only one client at a time. She agreed to limit herself to
2 a maximum of four clients per day between the hours of 9:00 a.m. and 2:30 p.m. She would also
3 like to perhaps be able to see clients one evening per week from 7:00 p.m. to 9:00 p.m. Her goal
4 was to work when her children are in school. Ms. Jourdon confirmed that a neighborhood
5 meeting was held but there was no one in attendance. She had spoken to her neighbors who
6 asked about parking. She stated that they have a large driveway that will accommodate her
7 clients.

8
9 Chair Ricks opened the public hearing. There were no public comments. The public hearing
10 was closed.

11
12 ***Commissioner Lloyd moved to approve the application for a home occupation for Jourdon***
13 ***Massage and Wellness Coaching located at 4254 South Lynne Lane subject to the following:***
14

15 ***Findings:***

- 16
17 1. ***A Home Occupation with customers is a conditionally allowed for this location.***
18
19 2. ***No other Home Occupations are on file as being in operation with ¼ mile of***
20 ***this location.***
21
22 3. ***Business operations are low-impact and all operations shall occur within the***
23 ***home.***
24
25 4. ***The property owner intends to provide off-street parking.***
26
27 5. ***It is not anticipated that traffic will be a problem due to the small-scale nature***
28 ***of the use.***
29
30 6. ***There are no outside employees proposed or allowed with the use which will***
31 ***reduce the need for parking.***
32
33 7. ***The use provides a desirable service to the community.***
34

35 ***Conditions:***

- 36
37 1. ***Off-street parking areas shall be maintained as available during business hours***
38 ***- no street parking allowed.***
39
40 2. ***Operational permits and licensure are subject to review and revocation upon***
41 ***finding of non-compliance.***
42
43 3. ***There shall be no more than one client at a time and no outside employees.***
44

- 1 4. *Hours of operation shall be limited to Monday through Friday, 9:00 a.m. to*
2 *9:00 p.m.*
3

4 *Commissioner Mackin seconded the motion. Vote on motion: Alyssa Lloyd-Aye, Chris*
5 *Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair Marianne*
6 *Ricks-Aye. The motion passed unanimously.*
7

8 **ACTION ITEMS**

9 **4. Approval of Minutes – 4/7/20 and 4/21/20.**

10 The minutes of April 7, 2020, were reviewed and modified.
11

12 *Commissioner Holbrook moved to approve the minutes of Tuesday, April 7, 2020, as amended.*
13 *Commissioner Layton seconded the motion. Vote on motion: Alyssa Lloyd-Abstained, Chris*
14 *Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair Marianne*
15 *Ricks-Aye. The motion passed unanimously with one abstention.*
16

17 The minutes of April 21, 2020, were reviewed and modified.
18

19 *Commissioner Bradshaw moved to approve the minutes of Tuesday, April 21, 2020, as*
20 *amended. Commissioner Lloyd seconded the motion. Vote on motion: Alyssa Lloyd-Aye,*
21 *Chris Layton-Aye, Troy Holbrook-Aye, Ann Mackin-Aye, Jan Bradshaw-Aye, Chair*
22 *Marianne Ricks-Aye. The motion passed unanimously.*
23

24 **DISCUSSION ITEMS**

25 **5. Pending Ordinance Amendments and Hearing Scheduling.**

26 Mr. Allred reported that staff asked the Council to declare a moratorium to address multiple
27 requests for retaining walls. The matter was set up for a public hearing in two weeks. Two
28 applications were received with more expected to come forward. The second issue pertained to
29 the Holladay Village minimum standards. The proposed language will enforce the use of the
30 block face standard, which involves two homes on either side. In all, four public hearings were
31 scheduled for June 16. Timing issues were discussed.
32

33 Mr. Allred reported that the City Council accepted the recommendation of the Holladay@20
34 Capital Improvement Committee. Assistant City Manager, Holly Smith managed the Citizens
35 Committee who looked at the City's outstanding capital improvements. Over the last year, the
36 committee came up with excellent recommendations that were forwarded to the Council.
37

38 Commissioner Mackin reported that she met the Planning Director for the City of Millcreek who
39 had the highest praise for Mr. Allred. Mr. Allred appreciated the acknowledgment and stated
40 that they have a very good relationship with Millcreek, Murray, and Cottonwood Heights.
41

42 Chair Ricks commended staff for their excellent work.
43

44 **6. ADJOURN**

1 *Commissioner Mackin moved to adjourn. Commissioner Bradshaw seconded the motion.*
2 *The motion passed with the unanimous consent of the Commission.*
3
4 The Planning Commission Meeting adjourned at approximately 8:00 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, June 2, 2020.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____

DRAFT

DRAFT

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

Tuesday, June 16, 2020

6:30 p.m.

