CITY of HOLLADAY

PLANNING COMMISSION
MEETING AGENDA

May 4th 2021
City Council Chambers – 4580 S 2300 E

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in *public hearings* portions of the meeting can be accomplished in either of the following ways:

- In-person attendance: at Holladay City Hall – space is limited to pre-arranged socially distanced seating
- Emailed comments: must be received by 5:00 pm on 05/03/2021 to the Community and Economic Development Department; jteerlink@cityofholladay OR rhobbs@cityofholladay.com

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AGENDA

5:30 PM **WORK SESSION –** The Commission may discuss any or all agenda items. No decisions or voting to occur.

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

PUBLIC HEARING

1. **Conditional Use Permit Amendment – Telecommunication Facility – 3053 E Casto Lane (Public zone)**
Review and consideration of a request of conditional approval amendment from Applicant Kalab Cox. Applicant proposes to amend the existing facility at this location by replacing the previously approved, existing wood monopole with a required "Stealth" structure (Simulated Pine Tree) as per Ord 13.83. *File #00-2-16-1*

2. **Conditional Use Permit – Stallings Accessory Garage – 3938 South 3030 East (R-1-8 zone)**
Review and consideration of a request of conditional approval from property owner, William Stallings for a construction approval of a detached garage/guesthouse on his property sized larger than the permitted footprint in accordance with Holladay Ordinance §13.14.030, .030 & 132.08.040 *File #21-2-04*

3. **Conditional Use Permit – "Earth & Ether" Home Occupation – 3957 South Alberly (R-1-10 zone)**
Review and consideration of a request by Brittany Lee, seeking conditional approvals for a home-based business permit to perform skin treatment services within her home, as per Ord. 5.54.010 &13.76.730. *File #21-2-05*

4. **Residential Subdivision – "Lincoln Park" Concept & Preliminary – 2251 E Lincoln Lane (R-2-10 zone)**
Review and consideration of an application by Ben Norman of conceptual and preliminary level subdivision submittals for a 2-lot, single-family home subdivision plat as per Holladay Ord§13.10 *File #21-1-03*

5. **Residential Subdivision – "Bermondsey Place" Concept – 4545 S thru 4551 S Highland Drive (R-2-10 zone)**
Review and consideration of an application by Ashley Atkinson of conceptual level plan submittal for a twin-home subdivision plat (8 units) as per Holladay Ord§13.10 *File #21-1-04*

ACTION

6. **Approval of Minutes –** 04/06

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 Deseret 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

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

1. ***Introduction.*** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. ***Staff Presentation.*** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. ***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.

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 00-2-16-1 CASTO WIRELESS TELECOM C.U.P. AMEND.

ADDRESS:

3053 S Casto Lane

LEGAL DESCRIPTION: *22-11-327-007*

COM 381.42 FT S & 2109.91 FT E FR W 1/4 COR SEC 11 T 2S R 1E SL MER S 89°47' E 212.13 FT N 150 FT N 89°47' W 150 FT S 22°32' W 162.13 FT TO BEG LESS STATE ROAD 0.57 AC

APPLICANT/REPRESENTATIVE:

Kalab Cox, Veritical Bridge

PROPERTY OWNER:

Rocky Mtn Power

ZONING:

P - Public Zone

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Mailer - Sent 04/23/2021

REQUEST:

Conditional Use Permit - Amendment

APPLICABLE REGULATIONS:

13.08.040.L
13.83

EXHIBITS:

Staff Report
Const. Drawings
Original Conditional Use Permit
Ordinance References

STAFF:

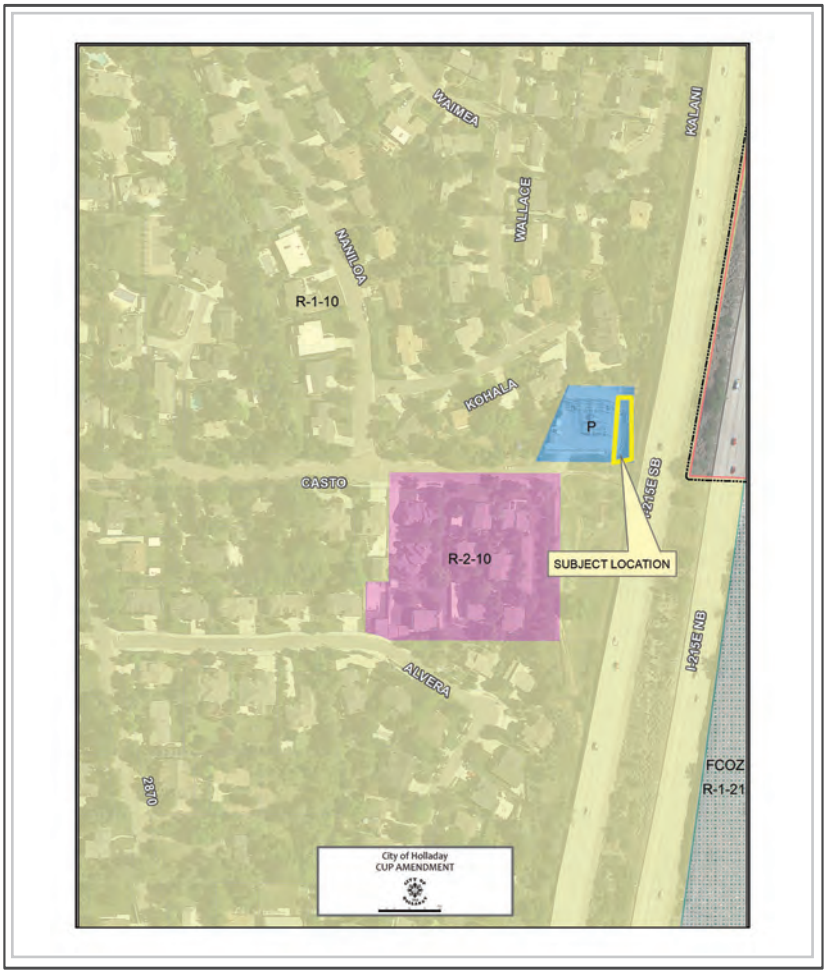
Rob Hobbs, Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
May 04, 2021
Hearing Item No. ___

Request:	**Conditional Use Approval to Permit Emplacement of a 100' Tall Stealth Cell Tower**
Applicant:	Vertical Bridge Development LLC (as Applicant and Owner), Kalab Cox representing
Address:	3053 E. Casto Lane; County Assessor Parcel/Acct. No. 221132700700000 (hereinafter the "Property")
Zone:	Public (P)
File No:	00-2-16-1 (x-ref.: file 00-2-16)
Planner:	Robert Hobbs

GOVERNING POLICIES/ORDINANCES:	13.14.030	Accessory Use(s) Regulations
	13.08.040	Conditional Uses
	13.83	Wireless Telecommunications facilities

HEARING NOTICED IN ACCORDANCE WITH LAW
ADMINISTRATIVE ACTION ITEM – Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

REGULATIONS SUMMARY

Holladay City Code's § 13.100.010 "Table of Allowed Uses" identifies which recognized uses are allowed, conditionally allowed, or prohibited in each of its respective land use districts. The line item listing of a "Wireless Telecommunications Facility refers readers to Chapter 13, Section 83 of the code to find regulations appertaining to cell towers. Section 13.83.050 iterates that in a Public (P) Zone monopole towers are conditionally allowed on properties, as stand-alone uses, provided they are designed as "stealth facilities".

In Utah, Conditional Use applications are presently viewed through a favorable lens such that they are considered as, basically, allowed uses to which may be assigned varying Conditions of Approval intended to mitigate where deemed necessary and reasonable aspects of their nature or operation. Section 13.08.040.F. affirms that, "A conditional use *shall be approved if* reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential determinantal effects of the proposed use…". (italics added) Thus, any denial of a CUP request [should] require[s] careful and specific expressed reasoning to withstand court scrutiny.

Accordingly, the Planning Commission should focus conversation on the cell tower's potential impact(s) to neighboring lots and parcels that abut the Property whereupon the tower is proposed. As per 13.04.080, a Conditional Use should NOT [generally]:

1. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;
2. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
3. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.

Further, the allowed height for cell towers in P zoned areas is capped, normally, at eighty-feet (80') -- unless the Planning Commission authorizes otherwise based on established findings. The Commission is authorized to allow towers up to 100' tall; anything higher requires Variance approval. Over-height cell towers [in P Zones] in Holladay are reviewed in context of the following standards listed in H.C.C. § 13.83.060.C):

a. That the monopole(s) and/or antenna(s) will, as per the definition of "wireless telecommunications, stealth" in section 13.04.040 of this title, be proposed, to the greatest extent possible, to blend in with the surrounding structures, poles, or trees and is compatible with surrounding uses;
b. The monopole(s) where feasible, shall be available for collocation with other companies to encourage joint use of new and existing facilities;
c. Monopoles shall be set back from any residential structure a distance equal to its height.

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

Comes now Vertical Bridge Development LLC requesting approval to be allowed to construct on a 20' x 60' lease space on the Property a one-hundred foot (100') tall stealth, monopole, cell tower. The tower is proposed in the same basic location as a previously approved (yr. 2000) sixty-foot (60') wooden monopole with a "flush-mounted antenna array" on the top thereof and amongst a power sub-station. Residentially zoned/used lots and a parcel abut the Property, as does a section of freeway on its east (with an attendant sound/retaining wall).

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit to allow the tower on the Property to be complete. The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application and one has not been held in so far as Staff is aware. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned in this report and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.83.060.C. The Holladay TRC has provided their suggesting findings and conditions to consider….

Short-List Findings:

1. The proposed tower is conditionally allowed in the P Zone and is on Property partly abutting the I-215 beltway corridor; and,
2. The contemplated facility is proposed on Property whereupon, arguably, a standing CUP authorization exists to still have a pole thereon – the current application, therefore, may be construed to be a modification of that prior, active permit; and,
3. The tower height is proposed in order to be able to project up/over the abutting freeway sound wall (and likely present a better line-of-sight transmission [cap]ability out over the valley
4. The tower is intended to be a "stealth facility" – to be effectually in the form and color of a large pine tree. There are apparently a couple of larger pine trees in the area such that the pole would not be completely out of character – howbeit still evident as a man-made construct; and,
5. Public utility infrastructure already exists on the Property (see attached photo images); and,
6. The tower is designed to allow co-location of up to three carriers' equipment/arrays; and,
7. The pole is expectedly proposed to be offset at least 100' away from any residential home structure [this will be verified during plan review associated with the building permit procurement process]; and,
8. The contemplated facility will not, by its nature, "contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the…[P]roperty, neither encroach upon, or within, a protected waterway area, nor, create a view of a "large parking or storage area" or "views or sounds of loading and unloading area"; and,
9. Staff has not received objections (written or verbally expressed) to-date respecting the CUP request…
10. <Any other findings as may be determined by the Commission in its review of the application…>

Suggested Conditions of Approval:

1. The setback of 53 feet, as established from original 2000 Conditional approval shall be maintained.
2. The Owner/Applicant shall obtain a building permit* for the proposed cell tower structure before erecting the same for its intended purpose(s); and,
3. The tower shall be designed so that its appearance [i.e., color, form, etc.] is that of a large pine tree [in order to be considered a "stealth facility"]; and,
4. City approval of the cell tower, and shall not, abrogate the Applicant's/Owner's responsibility to comply with any relevant deed restriction(s) and/or covenants, conditions and restrictions (CC&Rs) that may be assigned to the Property; and,
5. <Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property…>

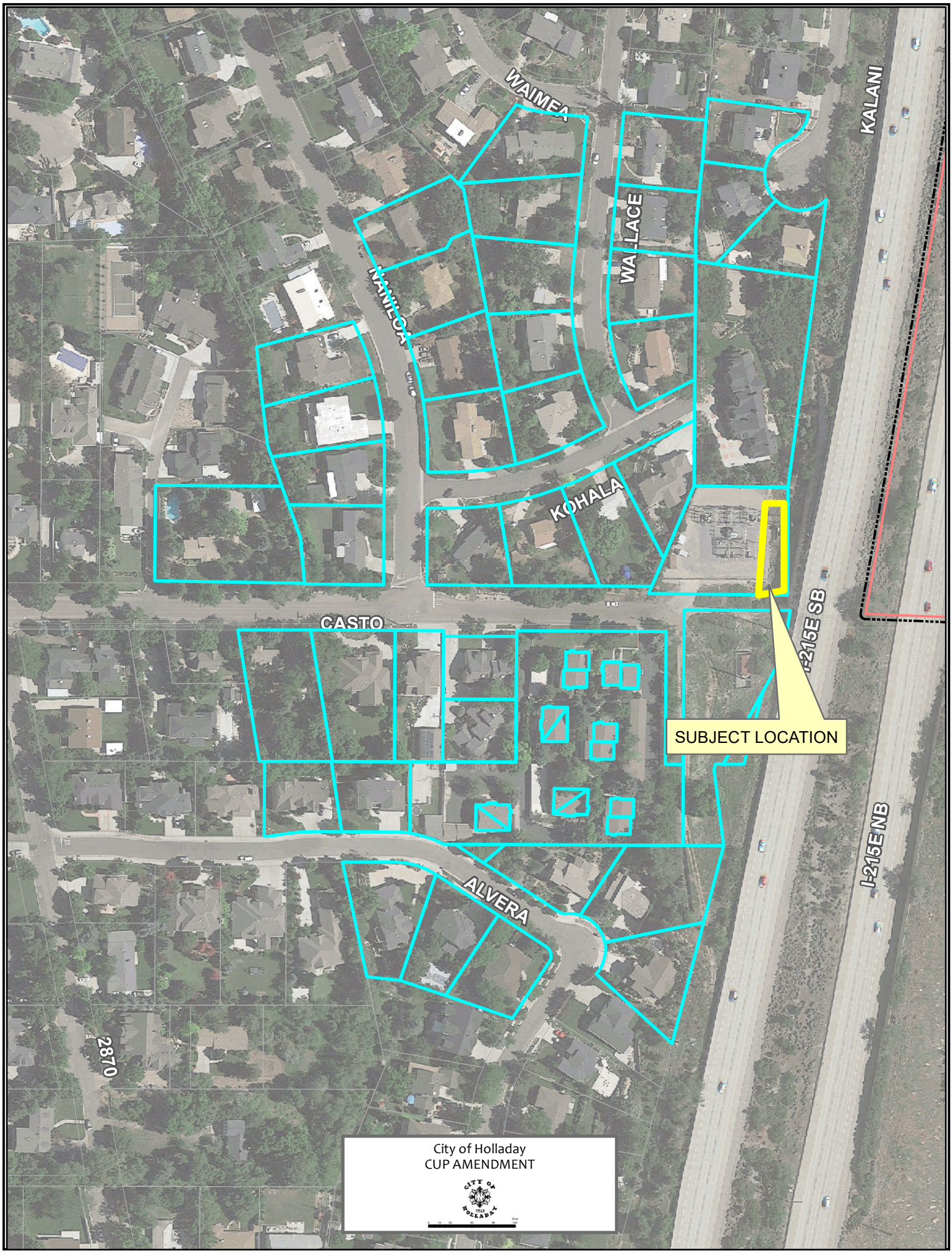
* If the Commission approves the tower, Staff will review the same during the building permit [plan] review process to ensure that plans of/for the contemplated structure comply with relevant and requisite "bulk regulations" (e.g., setbacks & offsets, height standards, appearance, etc.) that appertain to the project. (Attached to this report is a copy of an action letter and minutes set from the year 2000 associated with the Staff report for a prior cell tower once slated for emplacement on the Property.)

SUGGESTED MOTION FORMAT:

"I move that the Holladay Planning Commission approve the application *for a 100' tall monopole stealth cell tower on property addressed as 3053 E. Casto Lane in Holladay for, and in behalf of, Vertical Bridge Development LLC as Owner and Applicant. Said Conditional Use Permit approval is, and shall be, based upon findings 1-8 [or 9] in the Staff report <and any other Commission stated findings>, contingent on Applicant's compliance with the following condition(s)… (see above for Staff suggested "Conditions")…*

ATTACHMENT(S)

- Copy of Conditional Use Permit Application [form] (page/Exhibit 4)
- Copy of ArcGIS aerial image of Property and surrounds (page/Exhibit 5)
- Copy of Applicant's submittal documentation – including narrative and photos (some pages of details were not inserted into the report as they were quite truncated] (pages/Exhibits 6-15)
- Copy of Staff "action letter and hearing minutes from 2000 (pages/Exhibits 16-24)
- Copy of any department, agency, or citizen correspondence (page(s)/Exhibit(s) 25+)


WAIMEA
KALANI
WALLACE
HANILOA
KOHALA
CASTO
I-215E SB
I-215E NB
SUBJECT LOCATION
ALVERA
2870
City of Holladay
CUP AMENDMENT

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

KYLE L KOBE; JOLENE R KOBE (JT)

4989 S NANILOA DR

HOLLADAY UT 84117

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

JAMES NICOL; MARYANN KLIMAJ (JT)

4999 S NANILOA DR

HOLLADAY UT 84117

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
CONDITIONAL USE AMENDMENT

Date:	**Tuesday, MAY 4th 2021**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review and consider a request by Kalab Cox, representing Vertical Bridge Development LLC, to amend an existing Conditional Use Permit, at 3053 East Casto Lane. The amendment is required as a proposal replace the existing wood monopole to a required "Stealth" structure (Simulated Pine Tree).

Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/23/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
CONDITIONAL USE AMENDMENT

Date:	**Tuesday, February 23rd 2021**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

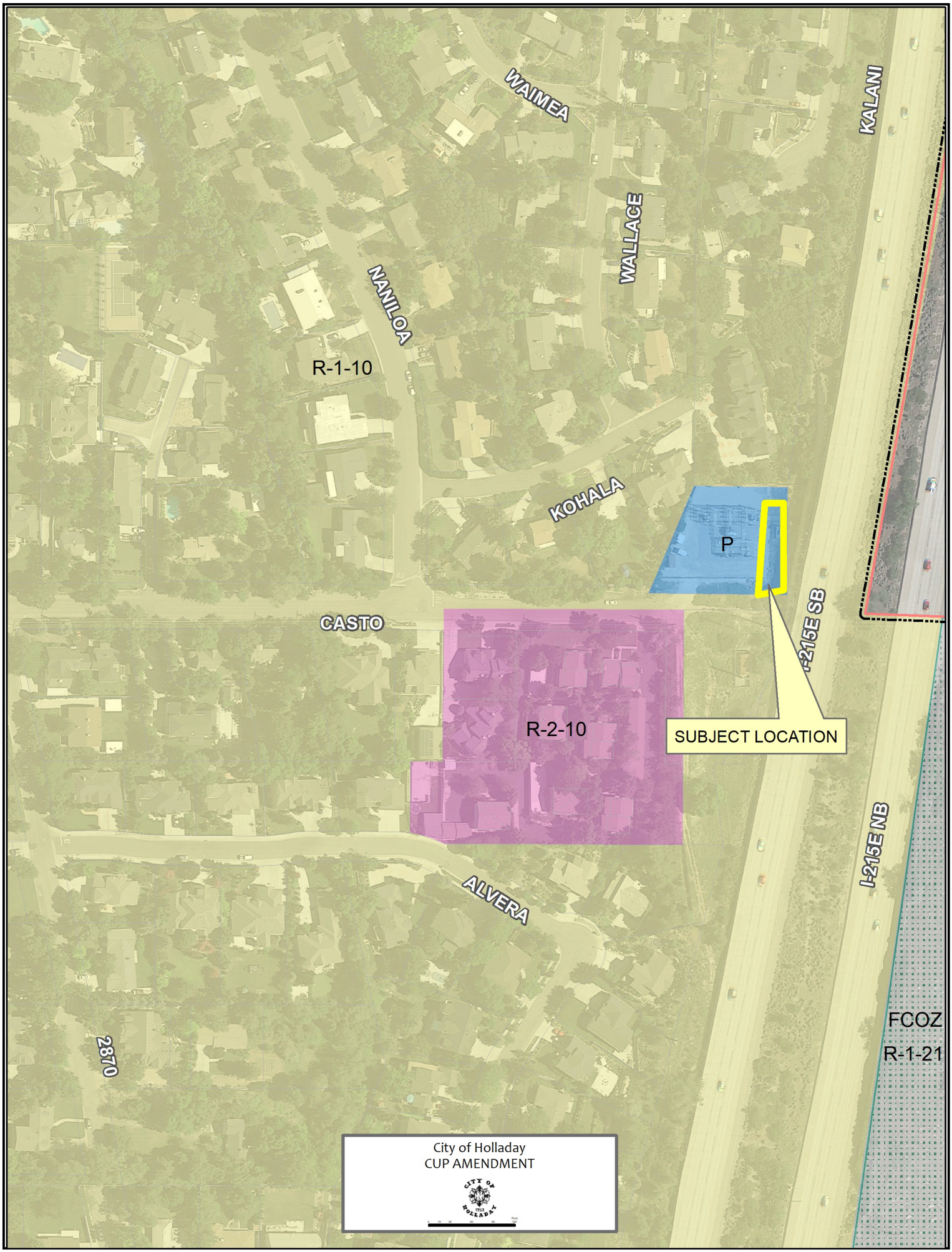
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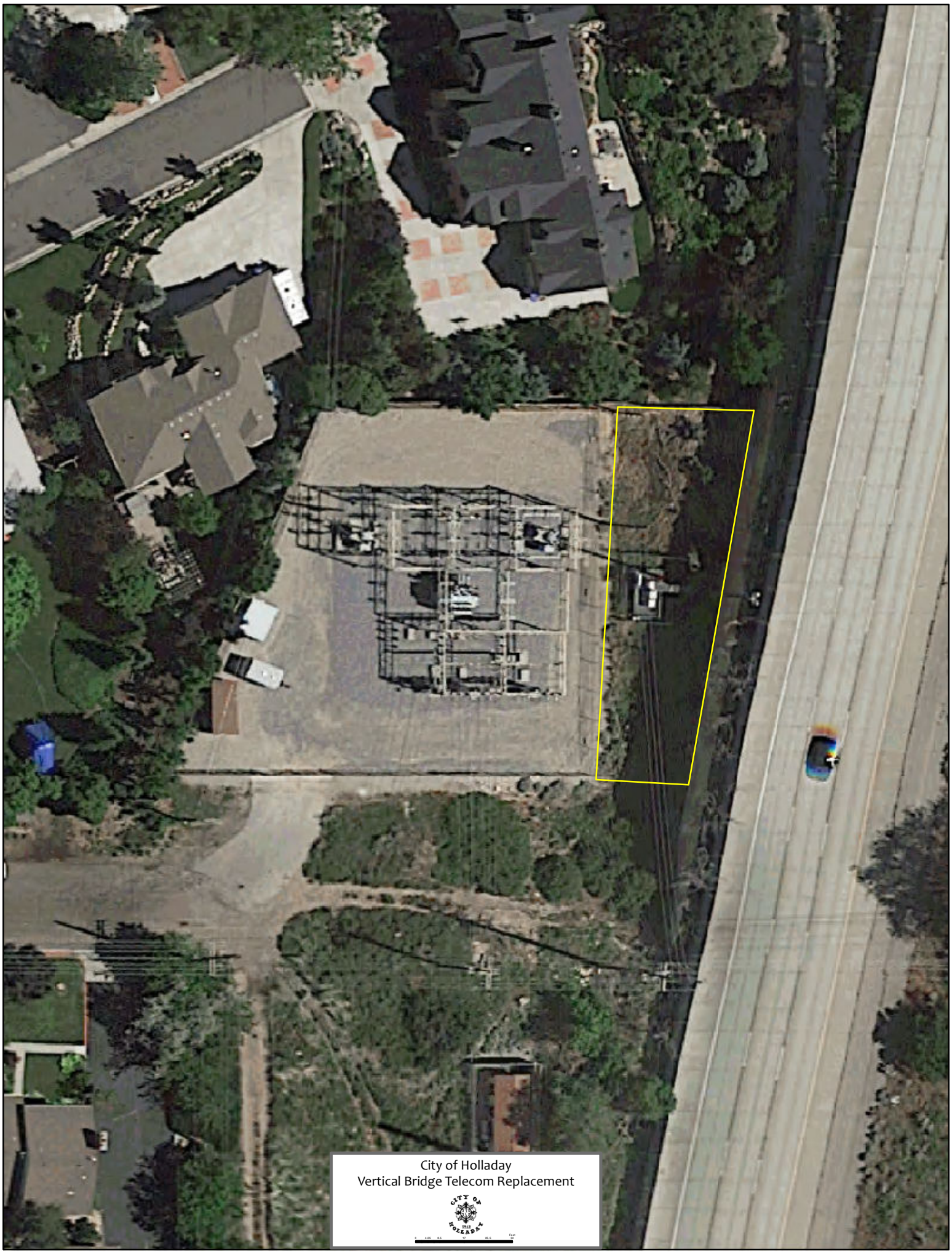
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WAIMEA
KALANI
WALLACE
NANILOA
R-1-10
KOHALA
P
CASTO
I-215E SB
R-2-10
SUBJECT LOCATION
I-215E NB
ALVERA
FCOZ
R-1-21
2870
City of Holladay
CUP AMENDMENT


City of Holladay
Vertical Bridge Telecom Replacement


I-215
Holladay, Utah
Google
Street View
Investments
Google

4

City of Holladay

COMMUNITY DEVELOPMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890 FAX: 801-527-3891

SITE PLAN REVIEW APPLICATION

Name of Project:
Vertical Bridge UT-7002 Monopine

Address of Project:
3303 East 5060 South, Holladay, UT 84117 / 3053 E. Cas.o Ln.

Applicant (Please Print)
Vertical Brige

Applicant's Mailing Information
Address: **750 Park of Commerce Drive** City: **Boca Raton** State: **FL** Zip: **33487**

Phone (Include Area Code):
(801) 801-1148

FAX (Include Area Code):
( )

Contact Person (Please Print):
Name: **Kalab Cox** Phone: **801-860-1148** Fax: Date: **3/1/2021**

Nature of Request:

Vertical Bridge is proposing to build a 100' tall cell tower just west of I-215 in a PacifiCorp substation compound. The site will be designed to hold 3 carriers, eliminating the need for future cell towers in the area. The tower will also be stealthed to look like a pine tree, reducing its visual impact. The tower is needed to facilitate the growing need for high speed cell service in the area.

Additionally, there is an old cell tower pole where this is going to be built. Vertical Bridge will just replace the old pole for the new monopine.

PLEASE NOTE:

1. Attendance at the Planning Commission meeting is required by the applicant or a representative of the applicant.
2. Applications must be COMPLETE at the time of submittal or they will not be accepted.

FILING FEES (CH. 03.35)

SITE PLAN
- ❑ Permitted Use - $600.00
- ☑ Conditional Use -
  - Residential ~~$900.00~~ + $50.00 per unit
  - Commercial $1,000.00 + $35.00 per acre

APPEALS
- ❑ Administrative - $500.00
- ❑ Residential $500.00
- ❑ Commercial $1,000.00 + $35.00 per acre

OFFICE USE ONLY

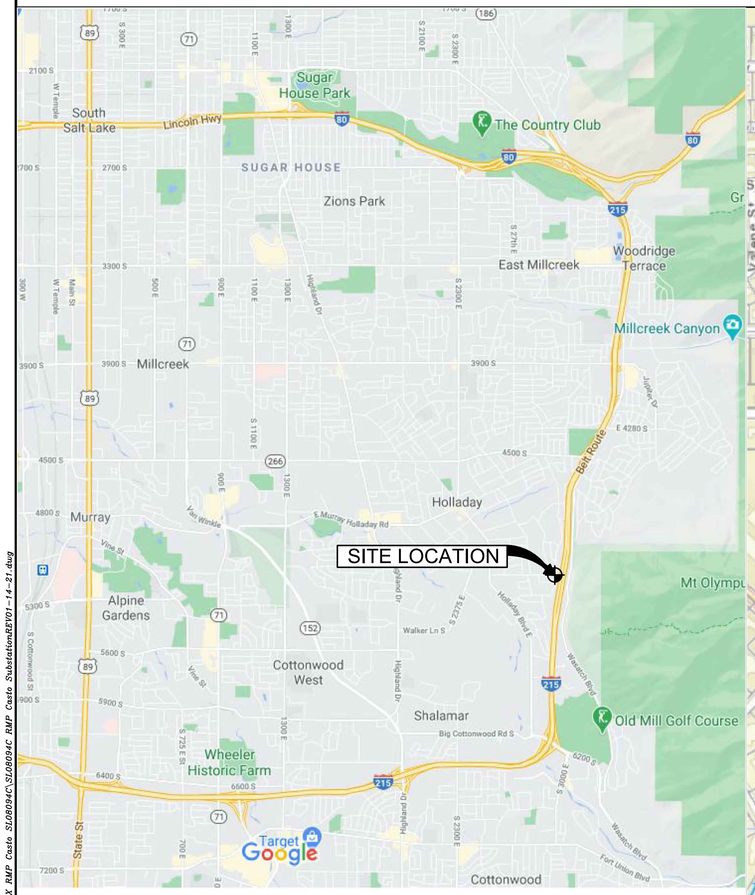
PROJECT MANAGER: _____
PROJECT NUMBER 00-2-16-1
PARCEL NUMBER _____
GENERAL PLAN DESIGNATION: _____
ZONE: P
SLU CODE: _____
DATE FILED: 3/12
PC ACTION: _____ DATE: _____
CC ACTION: _____ DATE: _____

MAR 12 2021

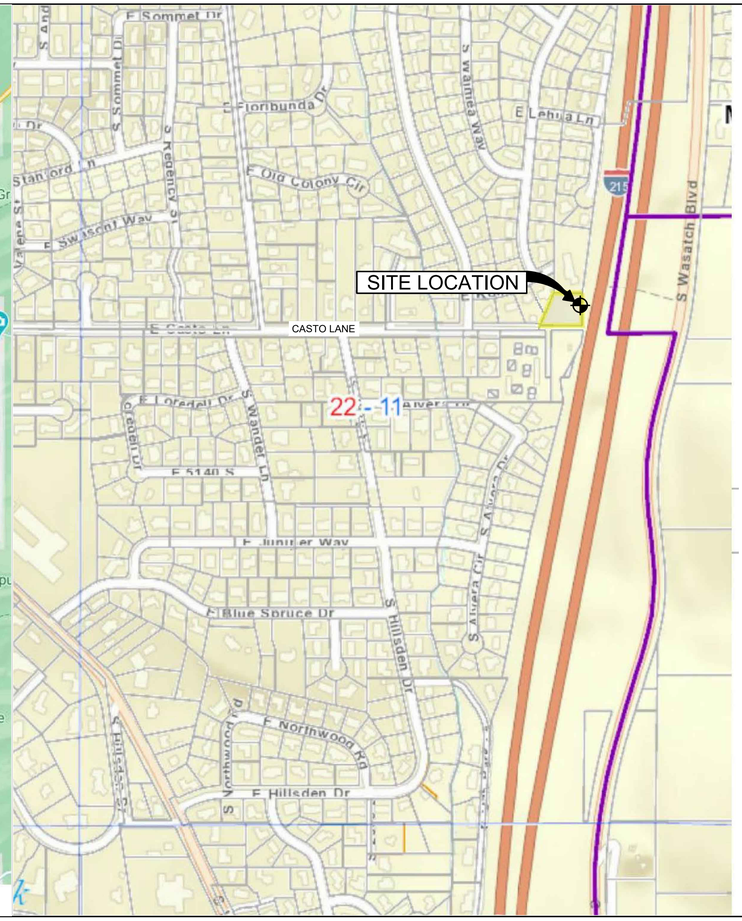
US-UT-7002 HIGHLAND DRIVE
3303 EAST 5060 SOUTH
SALT LAKE CITY, UT 84117

TENANT SITE: SL08094

GENERAL LOCATION MAP



VICINITY MAP



CONTACTS

PROPERTY OWNER
ROCKY MOUNTAIN POWER
1407 W. NORTH TEMPLE
SALT LAKE CITY, UT 84116

PRINCIPAL POINT OF CONTACT
KALAB COX
801-860-1148

APPLICANT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

VERTICAL BRIDGE CONTACT
MORRIS MICKELSON
480-964-8822

CARRIER/R.F. ENGINEERING:
T-MOBILE ENGINEERING SITE ID: SL08083
121 ELECTION ROAD
DRAPER, UT 84020

R.F. ENGINEERING CONTACT
MORRIS MICKELSON
480-964-8822

ENGINEERING FIRM
ANDERSON ENGINEERING COMPANY INC.
2053 NORTH HILLCREST ROAD
SARATOGA SPRINGS, UT 84045
PHONE: 801-972-6222

ENGINEERING CONTACT
STEVE ANDERSON
SANDERSON@ANDERSONENG.COM

POWER COMPANY: ROCKY MOUNTAIN POWER

TELCO COMPANY: CENTURY LINK

PROJECT DESCRIPTION

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE CELL TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A CMU WALL COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

PROJECT INFORMATION

SITE NAME: SL08094C RMP CAST0 SUBSTATION
SITE NUMBER: US-UT-7002
SITE ADDRESS: 3303 EAST 5060 SOUTH
PARCEL #: 22-11-327-007
OCCUPANCY: U
GROUND ELEVATION: 4670 FT
STRUCTURE TYPE: MONOPOLE
STRUCTURE HEIGHT: 100 FT MONOPOLE
COMPOUND AREA: 1200 SF
LATITUDE: 40°39'34.4" N
LONGITUDE: 111°48'24.5" W

SHEET INDEX

T-1 - TITLE SHEET
C-1 - GENERAL NOTES AND LEGEND
C-2 - SITE PLAN
C-3 - TOWER ELEVATION
C-4 - TOWER ELEVATION
C-5 - WALL AND GATE DETAILS
C-6 - CONCRETE PAD DETAILS
E-1 - ELECTRICAL PLAN
E-2 - ELECTRICAL ONE-LINE DIAGRAM AND DETAILS
E-3 - GROUNDING SHEET
E-4 - GROUNDING DETAILS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2018 INTERNATIONAL BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE
3. 2016 NFPA101 LIFE SAFETY CODE
4. 2012 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-H
9. TIA 607
10. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE
19. LIGHTNING PROTECTION CODE: NFPA780 - 2000

APPROVAL BLOCK

	SIGNATURE	DATE	APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE			☐	☐	☐
SITE ACQUISITION			☐	☐	☐
CONSTRUCTION MANAGER			☐	☐	☐
ZONING			☐	☐	☐
RF ENGINEER			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐

DATE: 14-Jan-21
DRAWN BY: RKT
CHECKED BY: RDE
FILE: SL08094C RMP CASTO SUBSTATION

REVISIONS

DATE	DESCRIPTION	

KCX DEVELOPMENT, LLC

ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:
US-UT-7002
SITE NAME: RMP CASTO SUBSTATION
CITY, STATE: SALT LAKE CITY, UT
SHEET: TITLE SHEET

T-1

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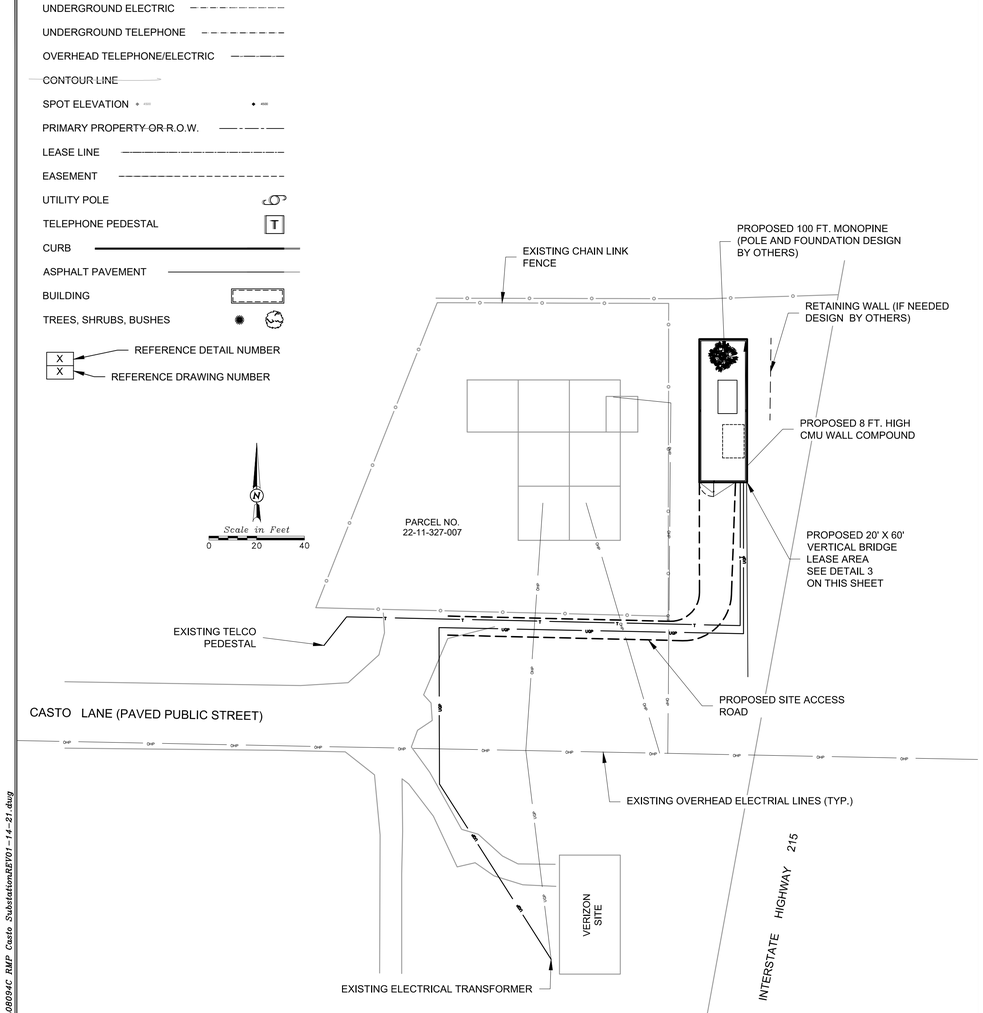
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC., 2053 NORTH HILLCREST ROAD, SARATOGA SPRINGS, UT 84045 AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

SUBJECT TO PACIFICORP AND CITY OF HOLLADAY, UT DRAINAGE PLAN APPROVAL

LEGEND

	EXISTING	PROPOSED
FENCE		
UNDERGROUND ELECTRIC		
UNDERGROUND TELEPHONE		
OVERHEAD TELEPHONE/ELECTRIC		
CONTOUR LINE		
SPOT ELEVATION		
PRIMARY PROPERTY OR R.O.W.		
LEASE LINE		
EASEMENT		
UTILITY POLE		
TELEPHONE PEDESTAL		
CURB		
ASPHALT PAVEMENT		
BUILDING		
TREES, SHRUBS, BUSHES		

X / X — REFERENCE DETAIL NUMBER / REFERENCE DRAWING NUMBER



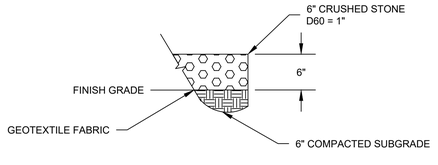
OVERALL SITE PLAN 1

SCALE IN FEET 1" = 80' (24"X36")
0 30 60

N

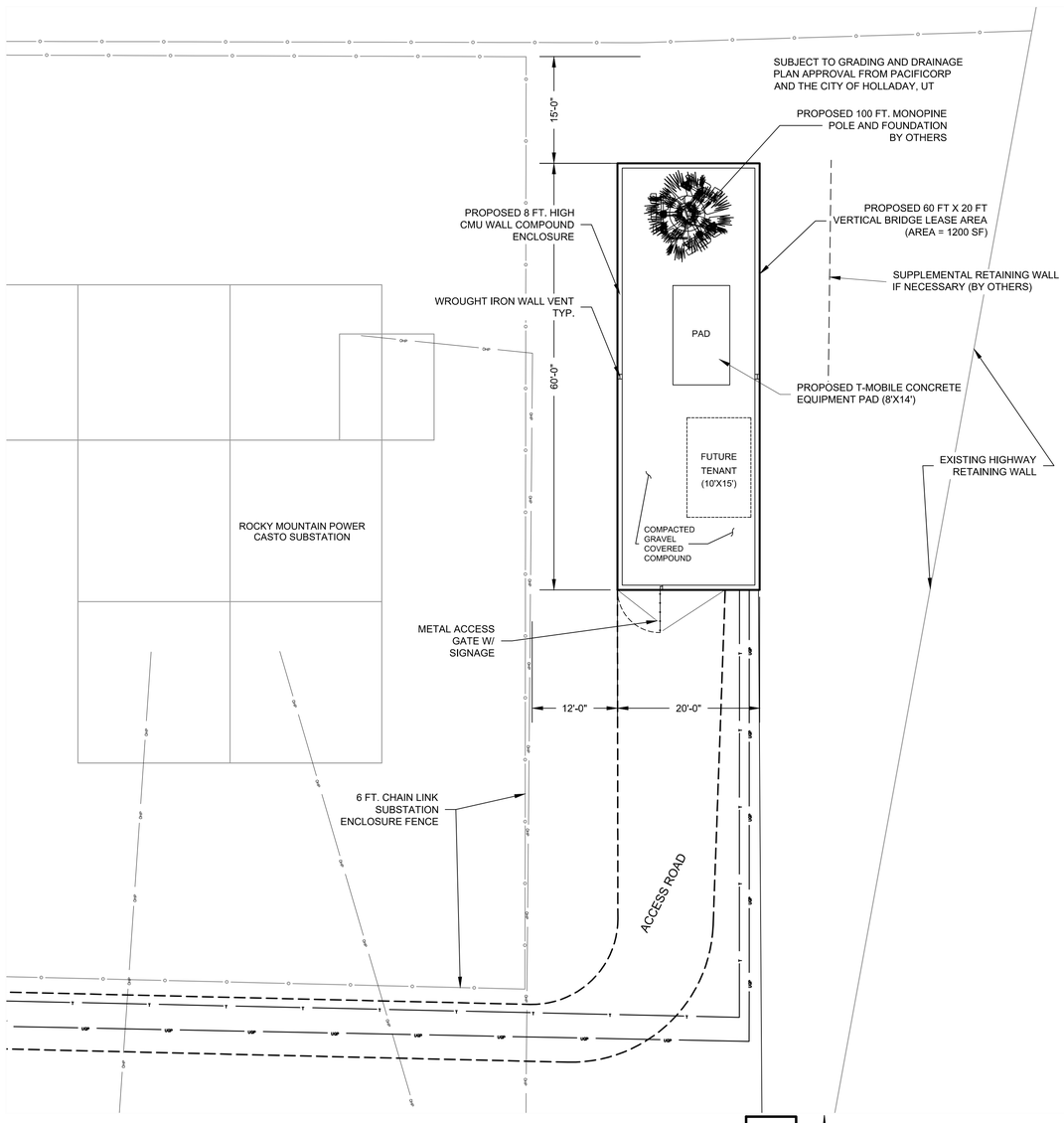
PARCEL INFORMATION BASED ON DATA FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE.

NOTES:
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
2. CONTRACTORS SHALL CHECK IN EACH DAY WITH THE T-MOBILE POC PRIOR TO ACCESSING SITES.
3. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
4. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.



GRAVEL COMPOUND AREA 2

N.T.S.



COMPOUND SITE PLAN 3

SCALE IN FEET 1" = 10' (24"X36")
0 10 20

N

NOTES:
1. SUBGRADE SHALL BE CLEAN AND FREE OF ROCKS, ROOTS, AND OTHER ORGANIC MATERIAL.
2. SPRAY AREA UNDER STRUCTURE & NEW CRUSHED STONE AREA WITH HERBICIDE, COVER W/ GEOTEXTILE FABRIC AND 6" CRUSHED STONE.
3. SUBCONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO CONFINE HERBICIDE TO THE FENCED PROJECT AREA.

Blue Stakes of UTAH 811 Bluestakes.org

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REVISIONS

DATE	DESCRIPTION	

verticalbridge

KCX DEVELOPMENT, LLC

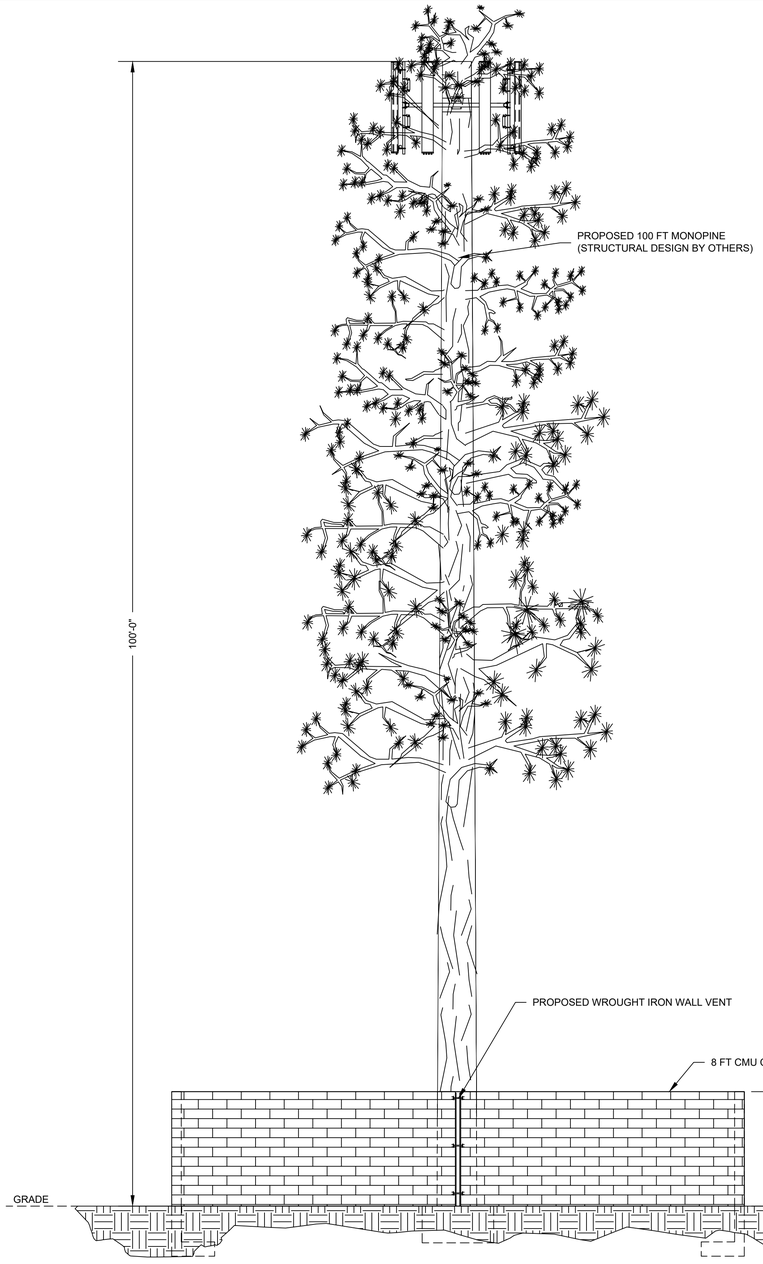
ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:
US-UT-7002
SITE NAME: RMP CASTO SUBSTATION
CITY, STATE: SALT LAKE CITY, UT
SHEET: SITE PLAN

C-2

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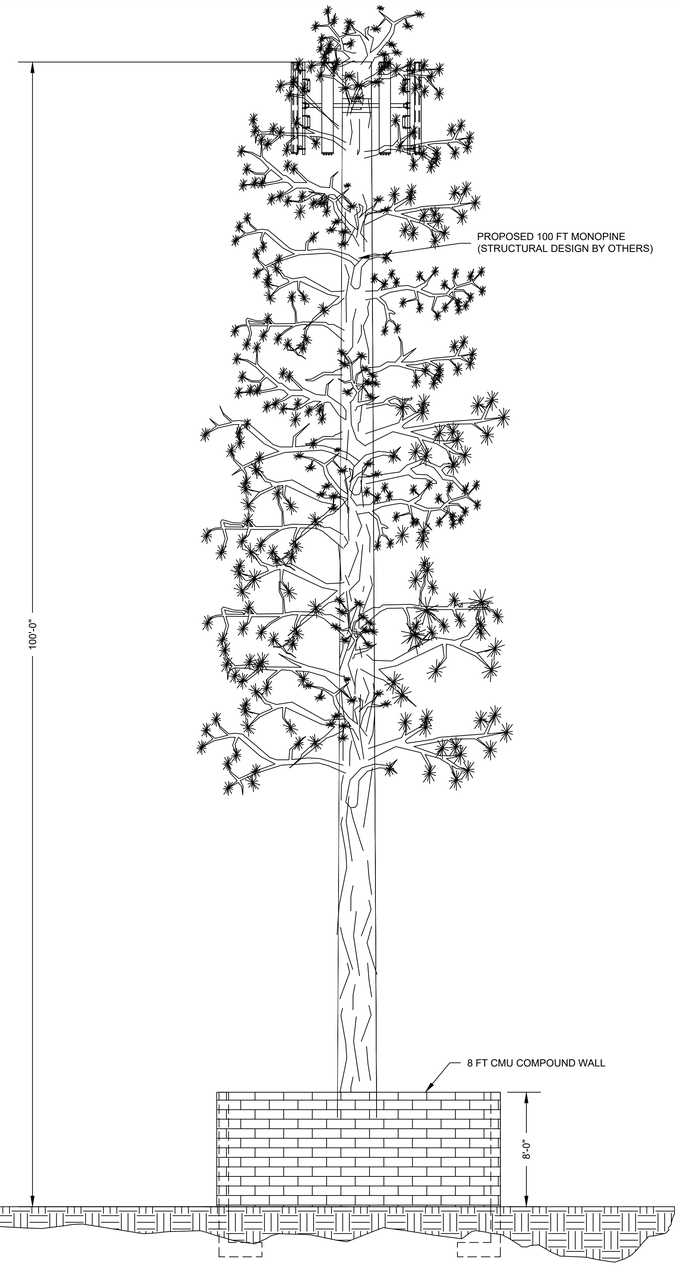
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SCALE IN FEET
0 5 10

EAST ELEVATION 1

1" = 5' (24"X36")



SCALE IN FEET
0 5 10

NORTH ELEVATION 2

1" = 5' (24"X36")