Meeting Conducted via Electronic Means

ATTENDANCE:

Planning Commission Members:

City Staff:

Ann Mackin, Vice Chair
Jan Bradshaw
Jim Carter
Troy Holbrook
Chris Layton
Alyssa Lloyd

Jonathan Teerlink, City Planner
Stephanie Carlson, City Recorder

CONVENE ELECTRONIC MEETING – Public Welcome and Chair Opening Statement.

In the absence of Chair Marianne Ricks, Vice Chair Ann Mackin assumed the Chair and called the meeting to order and read the Commission statement.

PUBLIC HEARINGS

1. Ordinance Amendment – Building Corridor; Calculation Clarification (13.14.071).

City Planner, Jonathan Teerlink presented the staff report and stated that a public hearing was held a few years prior on the above-proposed ordinance amendment. It did not move forward due to issues with the Cottonwood Mall, which took priority. A fresh recommendation was needed from the Planning Commission as part of the overview and review of the current Code. He noted that other text amendments would be proposed over the next few meetings. The proposed text amendment was described as a housekeeping item. Originally, it was a calculation of the building corridor for the allowable depth at which a property can be built. The language originally used two homes on either side of the subject property. That specific verbiage was somehow omitted in the 2015 rewrite. There have been issues with staff having to interpret the ordinance by using the two abutting homes whereas applicants, developers, designers, and architects have been interpreting it as any home on the block, which is not a correct interpretation. The amendment rectifies that situation.

Mr. Teerlink clarified that the amendment deals with the overall mass and depth of a home and would take the depth from the front door to the back deck. Averaging the two provides the depth of the subject property and the maximum height that is allowed. Any structure beyond that must drop down in height to 20 feet. The intent was to provide massing between adjoining properties in terms of architecture. A majority of the massing must also be oriented toward the street rather than into individual back yards.

1
2 Staff recommended that the Planning Commission review the request as-is. No further
3 amendments were proposed to the original public hearing held a few years earlier. Staff
4 recommended that the Planning Commission recommend the text amendment to the City Council
5 for further review.

6
7 Chair Mackin opened the public hearing. There were no public comments. The public hearing
8 was closed.

9
10 ***Commissioner Carter moved to forward a positive recommendation to the City Council on***
11 ***Ordinance Amendment – Building Corridor; Calculation Clarification (13.14.071). The***
12 ***motion was seconded by Commissioner Bradshaw. Vote on motion: Troy Holbrook-Aye, Jan***
13 ***Bradshaw-Aye, Chris Layton-Aye, Jim Carter-Aye, Alyssa Lloyd-Aye, Chair Ann Mackin-Aye.***
14 ***The motion passed unanimously.***

15
16 **2. Ordinance Amendment – Development Near Waterways – Supplementary**
17 **Regulations (13.76.400).**

18 Mr. Teerlink presented the staff report and stated that as currently written, this section of
19 ordinance deals with development near natural and manmade waterways. There are distances
20 from each type of waterway in that if development is proposed, an applicant is required to
21 present their development proposal to the Planning Commission for an exception. The review
22 must include a recommendation from the City Engineer. The Planning Commission, during a
23 public hearing, reviews the City Engineer's recommendation for the new development proposed
24 within the proposed distance from the waterway. Over the past several years there have been a
25 few dozen of these types of applications come before the Planning Commission. Usually,
26 positive recommendations have been made although there have been a few denials. Staff and the
27 Engineering Department were behind on how to deal with recreating corridors in low-lying canal
28 areas.

29
30 Millcreek City and Salt Lake City created a standard matrix of what is allowed within a certain
31 distance of waterways so that all residents know what is expected. If they want to exceed the
32 standards, they would pursue an exception with the Planning Commission or default to the
33 variance process. If the standards cannot be met due to a circumstance involving a hardship, a
34 Hearing Officer can adjudicate the issue.