NOTES:
1. STRUCTURAL ANALYSIS REQUIRED
2. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION
3. ALL CABLING TO RUN INSIDE POLE

DATE: 14-Jan-21

DRAWN BY: RKT

CHECKED BY: RDE

FILE: SL08094C RMP CASTO SUBSTATION

REVISIONS

DATE	DESCRIPTION	

vertical bridge

KCX DEVELOPMENT, LLC

ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:
US-UT-7002

SITE NAME: RMP CASTO SUBSTATION

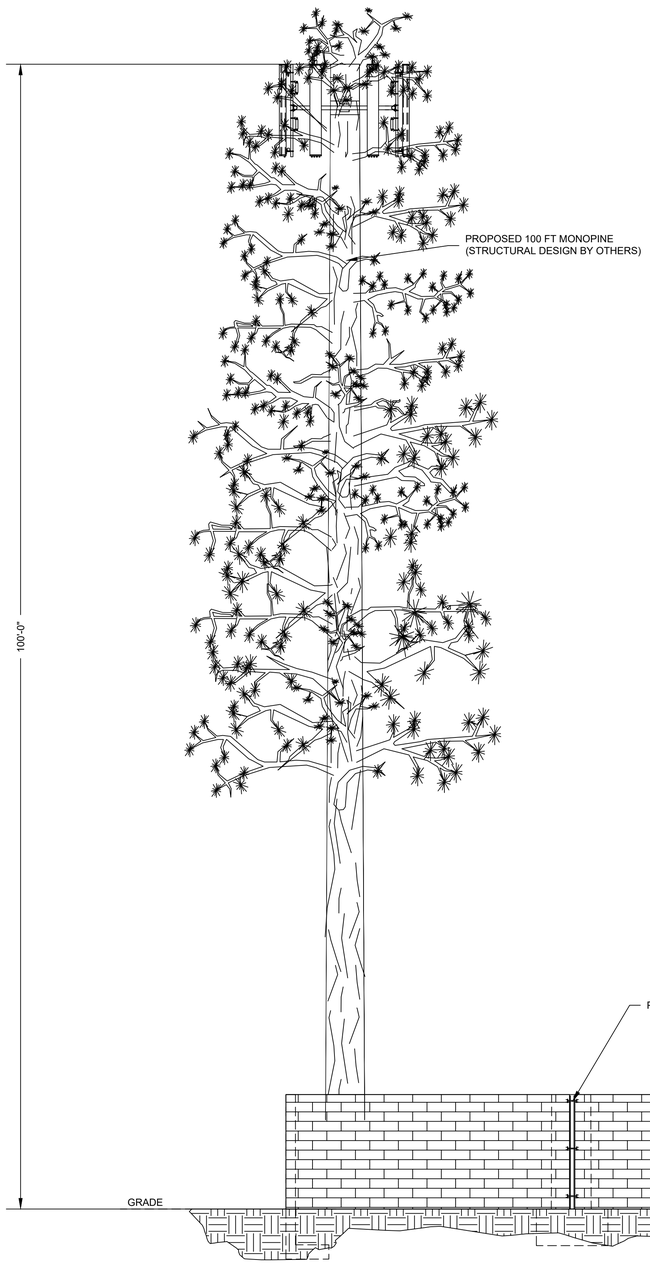
CITY, STATE: SALT LAKE CITY, UT

SHEET: TOWER ELEVATION

C-3

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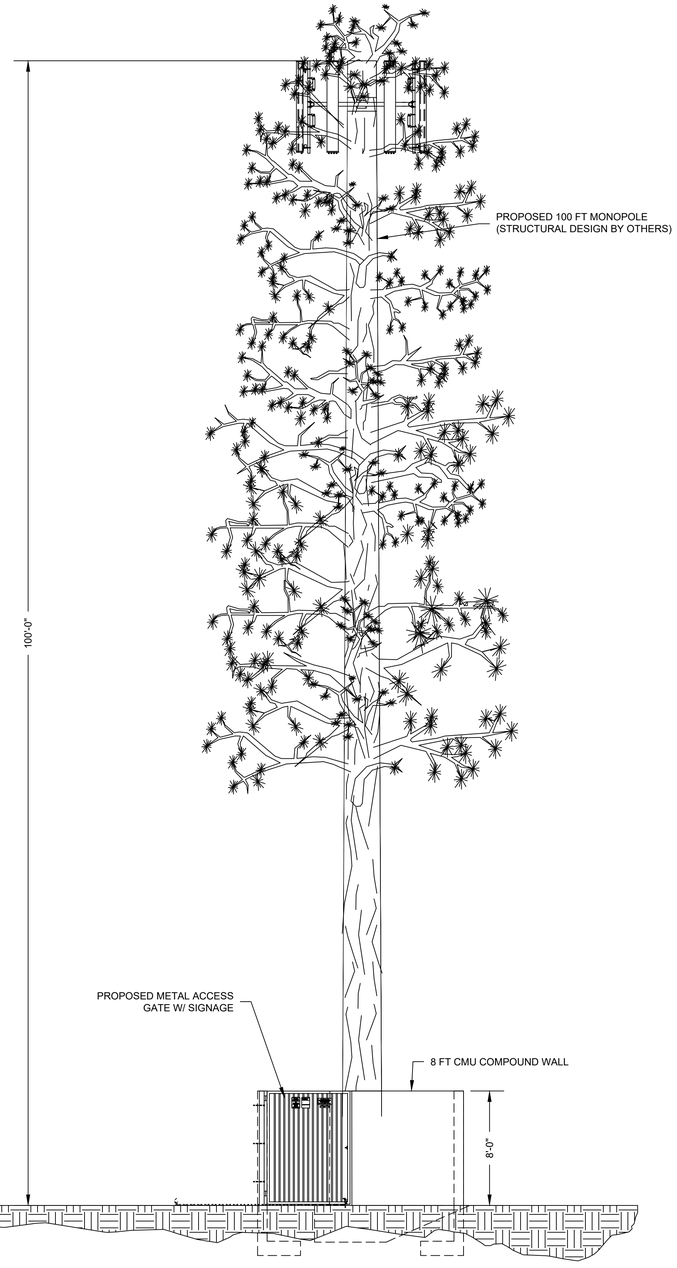
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SCALE IN FEET
0 5 10

WEST ELEVATION 1

1" = 5' (24"X36")



SCALE IN FEET
0 5 10

SOUTH ELEVATION 2

1" = 5' (24"X36")

NOTES:
1. STRUCTURAL ANALYSIS REQUIRED
2. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION
3. ALL CABLING TO RUN INSIDE POLE

DATE: 14-Jan-21
DRAWN BY: ALH
CHECKED BY: RDE
FILE:

REVISIONS

DATE	DESCRIPTION	

verticalbridge

KCX DEVELOPMENT, LLC

ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:
US-UT-7002
SITE NAME: RMP CASTO SUBSTATION
CITY, STATE: SALT LAKE CITY, UT
SHEET: TOWER ELEVATION

C-4

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NOTES:

1 GATE POST: 4"X4"X$\frac{3}{16}$" TUBE STEEL, W/ $\frac{1}{4}$" CAP PLATE, TYP. OF 2.

2 GUARDIAN HINGES 2100, (2) EA. SIDE

3 GATE & FENCE POSTS TO BE GROUNDED, SEE ELECTRICAL GROUND PLAN.

4 (2) STEEL GATES WITH 2"X2"X$\frac{3}{16}$" STL. TUBEFRAME.

5 $\frac{5}{8}$" DIA. LOCKABLE CANE BOLTS SET IN 1"X3" LONG PIPE SLEEVE.

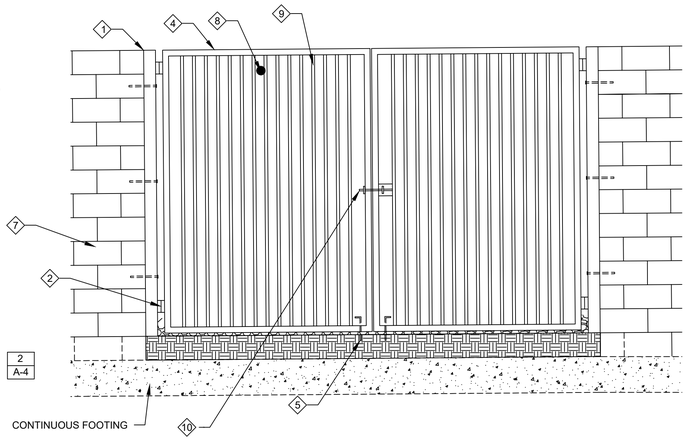
6 ALL STEEL COMPONENTS TO BE PAINTED

7 PROPOSED BLOCK WALL, SEE ELEVATIONS FOR FINISH COLOR & TEXTURE.

8 16 GA. METAL BACKING SHEET, PAINT FINISH TO MATCH ADJACENT/EXISTING.

9 1"X1"X16 GA. SQUARE TUBE PICKETS, PAINT TO MATCH

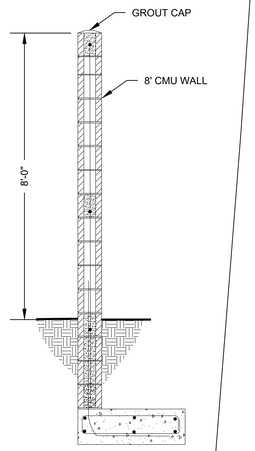
10 SLIDE BOLT ASSEMBLY



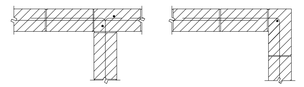
FRONT GATE ELEVATION/DETAIL 1

SCALE IN FEET 0 2 4

1" = 2' (24"X36")



WALL SHALL BE ENGINEERED PRIOR TO CONSTUCTION

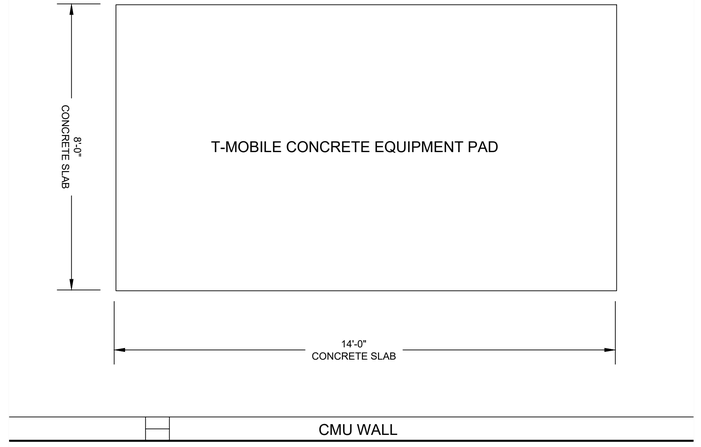


INTERSECTION CORNER

CMU COMPOUND WALL DETAILS 2

SCALE IN FEET 0 2 4

1" = 2' (24"X36")



T-MOBILE LEASE AREA PLAN 3

SCALE IN FEET 0 2 4

1" = 2' (24"X36")

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REVISIONS

DATE	DESCRIPTION	

verticalbridge

KCX DEVELOPMENT, LLC

ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:

US-UT-7002

SITE NAME: RMP CASTO SUBSTATION

CITY, STATE: SALT LAKE CITY, UT

SHEET: WALL AND GATE DETAILS

C-5

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GENERAL:
THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR LOADS DUE TO THE CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA. ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A REGISTERED ENGINEER RECOGNIZED BY THE BUILDING CODE JURISDICTION OF THIS PROJECT.

NOTES AND DETAILS OF DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT AND/ON AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS CHOSEN, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, APPROVALS AND THE COORDINATION OF THE WORK WITH ALL RELATED TRADES AND SUPPLIERS.

SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL 18 INCHES MINIMUM BELOW FINISHED GRADE, FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. DESIGN SOIL BEARING VALUE = 1,500 PSF. DESIGN SOIL BEARING VALUE FIFTH WITH 1/3 INCREASE FOR SHORT TERM LOADS = 2,000 PSF.

CONCRETE:

MINIMUM 28-DAY STRENGTH 3,000 PSI EXCEPT AS FOLLOWS:
FOOTING ----------2500 PSI
POUR-IN-PLACE SLAB ---------- 2500 PSI

ALL CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI). MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT, SLABS ON GRADE NEED BE VIBRATED ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, ETC. MAXIMUM SLUMP 4" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. UNLESS APPROVED FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. UNLESS APPROVED OTHERWISE IN WRITING, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 150 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

REINFORCING:

ASTM A615 (FY= 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER (AND FOR ALL CONCRETE WALLS, BEAMS, SLABS AND COLUMN REINFORCING). ASTM A615 (FY= 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGE AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER---------- 2"
FLAT SLAB----------3/4"
ALL OTHER PER LATEST EDITION OF ACI 318

ALL REINFORCING DIMENSIONS SHOWN ON DRAWINGS AS "CLEAR" SHALL BE CLEAR DIMENSIONS OF PLUS OR MINUS 1/4" TOLERANCES, TYPICAL UNLESS NOTED OTHERWISE.

LAP SPLICES IN CONCRETE:

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THIS STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. ONLY WHEN SPECIFICALLY NOTED ON DRAWINGS MAY CONCRETE COLUMN DOWEL EMBEDMENT BE A STANDARD COMPRESSION DOWEL WITH EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OP THE ACI 318.

LAP SPLICES, UNLESS NOTED OTHERWISE. SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF AIC 318. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH.

STRUCTURAL STEEL:

ALL CONSTRUCTION PER LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (ASIC) HANDBOOK. ALL WIDE FLANGE STEEL SHALL BE ASTM A36 GRADE 36 (FY=36 KSI) UNLESS NOTED OTHERWISE. ALL PIPE STEEL SHALL BE ASTM A501 (FY=36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY=35 KSI). ALL TUBE STEEL SHALL BE ASTM A500 (FY= 46 KSI). ALL MISCELLANEOUS STEEL UNLESS NOTED OTHERWISE SHALL BE ASTM A36 (FY=36 KSI) ALL BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL EXPANSIVE ANCHORAGE SHALL BE HILTI KWIK BOLT-III EXPANSIVE ANCHORS (I.C.B.O. ESR. 1385) OR AN APPROVED EQUAL (EXPANSIVE ANCHORS CANNOT BE USED IN MASONRY). ALL EPOXY ANCHORAGE SHALL BE HILTI 'HY-150' SYSTEM (I.C.B.O. ER-2678) OR SIMPSON SET ADHESIVE (I.C.B.O. ER-1772) OR AN APPROVED EQUAL. ALL REFERENCE TO HEAD STUD SHALL BE 'TRW/NELSON' HIGH STRENGTH HEADED STUDS OR APPROVED EQUAL. AT CONTRACTOR'S OPTION HEADED STUDS PER ABOVE MAY BE SUBSTITUTED FOR CONVENTIONAL ANCHORS AND MACHINE BOLTS (REVERSE SUBSTITUTION NOT ALLOWABLE). ALL BOLTS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS. ALL EXPOSED STEEL TO BE GALVANIZED.

WELDING:

UNLESS NOTED OTHERWISE, ALL WELDS PER LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) STANDARDS. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS, THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW. HIGH STRENGTH HEADED STUDS SHALL BE AUTOMATIC WELDED CONFORMING TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE 'RECOMMENDED PRACTICES FOR STUD WELDING'. CONFORMANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL QUALITY CONTROL TESTING PROVISIONS OF THE AFOREMENTIONED PUBLICATIONS.

MASONRY:

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE 1, F'M= 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING. PROVIDE CLEANOUTS IF GROUT LIFTS EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0". FILL CELLS SOLIDLY WITH GROUT LIFTS AND STOP POURS 1 1/2" BELOW THE TOP OF A COURSE FORM A KEY AT POUR POINTS. UNLESS NOTED IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0". FILL CELLS SOLIDLY WITH GROUT LIFTS AND STOP POURS 1 1/2" BELOW THE TOP OF A COURSE FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OR WALL EXCEED 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED OF CONCENTRATED POINTS OF BEARINGS OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

VERTICAL REINFORCING:

1. #5 IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 8" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

1. #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER TYPICAL DETAIL TO MAINTAIN BOND BEAM CONTINUITY, INSTALL BENT BARS PER TYPICAL DETAILS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-D-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C.

LAP SPLICES:

LAP SPLICES SHALL BE 40 BAR DIAMETERS FOR GRADE 40 BARS AND 50 BAR DIAMETERS FOR GRADE 60 BARS. STAGGER SPLICES A MINIMUM OF 40 BAR DIAMETERS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LAP HORIZONTAL JOINT OF CONTROL JOINTS. LAP HORIZONTAL JOINT REINFORCING 8".

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS.

THE CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON CONTRACTOR'S REVIEW.

MANUFACTURER OR FABRICATOR SHALL CLOUD ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY.

THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.

THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ITEMS ARE CONSTRUCTED TO CONTRACT DOCUMENTS.

THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS REST WITH THE DESIGNING OR SUBMITTING AUTHORITY.

REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

SPECIAL INSPECTION

STRUCTURAL ONLY: SPECIAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING SAFETY DEPARTMENT. "SPECIAL STRUCTURAL INSPECTION" SHALL NOT RELIEVE THE OWNER OR THEIR AGENT FROM REQUESTING THE CITY OR COUNTY INSPECTIONS REQUIRED BY THE CURRENT BUILDING CODE.

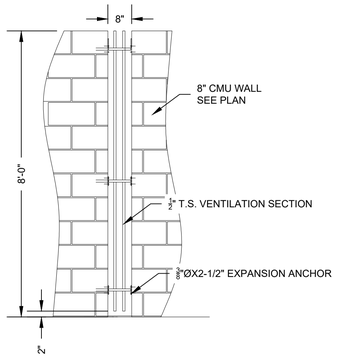
1. REINFORCING STEEL:

a. CMU WALL
2. STRUCTURAL WELDING:
   a. IF NECESSARY, VISUAL INSPECTION OF ALL FIELD WELDS (NO STRUCTURAL WELDING ANTICIPATED ON THIS PROJECT)
3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
   a THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
   b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTIONS REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

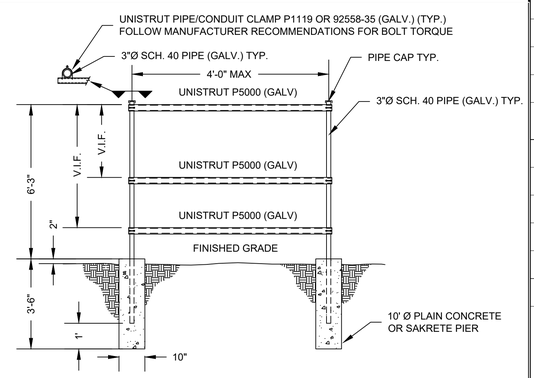
c. UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF THEIR KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.)

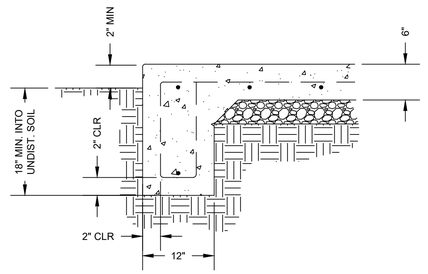
GENERAL STRUCTURAL NOTES 1
NONE



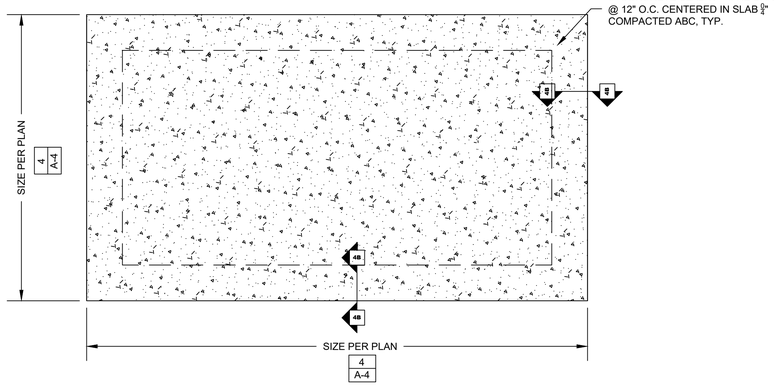
WROUGHT IRON WALL VENT DETAIL 2
NONE



H-FRAME DETAIL 3
NONE



SLAB FOOTING DETAIL 4B
SCALE IN FEET 0 1 2
1" = 1' (24"X36")



SCALE IN FEET 0 2 4

SLAB DETAIL 4A
1" = 2' (24"X36")

DATE:	14-Jan-21
DRAWN BY:	RKT
CHECKED BY:	RDE
FILE:	SL08094C RMP CASTO SUBSTATION

REVISIONS

DATE	DESCRIPTION	

vertical bridge

KCX DEVELOPMENT, LLC

ANDERSON ENGINEERING COMPANY INC.
801-972-6222

SITE NUMBER:
US-UT-7002

SITE NAME: RMP CASTO SUBSTATION
CITY, STATE: SALT LAKE CITY, UT
SHEET: CONCRETE PAD DETAILS

C-6

C:\Users\rtate\Desktop\ACC Projects\2020 Projects\KCX RMP Casto SL08094C\SL08094C RMP Casto SubstationBIM01-14-21.dwg

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC., 2053 NORTH HILLCREST ROAD, SARATOGA SPRINGS, UT 84045 AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



Site Photograph 1 – Looking north toward the proposed undertaking



Site Photograph 2 – Looking north away from the proposed undertaking

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021



Site Photograph 3 – Looking east toward the proposed undertaking



Site Photograph 4 – Looking east away from the proposed undertaking

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021



Site Photograph 5 – Looking south toward the proposed undertaking



Site Photograph 6 – Looking south away from the proposed undertaking

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021



Site Photograph 7 – Looking west toward the proposed undertaking



Site Photograph 8 – Looking west away from the proposed undertaking

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021

Lotis ENVIRONMENTAL



Site Photograph 9 – Looking north along the proposed access/utility easement



Site Photograph 10 – Looking south along the proposed access/utility easement

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021



Site Photograph 11 – General view of the proposed undertaking

Site Photographs

Vertical Bridge Development, LLC – Highland Drive
near 3053 East Casto Lane
Holladay, Salt Lake County, Utah 84117

Photographed:
April 9, 2021

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-2-04 STALLINGS CONDITIONAL USE PERMIT

ADDRESS:

3938 South 3030 East

LEGAL DESCRIPTION: *16-35-334-009*

LOT 29 RAMBLER HEIGHTS

APPLICANT/REPRESENTATIVE:

William Stallings

PROPERTY OWNER:

William Stallings

ZONING:

R-1-8, Single Family Residential, per 8,000sqft

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailer - Sent 04/23/2021, RESENT 04/27/2021

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.14.030.G
13.08.040

EXHIBITS:

Staff Report
Vicinity maps
Const. Drawings

STAFF:

Rob Hobbs, Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
May 04, 2021
Hearing Item No. 2

Request:	**Conditional Use Approval to Permit Emplacement of an Accessory Detached Garage Structure**
Applicant:	William Stallings (as Applicant and Owner)
Address:	3938 South 3030 East; County Assessor Parcel/Acct. No. 16353340090000 (also Lot 29 of Block 1 of Rambler Heights Subdivision – hereinafter the "Property")
Zone:	R-1-8 (Single-Family Residential, 8,000 sq. ft. min. property size)
File No:	20-2-04
Planner:	Robert Hobbs

GOVERNING POLICIES/ORDINANCES: 13.14.030 Accessory Use(s) Regulations
13.08.040 Conditional Uses

ADMINISTRATIVE ACTION ITEM – Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

REGULATIONS SUMMARY

Chart 13.14.101 of the City of Holladay zoning code iterates the total footprint allowable for a permitted accessory structure. The square footage allotment is understood to appertain to all detached structures on a property. Footprint sizing (in aggregate) is predicated on property size(s) -- with a ranging scale offering larger structures [again, one or more] on/for larger properties.

In Utah, Conditional Use applications are presently viewed through a favorable lens such that they are considered as, basically, allowed uses to which may be assigned varying Conditions of Approval intended to mitigate where deemed necessary and reasonable aspects of their nature or operation. Section 13.08.040.F. affirms that, "A conditional use *shall be approved if* reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential determinantal effects of the proposed use…". (italics added)

Accordingly, the Planning Commission should focus conversation on the proposed accessory garage's potential impact(s) to neighboring lots and parcels that abut the Property whereupon the garage is proposed. As per 13.04.080, a Conditional Use should NOT:

1. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;
2. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
3. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.

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

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

Comes now William Stallings Christiansen requesting approval to be allowed to construct on his Property an approximately 944 square foot detached accessory garage. The garage's contemplated footprint size is, or would be, ninety-four (94) square feet larger than allowed by code given the size of the Property.

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit allowing a footprint size increase to that allowed to the Property to be complete. The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application and one has not been held in so far as Staff is aware. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional

findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider….

Short-List Findings:

1. The desired garage structure will provide covered/enclosed parking not apparently present on the Property – thus providing value to the lot, bringing it into better with the spirit of the zoning code [sheltered parking provision], and improving, at least theoretically, the safety of the site (e.g., being able to access vehicles in a structure during winter months); and,
2. The garage is intended to, or will have the expected effect of, replacing two detached structures already on the Property in the vicinity of the proposed garage's idealized position; and,
3. The detached garage is proposed to be a one-story structure set away from adjoining property lines in accordance with relevant setback listed in H.C.C. § Chart 13.14.101 and [to be] roughly harmonious in style with the existing house on site; and,
4. The proposed square footage overage, subjectively speaking, is not considered excessive and serves to assist the overall floor plan of the garage to be more functional for the Applicant/Owner; and,
5. Staff has not received objections (written or verbally expressed) to-date respecting the CUP request…
6. <Any other findings as may be determined by the Commission in its review of the application…>

Suggested Conditions of Approval:

1. The Owner/Applicant shall obtain a building permit* for the proposed detached garage structure and final occupancy approval before using the same for its intended purpose(s); and,
2. The Owner/Applicant shall not establish or use the structure as an accessory dwelling unit on the Property; and,
3. City approval of the project garage does not, and shall not, abrogate the Applicant's/Owner's responsibility to comply with any relevant deed restriction(s) and/or covenants, conditions and restrictions (CC&Rs) that may be assigned to the Property; and,
4. <Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property…>

* If the Commission approves the garage, Staff will review the same during the building permit [plan] review process to ensure that plans of/for the contemplated structure comply with relevant and requisite "bulk regulations" (e.g., setbacks, height standards, lot coverage, etc.) that appertain to the project.

SUGGESTED MOTION FORMAT:

"I move that the Holladay Planning Commission approve the application *for a detached accessory garage on property addressed as 3938 South 3030 East in Holladay for, and in behalf of, William Stallings as Owner and Applicant. Said Conditional Use Permit approval is, and shall be, based upon findings 1-4 in the Staff report <and any other Commission stated findings>, contingent on Applicant's compliance with the following condition(s)… (see above for Staff suggested conditions)…*

ATTACHMENT(S)

- Copy of Conditional Use Permit Application [form] (page/Exhibit 3)
- Copy of Property site plan with reduced concept elevation and vicinity map (page/Exhibit 4)
- Copy of Google Maps Street image of Property (page/Exhibit 5)
- Copy of ArcGIS aerial image of Property (page/Exhibit 6)
- Copy of any department, agency, or citizen correspondence (page(s)/Exhibit(s) 7+)

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

BLAKE D UNGUREN; HANNAH J UNGUREN (JT)

3913 S PINE TREE DR

HOLLADAY UT 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

LIUYIN ZHANG

3921 S PINE TREE DR

HOLLADAY UT 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: **Tuesday, May 4th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by William Stallings for a Conditional Use Permit for an accessory building [garage] on his property located at 3938 South 3030 East in the R-1-8 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.14.030.

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

Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/23/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

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CITY of HOLLADAY

MAP CORRECTION
NOTICE OF A PUBLIC HEARING

Date: Tuesday, May 4th 2021
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

PLEASE NOTE: PREVIOUS MAILED NOTICE HAD THE INCORRECT LOCATION HIGHLIGHTED. THIS NOTICE CORRECTS THIS ERROR. WE APOLOGIZE FOR ANY CONFUSION.

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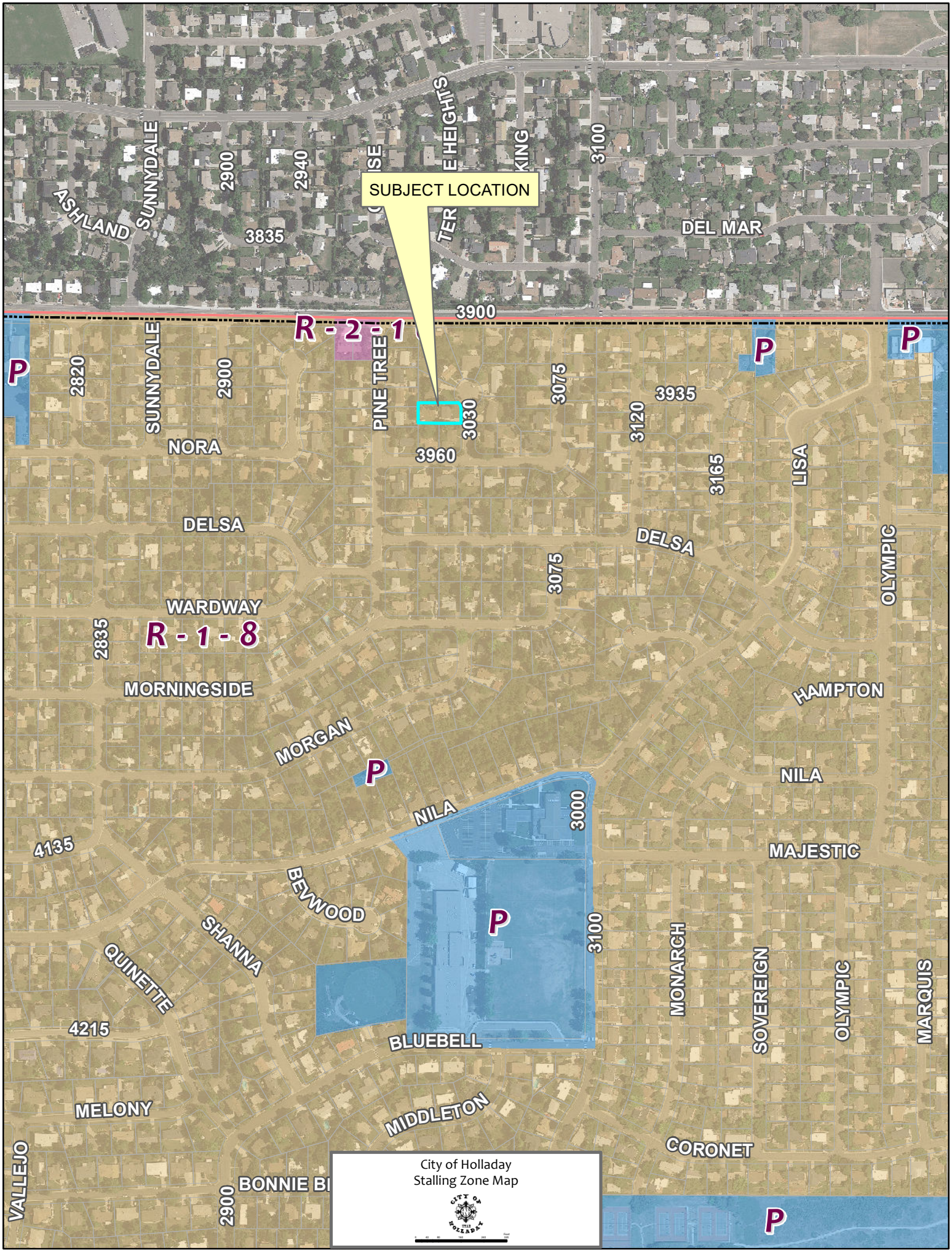
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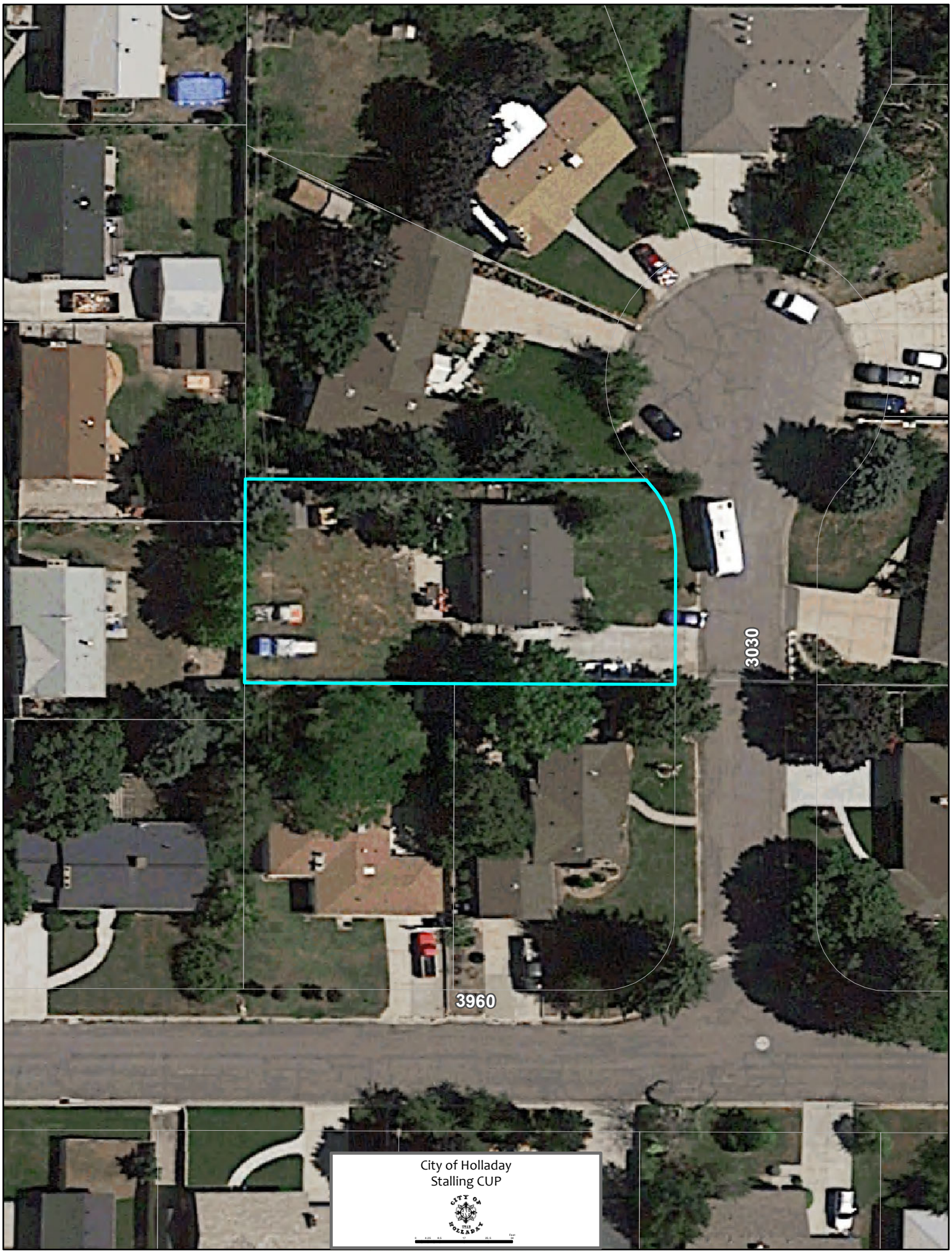
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SUBJECT LOCATION
R - 2 - 1
R - 1 - 8
P
ASHLAND
SUNNYDALE
2900
2940
3835
DEL MAR
3100
3900
2820
NORA
PINE TREE
3030
3960
3075
3120
3935
3165
LISA
OLYMPIC
DELSA
WARDWAY
2835
MORNINGSIDE
HAMPTON
MORGAN
NILA
3000
4135
MAJESTIC
BEVWOOD
SHANNA
QUINETTE
4215
BLUEBELL
MONARCH
SOVEREIGN
MARQUIS
MELONY
MIDDLETON
CORONET
VALLEJO
BONNIE BI
City of Holladay
Stalling Zone Map


3030
3960
City of Holladay
Stalling CUP

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

3

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project:
STALLINGS GARAGE

Address of Project:
3938 SOUTH 3030 EAST 84124

TYPE OF REQUEST: (mark all that apply)

	ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
	SITE PLAN (__) PERMITTED of (__) CONDITIONAL		REZONE of PROPERTY
	SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
	CONDOMINIUM PLAT		CODE AMENDMENT
	CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURE or DESIGNATION
	SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
	LOT LINE ADJUSTMENT or COMBINATION		DEVELOPMENT AGREEMENT AMENDMENT
	OTHER:		ANNEXATION

Applicant Name: (Please Print)
WILLIAM STALLINGS

Property Owners Name: (Please Print) ***ATTACH SIGNED "OWNER AFFIDAVIT"***
WILLIAM STALLINGS

Applicant's Mailing Address: 3938 SOUTH 3030 EAST City: HOLLADAY State: UT Zip: 84124

Applicant Phone:
(801) 703 - 4610

Applicant's Email Address:
WARPONY302@GMAIL.COM

Main Contact Person (Please Print):
Name: SAME AS ABOVE Phone: email:

Brief summary of proposal / request:
CURRENT TOTAL FOOTPRINT OF ACCESSORY BUILDING IS MAX 850 SQFT REQUESTING TO INCREASE SIZE TO NEW TOTAL OF 944 SQFT = ADDITIONAL 94 SQUARE FEET.

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	$600.00	REZONE of PROPERTY	$900.00 + $85.00/acre
SITE PLAN AMENDMENT	$250.00	CODE AMENDMENT	$600.00
SUBDIVISION: *Final = 6% of the cost of improvements*	$2,000.00 + $100.00/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:	150 CUP Accessory
SUBDIVISION AMENDMENT	$500.00	FINAL TOTAL DUE:	150

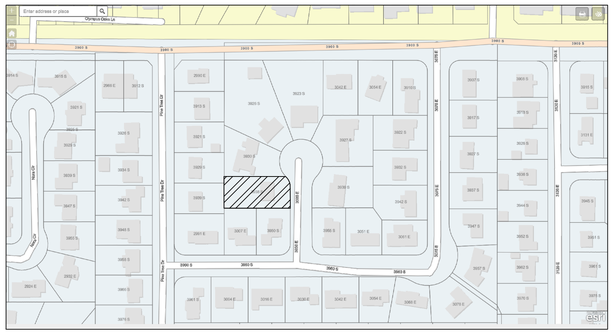
OFFICE USE ONLY
FILE NUMBER
PARCEL NUMBER
GENERAL PLAN:
ZONE: ACREAGE:
PC ACTION: DATE:
CC ACTION: DATE:
FILE DATE: 3/22/21

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
2. 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.

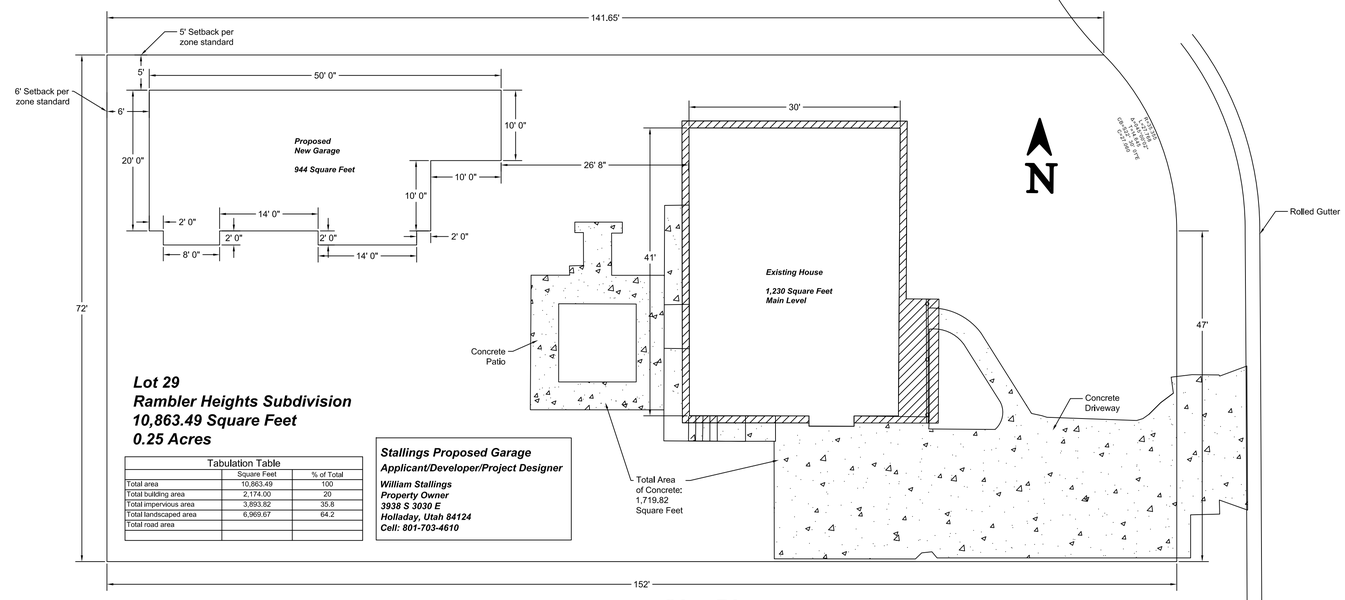
MAR 22 2021

Stallings Proposed Garage



Vicinity Map

N.T.S.



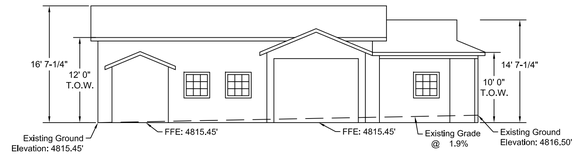
Lot 29
Rambler Heights Subdivision
10,863.49 Square Feet
0.25 Acres

Tabulation Table		
	Square Feet	% of Total
Total area	10,863.49	100
Total building area	2,174.00	20
Total impervious area	3,893.82	35.8
Total landscaped area	6,969.67	64.2
Total road area		

Stallings Proposed Garage
Applicant/Developer/Project Designer
William Stallings
Property Owner
3938 S 3030 E
Holladay, Utah 84124
Cell: 801-703-4610

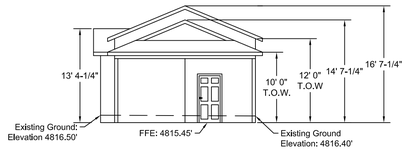
Site Plan

Scale: 1" = 10'



Front Elevation

Scale: 1" = 10'



Side Elevation

Scale: 1" = 10'

3030 East

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-2-05 HOME OCCUPATION - "EARTH & ETHER"

ADDRESS:

3957 South Alberly

LEGAL DESCRIPTION: *16-34-332-007*

LOT 14, ALBERLY SUB

APPLICANT/REPRESENTATIVE:

Brittany Lee

PROPERTY OWNER:

Mark Hammond

ZONING:

R-1-8, Single Family Residential, per 8,000sqft

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailer - Sent 04/23/2021

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

5.54
13.76.730

EXHIBITS:

Staff Report
Vicinity maps
Applicant Narrative

STAFF:

Rob Hobbs, Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
Public Hearing of May 04, 2021
Hearing Item No. __

Request:	**Home Occupation Conditional Use Approval for a Home-Based Business: "Earth and Ether"**
Applicant:	Brittany Lee
Address:	3957 S. Alberly Way (hereinafter the "Property"); Parcel No. 16343320070000
Zone:	R-1-10 (Single-Family Residential, 10,000 sq. ft. min. property size)
File No:	21-2-05
Planner:	Robert Hobbs

GOVERNING POLICIES/ORDINANCES:

13.76.730	Home Occupation (Regulations)
13.100	Land Use Table (allowed as conditional)
13.08.040	Conditional Uses
05.54.010	Home Occupation (business license)

ADMINISTRATIVE ACTION ITEM – Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

REGULATIONS SUMMARY

Section 13.76.730 of the City of Holladay zoning code defines a business operated out of a home (i.e., a "Home Occupation") as: "*Any use conducted entirely within a dwelling and carried on by one person residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the dwelling or property restricted for residential purposes"*.

Home-based businesses (HBB) that have customers or employees coming to the home are reviewed through the Conditional Use Permit (CUP) process as "Home Occupations". Subsequent to 2005 state legislative action, Conditional Uses are to be treated as allowable uses *, subject to possible imposition of "conditions" effectually designed to mitigate potential harmful impacts of said uses on adjoining properties or vice versa.

> * "A conditional use must be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with standards that are contained in the ordinance. If there are no identifiable standards contained in the ordinance, there will be no basis for denying the permit." ("Standards for Granting Conditional Use Permits", ULCT, 2016)

The Planning Commission should focus on a proposed home occupation's potential operational impact(s) on the neighborhood within which the business is proposed. As per 13.04.080, a conditional use should NOT:

> 1. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;

2. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and,

3. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.

As home occupations in Holladay are reviewed in context of Conditional Use Standards (see H.C.C. § 13.08.040.F), any denial of the same requires careful and specific reasons to withstand court scrutiny.

And, while Conditional Use standards apply to home businesses, Holladay also has specific standards that appertain to Home Occupations -- as follows:

13.76.730: HOME OCCUPATION: REGULATIONS

A. The business activity must be conducted entirely within a dwelling and carried on by persons residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the dwelling or property for residential purposes.

B. No home occupation license shall be required for businesses that:

1. Do not have customers that come to the home;

2. Do not have employees who come to the home; and

3. Do not have combined offsite impacts of the home based business and the primary residential use that exceed the impact of the residential use alone.

C. There shall be no display of merchandise nor stock in trade, "stock in trade" being an item offered for sale which was not produced on the premises.

D. The business shall not include the sale of commodities except those produced on the premises.

1. Original or reproductions of works of art designed or created by the artist operating a home occupation may be stored on the premises. "Reproductions of works of art" include such items as printed reproductions, casting and sound recordings.

2. Commodities produced on the premises may be sold on the premises if the Planning Commission grants a conditional use permit for customers coming to the home.

E. The home occupation shall not involve the use of an accessory building or yard space or activity outside the main building.

F. The Community Development Director shall determine whether additional parking, in addition to the requirements of chapter 13.80 of this title is required for a home occupation and shall also determine the number and location of such additional parking spaces. (Ord. 2017-17, 6-15-2017)

TECHNICAL REVIEW COMMITTEE QUICK ANALYSIS & RECOMMENDATION

Comes now Brittany Lee requesting approval to license and operate a home-based "skin care and energy healing" practice. Her application narrative did not elaborate on her expected client visitations, on average, each week nor intended operating hours. No details regarding the nature of the business were provided.

The Technical Review Committee (TRC) finds that the application for a conditional use permit allowing a home-based to be complete. The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application and one has not been held in so far as Staff is aware. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider….

Suggested Findings:

1. A Home Occupation with customers is an allowed use for this location subject to mitigation conditions; and,
2. The proposed business's operations would expectedly be of low-impact nature --all procedures are proposed to occur within the applicant's home; and,
3. The Property owner has space sufficient to provide off-street parking on their over-sized driveway (see aerial imagery of the Property); and,
4. It is not anticipated that traffic to/from the site will be a problem due to the probable clientele count notwithstanding the Property is positioned at the end of a public right-of-way cul-de-sac; and,
5. There are no expressly anticipated outside employees associated with the contemplated business operation (which will serve to not diminish available clientele parking area provision); and,
6. The use provides a service to the community; and,
7. Clarification of the proposed business's intended days and hours of operation for the business is needful…
8. <Any other findings as may be determined by the Commission in its review of the application…>

Suggested Condition(s) of Approval:
Should the Planning and Zoning Commission vote to approve the application, Staff recommends that the Commission impose the following conditions of approval on/against the permit:

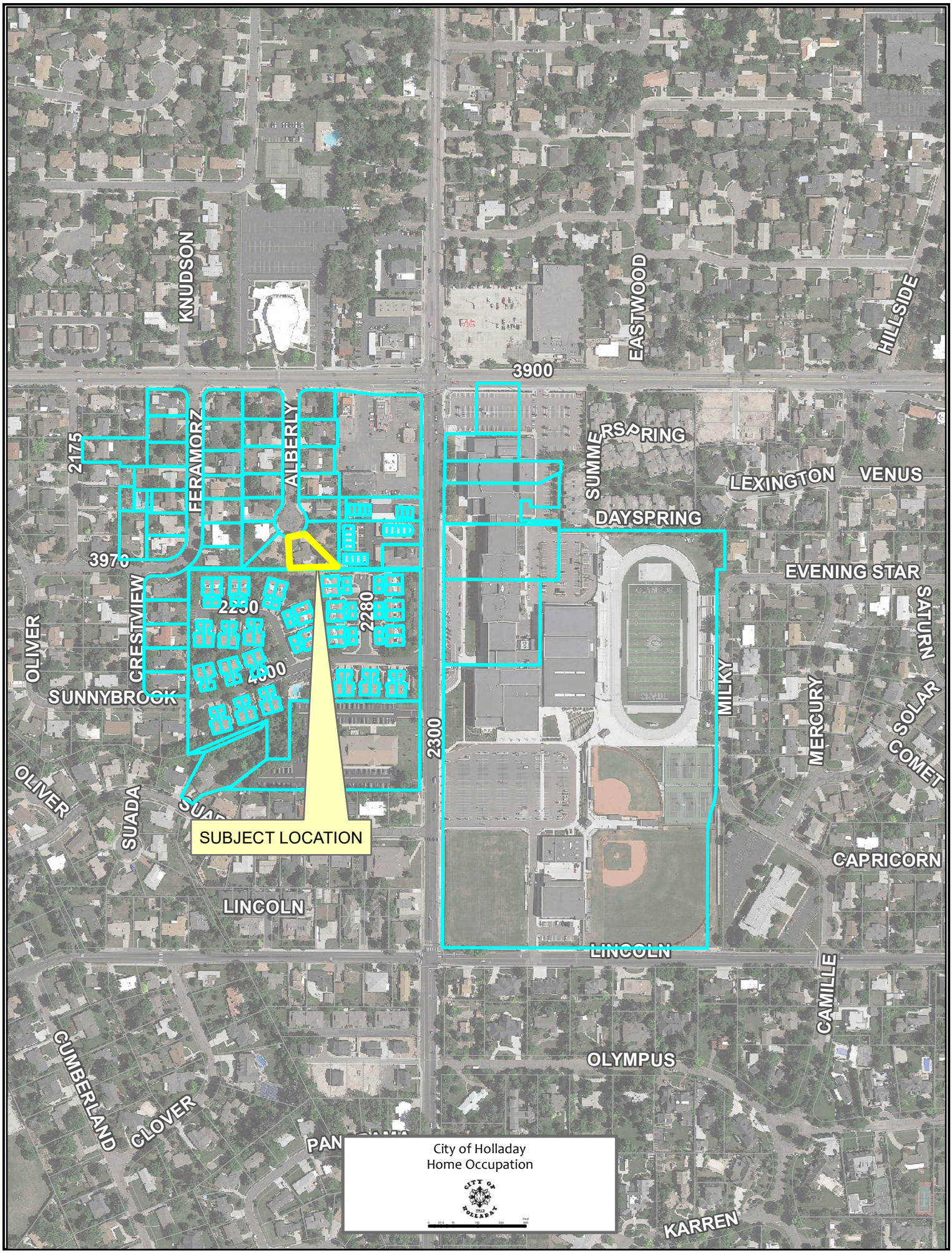
1. The Property's existing off-street parking [driveway] area shall be kept open and available during business hours for patronage use (to discourage on-street client parking); and,
2. A business license shall be procured by the Applicant for the use and shall be maintained in active status while the business is in operation; and,
3. The CUP and business license are subject to review and revocation upon finding of non-compliance; and,
4. Provided clientele services shall be limited to a maximum of _____ persons per week; and,
5. Days and hours of operation are, and shall be, limited to _____, from: _____to_____; and,
6. <Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property…>