35
36 In response to a question raised, Mr. Teerlink stated that all three major canals have a 20-foot
37 access easement for structures. Within 20 feet they prefer nothing to preserve their access.
38 Commissioner Carter commented that the most standard practice is to avoid the use of
39 exceptions, which creates uncertainty. His opinion was that the subjects that come up for
40 discussion would be better discussed in the context of whether they create a hardship and
41 whether the person is entitled to a variance. He felt there was a lack of clear understanding for
42 the Planning Commission to make consistent determinations on exceptions. Mr. Teerlink stated
43 that going forward he will make sure that every reference to relief is included with the variance
44 process.

1 Chair Mackin opened the public hearing. There were no public comments.

2
3 Mr. Teerlink stated that when neighbors get involved in these types of applications, it creates a
4 difficult situation. Chair Mackin agreed and felt that having clear standards will help alleviate
5 emotional appeals. The three areas were reviewed and discussed. It was clarified that the
6 amendment separates types of development into existing and newly proposed. An addition to a
7 structure would create a different scenario.

8
9 The public hearing was continued to the July 7, 2020 meeting when the final version of the
10 Ordinance Amendment would be presented.

11
12 **3. Ordinance Amendment – Fill Work and Land Excavations – Supplementary**
13 **Regulations (13.76.400).**

14 Mr. Teerlink explained that the above matter involves a text amendment that has been considered
15 for some time and pertains to the amendment to the residential grading standards for retaining
16 walls within setbacks. The City Council was asked to consider a moratorium on these types of
17 applications while the amendment is considered. The Council deliberated and determined that a
18 moratorium may not be in order and believing that they can move forward quickly after
19 receiving the recommendation from the Planning Commission.

20
21 Chair Mackin reviewed the Technical Review Committee Analysis set forth in the staff report.
22 Mr. Teerlink explained that the proposed amendment establishes the standards discovered
23 through recent findings and applications. If the Commission is comfortable with the standards in
24 the draft text, they will be written based on previous meetings the Planning Commission has had
25 with applicants.

26
27 A question was raised by Chair Mackin about the requirement that the maximum height of any
28 retaining wall be limited to six feet below natural grade. Mr. Teerlink explained that the section
29 referred to addresses retaining walls in use of a cut slope. In such a case, the height of the wall
30 from the top of the slope down can be a maximum of six feet.

31
32 Commissioner Layton asked about possible verbiage addressing fences being placed on top of
33 retaining walls. Mr. Teerlink referenced Paragraph 9(a) which specifies that a retaining wall
34 cannot be located on or straddling a property line or within a required, recorded easement. He
35 commented that there is nothing that would prevent an applicant from placing a shed on top of
36 the first retaining wall. A shed that meets the required setbacks could potentially go up to 20 feet
37 for an accessory building in the rear yard setback. Mr. Teerlink explained that where any
38 structure has to conform to a setback, they have the right to construct whatever privacy structure
39 they desire. Chair Mackin commented that clearer language regarding retaining walls will be
40 helpful in the future.

41
42 Chair Mackin opened the public hearing. There were no public comments. The public hearing
43 was closed.

1 Jim Carter asked Commissioner Layton if he thought that having retaining walls for the purpose
2 of filling behind them within four feet of a property line was too close. Commissioner Layton
3 did feel it was too close and stated that a neighbor could raise on a 1:1 ratio four feet in and four
4 feet up and plateau their lookout plateau and do it again an additional four feet. His
5 understanding was that that would not be allowed within a side yard setback by more than two
6 feet. His recollection was that the goal was to prevent people from being able to build up in a
7 side yard so that they are peering down into the neighboring property. As a result, he thought the
8 same protection should be in place for a rear yard neighbor so that someone cannot build up their
9 rear yards near the property line.

10
11 One option was to pursue a 2:1 ratio with eight feet before going up four feet, which there was
12 support for among the Commission. Jan Bradshaw suggested alternative language that within
13 any setback the retaining wall with a fence on top cannot exceed six feet. The thought was that
14 the impact on the neighbor will be mitigated.