SUGGESTED MOTION FORMAT:

"I move that the Holladay Planning Commission approve the application *for a Home Occupation for "Earth and Ether" to be located at 3957 S. Alberly Way based upon findings 1-7 in the Staff report <and any other Commission stated findings>, contingent on Applicant's compliance with the following conditions… (see above for Staff suggested conditions)…*

ATTACHMENT(S)

- Copy of Home Occupation related CUP Application (page/Exhibit 4)
- Copies of ArcGIS aerial imagery showing Property and surrounds (pages/Exhibits 5-6)
- Copy of Applicant's neighborhood meeting invitation (page/Exhibit 7)
- Copy of Holladay City Code § 13.76.730 (page/Exhibit 8)


KNUDSON
EASTWOOD
HILLSIDE
3900
SUMMERSPRING
DAYSPRING
LEXINGTON
VENUS
EVENING STAR
SATURN
SOLAR
COMET
MERCURY
MILKY
2175
FERAMORZ
ALBERLY
3970
2230
2280
4300
2300
OLIVER
CRESTVIEW
SUNNYBROOK
SUADA
SUBJECT LOCATION
LINCOLN
CAPRICORN
CAMILLE
OLYMPUS
CUMBERLAND
CLOVER
KARREN
City of Holladay
Home Occupation

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

GUS ANGELOS

2210 E 3900 S

HOLLADAY UT 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

TODD LUND & MICHELLE RICHARDS LUND LIVING TRUST 10/11/2013

3916 S FERAMORZ DR

HOLLADAY UT 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
HOME-BASED BUSINESS

Date: **Tuesday, MAY 4th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review and consider a request by Brittany Lee, representing property owner Mark Hammond, who is seeking conditional approvals to perform skin treatment services within the residence at 3957 S Alberly Way in the R-1-10 zone as allowed in accordance with Holladay Ordnance 5.54.010 and 13.76.730.

Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/23/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
HOME-BASED BUSINESS

Date: **Tuesday, MAY 4th 2021**
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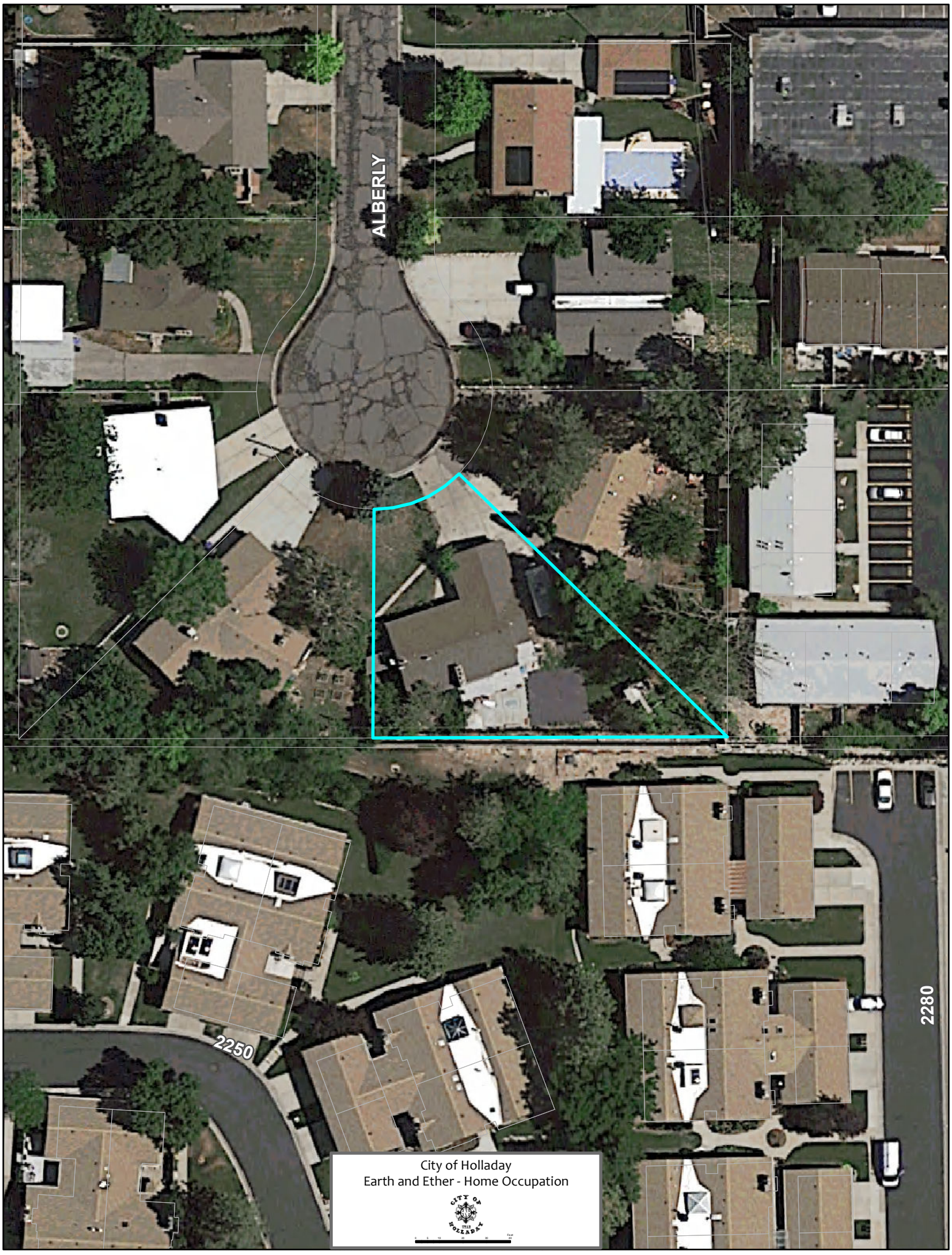
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KNUDSON
3900
FERAMORZ
ALBERLY
2300
3970
2250
2280
CRESTVIEW
SUBJECT LOCATION
SUNNYBROOK
SUADA
City of Holladay
Home Occupation


ALBERLY
2250
2280
City of Holladay
Earth and Ether - Home Occupation

Brittany Lee
3957 S Alberly way
Holladay, UT 84124
7818081204
Discover@earth-ether.com

Dear Neighbor,

A neighborhood meeting will be held March 23rd 2021 at 6pm to discuss a proposed in-home business at 3957 s alberly way. Earth and Ether will be a private skin service and energy healing space.

Please join via Zoom to discuss this application and share your thoughts and feelings. Note that this is NOT a City of Holladay Planning Commission or City Council meeting. This is a pre-meeting prior to presenting a pending application to the City of Holladay.

Zoom Meeting ID: 78842904012

Passcode: Qk6epn

Thank You,

Brittany Lee

ner of 16343310040000 1 S FERAMORZ DR LLADAY UT 84124	Owner of 16343320040000 3939 S ALBERLY WY HOLLADAY UT 84124	of 16343330050000 S 2300 E # 3 HOLLADAY UT 84124
ner of 16343310050000 11 S FERAMORZ DR LLADAY UT 84124	Owner of 16343320050000 3947 S ALBERLY WY HOLLADAY UT 84124	Owner of 16343330060000 766 E RAINFOREST DR MURRAY UT 84107
ner of 16343310060000 31 S FERAMORZ DR LLADAY UT 84124	Owner of 16343320060000 3538 BIG SPRUCE WY PARK CITY UT 84098	Owner of 16343330070000 3944 S 2300 E # 1 HOLLADAY UT 84124
ner of 16343310070000 71 S FERAMORZ DR LLADAY UT 84124	Owner of 16343320070000 926 E IBIS WY DRAPER UT 84020	Owner of 16343330080000 3944 S 2300 E # 2 HOLLADAY UT 84124
ner of 16343310100000 930 S ALBERLY WY OLLADAY UT 84124	Owner of 16343320120000 3950 S 2300 E HOLLADAY UT 84124	Owner of 16343330090000 3944 S 2300 E HOLLADAY UT 84124
ner of 16343310110000 505 S LITTLE FARM LN MILLCREEK UT 84109	Owner of 16343320150000 777 E 2100 S SALT LAKE CITY UT 84106	Owner of 16343330100000 3944 S 2300 E HOLLADAY UT 84124
Owner of 16343310120000 2505 E KEDDINGTON LN HOLLADAY UT 84117	Owner of 16343320170000 3947 S ALBERLY WY HOLLADAY UT 84124	Owner of 16343330110000 3946 S 2300 E # 1 HOLLADAY UT 84124
Owner of 16343310130000 3954 S ALBERLY WY HOLLADAY UT 84124	Owner of 16343330010000 3942 S 2300 E # 1 HOLLADAY UT 84124	Owner of 16343330120000 3946 S 2300 E HOLLADAY UT 84124
Owner of 16343310140000 3956 S ALBERLY WY HOLLADAY UT 84124	Owner of 16343330030000 3942 S 2300 E # 1 HOLLADAY UT 84124	Owner of 16343330130000 3946 S 2300 E HOLLADAY UT 84124
Owner of 16343320030000 3931 S ALBERLY WY HOLLADAY UT 84124	Owner of 16343330040000 3942 S 2300 E # 2 HOLLADAY UT 84124	Owner of 16343330140000 3946 S 2300 E HOLLADAY UT 84124

Go to avery.com/templates
45160™

1 - 3931 S FERAMORZ DR

2 - 3951 S FERAMORZ DR

3 - 3961

4 - 3971

5 - 3930

6 - 3505

7 - 3954

Also:

3977 S 2280 E
Holladay UT

3992 S 2280 E
Holladay UT

3986 S 2280 E
Holladay UT

2242 E 3980 S
Holladay UT

3982 S 2280 E
Holladay UT

2244 E 3980 S
Holladay UT

3977 S 2280 E

3992 S 2280 E

3986 S 2280 E

2242 E 3980 S

3982 S 2280 E

2244 E 3980 S

3980 S 2280 E

3976 S 2280 E

3987 S 2280 E

3975 S 2280 E

Owner of 16343340030000
4333 S 1400 E
MILLCREEK UT 84124

Owner of 16343340040000
3936 S 2300 E # 4
HOLLADAY UT 84124

Owner of 16343340050000
3936 S 2300 E
HOLLADAY UT 84124

Owner of 16343340060000
3936 S 2300 E # 6
HOLLADAY UT 84124

Owner of 16343340070000
3936 S 2300 E
HOLLADAY UT 84124

Owner of 16343340080000
4600 S HOLLADAY BLVD
HOLLADAY UT 84117

Owner of 16343780020000
3999 S 2250 E
HOLLADAY UT 84124

Owner of 16343780030000
3993 S 2250 E
HOLLADAY UT 84124

Owner of 16343780040000
3989 S 2250 E
HOLLADAY UT 84124

Owner of 16343780050000
3983 S 2250 E
HOLLADAY UT 84124

Owner of 16343780060000
2243 E 3980 S
HOLLADAY UT 84124

Owner of 16343780070000
2241 E 3980 S
HOLLADAY UT 84124

Owner of 16343780080000
2233 E 3980 S
HOLLADAY UT 84124

Owner of 16343780090000
2231 E 3980 S
HOLLADAY UT 84124

Owner of 16343780100000
2223 E 3980 S
HOLLADAY UT 84124

Owner of 16343780120000
2868 W MATTERHORN DR
TAYLORSVILLE UT 84129

Owner of 16343790010000
3996 S 2280 E # 1A
HOLLADAY UT 84124

Close

Chat

To Everyone

Hey if you could please type in your name so I have a list of attendees

From Ryan Thompson to Everyone

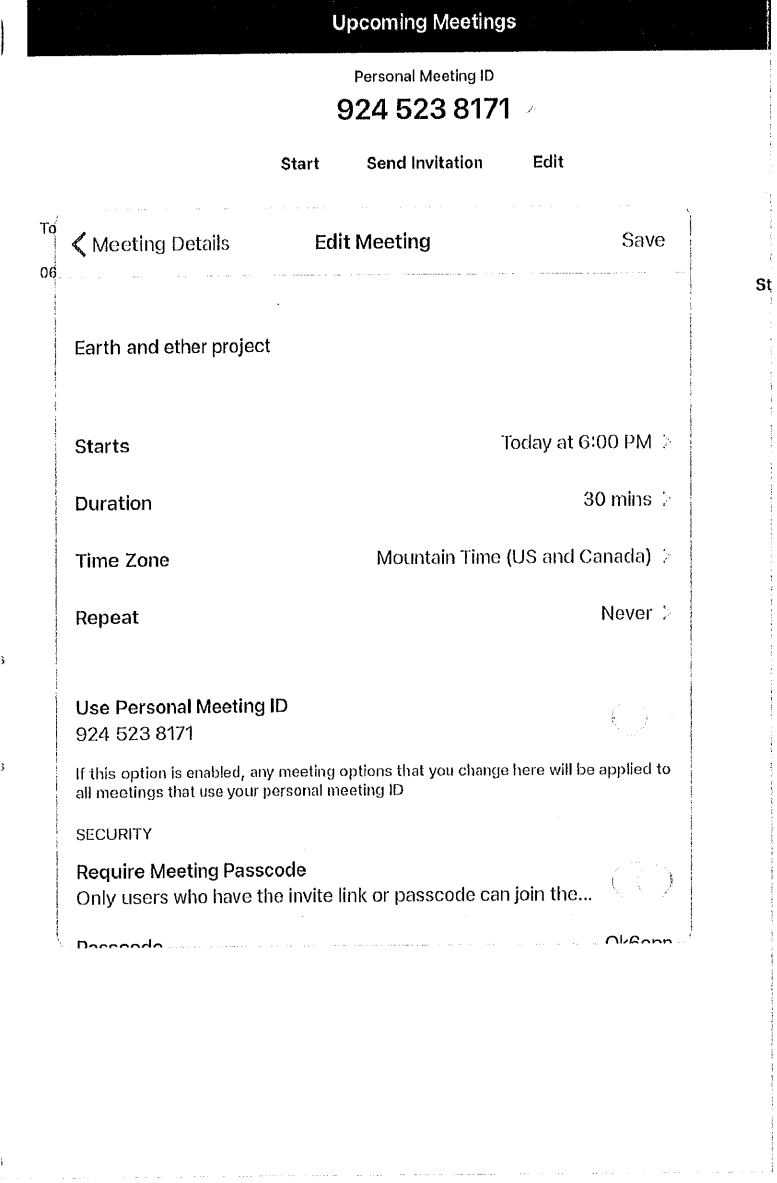
Ryan Thompson

Send to: Everyone

Tap here to chat or tap a message to reply



- Ryan + Jen were supportive
- Had questions of parking


Upcoming Meetings
Personal Meeting ID
924 523 8171
Start
Send Invitation
Edit
Meeting Details
Edit Meeting
Save
Earth and ether project
Starts
Today at 6:00 PM
Duration
30 mins
Time Zone
Mountain Time (US and Canada)
Repeat
Never
Use Personal Meeting ID
924 523 8171
If this option is enabled, any meeting options that you change here will be applied to all meetings that use your personal meeting ID
SECURITY
Require Meeting Passcode
Only users who have the invite link or passcode can join the...