15
16 It was suggested that Section 8(b) be modified to specify that the maximum depth of backfilled
17 grades within eight feet of a property line, rather than four feet, be two feet and finished at a 1:1
18 slope. Support was also expressed for a 1:2 ratio. Mr. Teerlink explained that with regard to
19 grades, there would be a limit of two feet above the averaged grades of abutting properties.
20 Regardless of how much they would like to amend or alter the grades, an applicant would be
21 limited to the average of the two properties above them by two feet. If an applicant wants a
22 much larger area, they would need to dig down rather than build up.

23
24 Fencing issues were discussed. Commissioner Holbrook remarked that what compounded the
25 Tanga wall continuation matter was the fence on top of the retaining wall because there was
26 confusion in the prior interpretation. Commissioner Layton stated that if someone is eligible to
27 have an accessory building, it might be very close to the property line of both the side yard and
28 rear yard and can be fairly tall. If nothing can be greater than six feet above the existing grade,
29 and retaining walls can only be four feet above the existing grade, it will keep someone from
30 putting a very tall fence on top of a four-foot retaining wall and creating a visual obstruction for
31 the neighbor.

32
33 Commissioner Carter suggested the possibility of pushing back to a four-foot retaining wall so
34 that there is a gentler slope and adding four feet of fence on top for a maximum of eight feet.
35 Another option was to impose a combined maximum of eight feet of the retaining wall plus the
36 fence. The intent was to avoid huge concrete structures in backyards.

37
38 Alyssa Lloyd commented that anything within the setbacks should be at a 2:1 ratio with a
39 maximum of eight feet for the wall and fence. Chris Layton recommended that it be tied back to
40 the existing grade and limit the height above existing grade within a property to four feet.

41
42 Mr. Teerlink referenced Paragraph 9(c)(1) and clarified that the proposed change would be to an
43 eight-foot setback. Paragraph 9(c)(3) would be changed to set the landscaped offset at eight feet.
44 The order of items two and three should also be switched for clarity. 9(c)(4) should be added to

1 specify that if a guard rail is used in conjunction with a retaining wall, it cannot exceed 42 inches
2 in height and needs to be opaque or a railing feature.

3
4 **Commissioner Bradshaw moved to forward a positive recommendation to the City Council on**
5 **the Ordinance Amendment to Section 13.76.700-Land Excavation Special Requirements for**
6 **Grading and Retaining within Required Setbacks with the following changes:**

- 7
8 1. **Line 67 – (1) A minimum of an eight-foot setback shall be required for any**
9 **retaining wall system.**
10
11 2. **Line 68 – (2) Each subsequent retaining wall must be accompanied by an**
12 **additional, horizontal landscaped offset of eight feet (8’).**
13
14 3. **Line 71 – (3) The maximum height of any retaining wall shall not exceed four**
15 **feet (4’) measured from the natural grade. Height shall be stepped every ten**
16 **feet (10’) to accommodate changes in the natural topography.**
17
18 4. **Line 73 – (4) If a guard rail is used in conjunction with the retaining wall, it**
19 **cannot exceed 42 inches in height.**
20

21 **The motion was seconded by Commissioner Carter. Vote on motion: Troy Holbrook-Aye, Jan**
22 **Bradshaw-Aye, Chris Layton-Aye, Jim Carter-Aye, Alyssa Lloyd-Aye, Chair Mackin-Aye. The**
23 **motion passed unanimously.**
24

25 **ACTION ITEMS**

26 **4. Approval of Minutes – 5/5/20.**

27 The minutes of May 5, 2020, were reviewed and modified.
28

29 **Commissioner Layton moved to approve the minutes of May 5, 2020, as amended. The motion**
30 **was seconded by Commissioner Bradshaw. The motion passed with the unanimous consent of**
31 **the Commission.**
32

33 Mr. Teerlink reported that there are currently several applications pending with the Technical
34 Review Committee (“TRC”).
35

36 With regard to the Holladay Hills project, Mr. Teerlink stated that they are currently working on
37 their sewer connection. Until the sewer pipe is set at level, they cannot set their building heights.
38 They are boring underneath Highland Drive to get the alignment to connect.
39

40 **5. ADJOURN**

41 **Commissioner Carter moved to adjourn. The motion was not seconded. The motion passed**
42 **with the unanimous consent of the Commission.**
43

44 The Planning Commission Meeting adjourned at approximately 8:00 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, June 16, 2020.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8
9 Minutes Approved: _____
10

DRAFT