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-1-03 SUBDIVISION - "LINCOLN PARK"

ADDRESS:

2251 East Lincoln Lane

LEGAL DESCRIPTION: *16-34-384-017*

COM 283 FT W FR S 1/4 COR SEC 34 T 1S R 1E SL MER W 75 FT N 214.5 FT E 75 FT S 214.5 FT TO BEG 0.34 AC

APPLICANT/REPRESENTATIVE:

Ben Norman

PROPERTY OWNER:

Summit Creek Investments

ZONING:

R-2-10 Two-unit Residential, per 10,000sqft

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailer - Sent 04/23/2021

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.08.030
13.10

EXHIBITS:

Staff Report
Vicinity maps
Conceptual Site plan
Preliminary Construction Drawings

STAFF:

Jonathan Teerlink, Planning Manager

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
May 4th, 2021
Item #4

Request:	**RESIDENTIAL SUBDIVISION – CONCEPT & PRELIMINARY REVIEW**
Project:	Lincoln Park Subdivision
Address:	2251 East Lincoln Lane
Zone:	R-2-10
Applicant:	Ben Norman, City Point Homes (Agent for property owner, Trent Pearce)
File No:	21-1-03
Notice:	Mailed notice 10 days prior to the hearing as required by code
Staff:	Paul Allred

GOVERNING ORDINANCES:	13.08.10C	SUBDIVISION PLAN APPROVAL STANDARDS
	13.10.50	SUBDIVISIONS SUBMISSION REQUIRMENTS

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 2/24/21.

The Planning Commission must hold a public hearing to consider any public comment that may be forthcoming from anyone with interest in the proposed development. Ample time should be provided to allow for input. In considering input, the Commission should strictly limit repetitious input and make sure comments are directed to the Commission and not the developer or audience members.

SUMMARY

- This proposal is an *administrative* matter by the Planning Commission to check compliance with codes and regulations.
- An application from the property owner at 2251 E. Lincoln Lane has been submitted via agent, Ben Norman.
- The proposal is to divide a single property into an additional single family home lot.
- The zone is not proposed to be changed for this small subdivision – it already has sufficient area for two lots in the zone, R-2-10.
- This type of development is also called, "deep lot subdivision", or more commonly, "flag lot development".
- A substantial amount of subdividing in Holladay over the years both prior to and after incorporation, is this type of development.
- The neighborhood meeting was held on 2/24 at which time the agent for the property owner explained the nature of the proposed subdivision which is:
    - Create a second lot behind the first home fronting on Lincoln Lane
    - Build a new home on the rear lot
    - Fully remodel the existing home on the front lot
    - Sell both homes

TECHNICAL REVIEW COMMITTE ANAYSIS

- The conceptual subdivision lacks the Tabulation Table for project area, net area, dedications, etc.
- Applicant is awaiting utility service letters ("will serve") for the new lot.
- The TRC has reviewed both the Conceptual and Preliminary Subdivision plans and have a recommendation for each for the Commission as outlined below.

RECOMMENDATION

CONCEPTUAL. All required *conceptual* level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be substantially complete as per the City's submission requirements.

The TRC recommends that the commission approve the **CONCPETUAL SUBDIVISION PLAN** based upon the following findings:

FINDINGS:
- The requirements for conceptual subdivision have been substantially completed.
- Each of the lots comply with the minimum width (50 ft) and area (6,250 sq ft) for single-family home development in the R-2-10 zone.
- The development complies with the General Plan

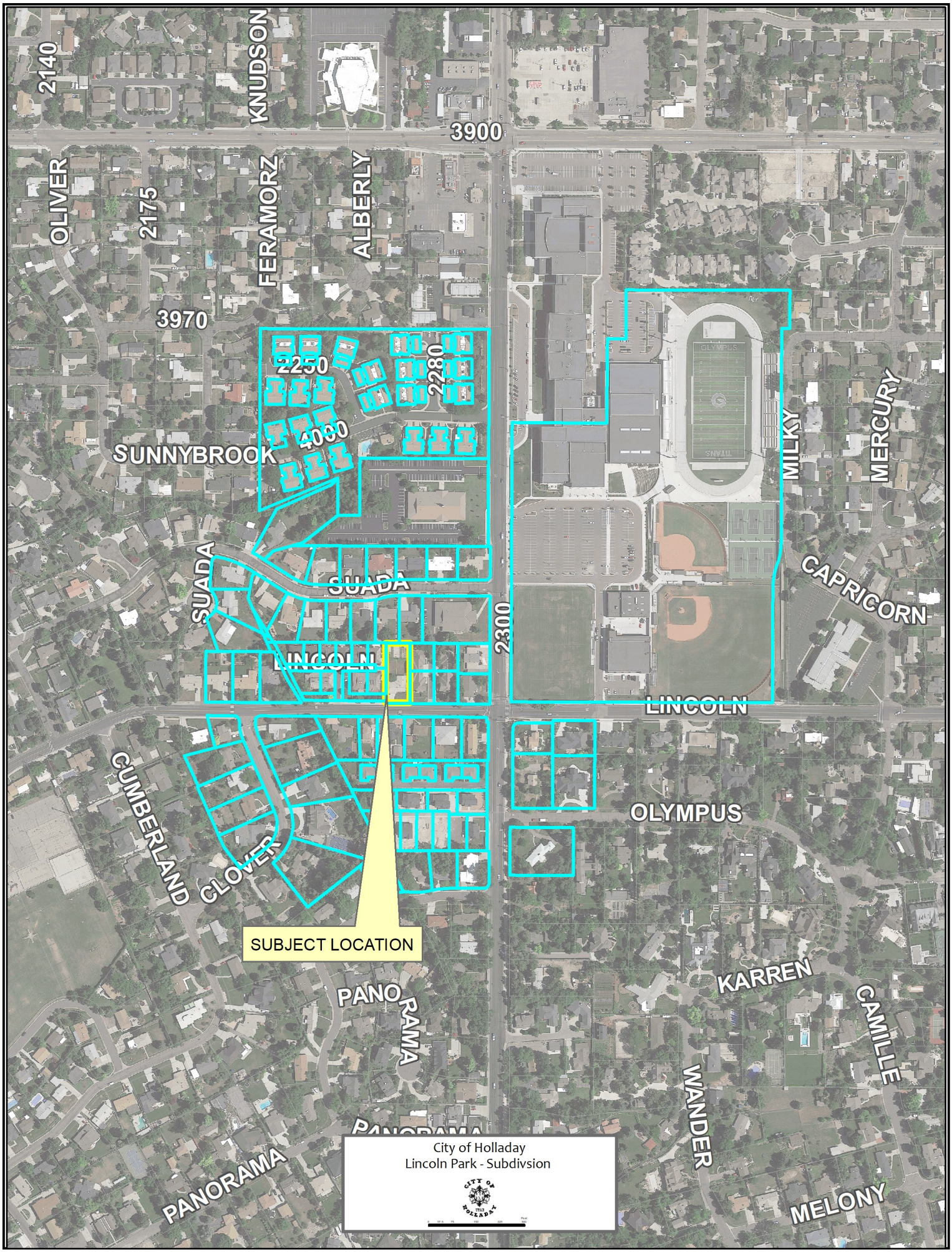
REQUIREMENTS
- Submit the required area and use table per the Concept Plan checklist.

PRELIMINARY. The TRC recommends that the Planning Commission approve the **PRELIMINARY SUBDIVISION PLAN with FINAL PLAT approval delegated to the TRC,** based upon the following findings:

FINDINGS:
- The requirements for preliminary subdivision have been substantially completed.
- Storm water detention areas and public improvements have been reviewed by the city engineer
- Fire access has been approved by the UFA.
- Vehicular access and utility easements to the rear is established

REQUIREMENTS
- Obtain and submit all utility connection letters prior to Final plat submittal to the TRC
- Post development Bonding requirements as determined by the City engineer.

EXHIBITS
- Public notice
- Conceptual plan
- Preliminary Plan
- Neighborhood meeting minutes – including narrative


2140
KNUDSON
3900
OLIVER
2175
FERAMORZ
ALBERLY
3970
2250
2280
4000
SUNNYBROOK
MILKY
MERCURY
SUADA
SUADA
CAPRICORN
2300
LINCOLN
LINCOLN
CUMBERLAND
CLOVER
OLYMPUS
SUBJECT LOCATION
KARREN
CAMILLE
PANO
RAMA
WANDER
PANORAMA
PANORAMA
MELONY
City of Holladay
Lincoln Park - Subdivsion

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

B AND M NELSON ENTERPRISES, LLC

4149 S BEVWOOD CIR

HOLLADAY UT, 84124 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

HOLLADAY RESIDENT

2237 E SUADA DR

HOLLADAY UT, 84124 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

RESIDENTIAL SUBDIVSION – Lincoln Place

Date:	**Tuesday, May 4th 2021**
Time:	**As close to 7:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review a Conceptual/Preliminary subdivision plat application submitted by the Property's owner Ben Norman to subdivide the property located at 2251 E Lincoln Lane in the R-2-10 zone, into two single family home lots. As per Holladay Ord 13.08

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

Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

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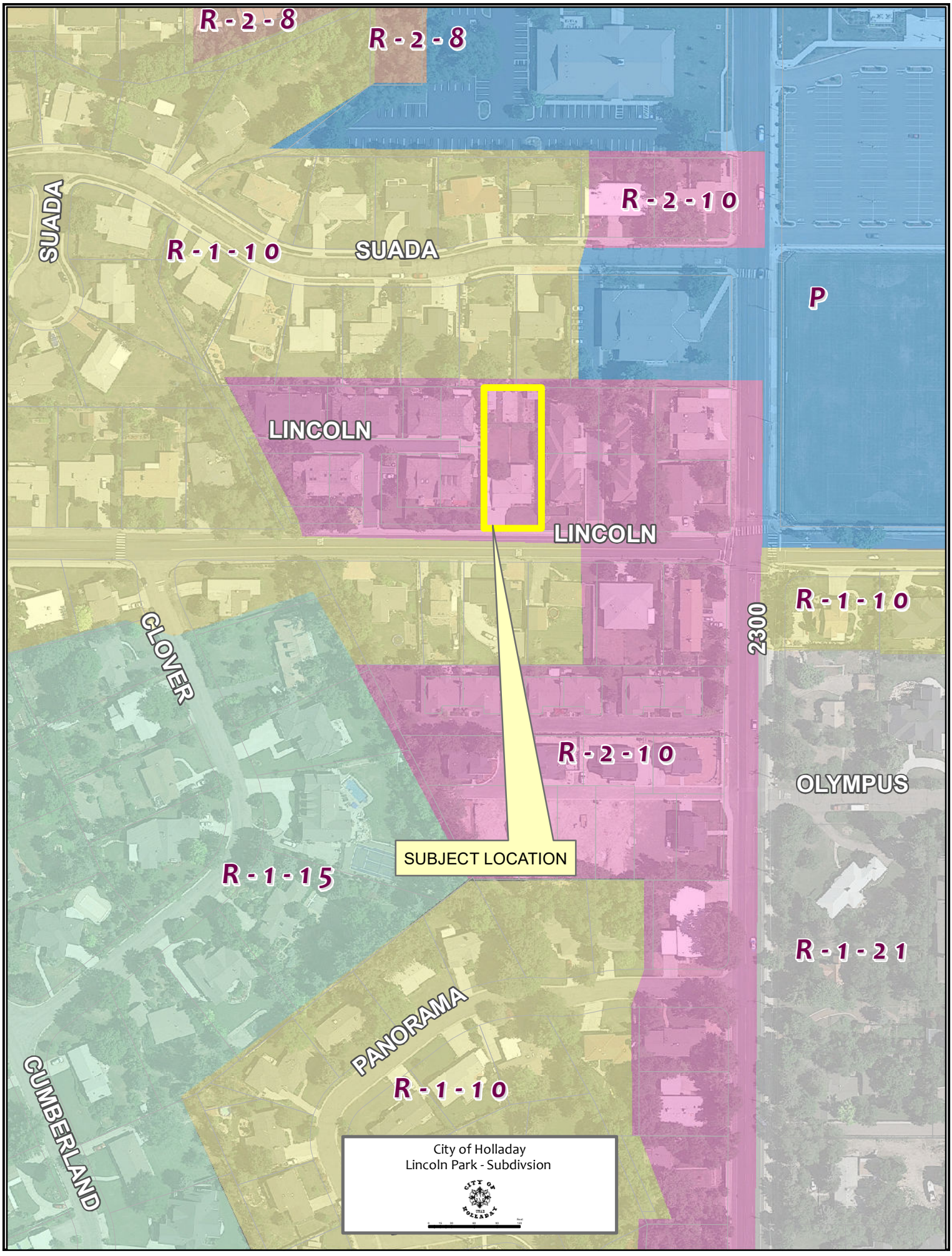
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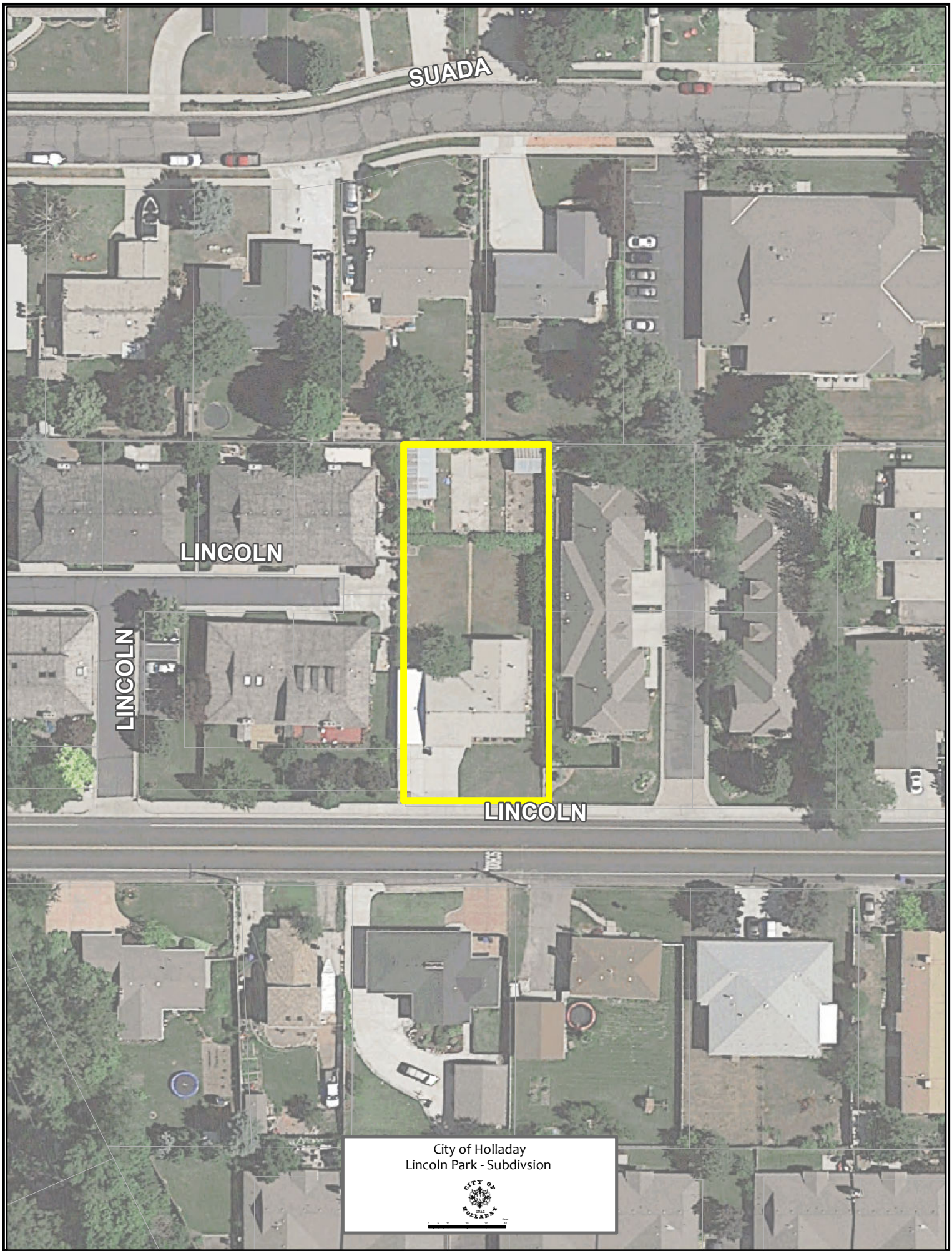
Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/23/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.




R - 2 - 8
R - 2 - 8
SUADA
R - 2 - 10
R - 1 - 10
SUADA
P
LINCOLN
LINCOLN
R - 1 - 10
2300
CLOVER
R - 2 - 10
OLYMPUS
SUBJECT LOCATION
R - 1 - 15
R - 1 - 21
PANORAMA
R - 1 - 10
CUMBERLAND
City of Holladay
Lincoln Park - Subdivsion


SUADA
LINCOLN
LINCOLN
LINCOLN
City of Holladay
Lincoln Park - Subdivsion

Neighborhood Meeting Minutes

2/24/2021

SUBJECT: **Purposed Lot Split @ 2251 E Lincoln Ln, Holladay**
MEETING TIME: **2/24/2021 @ 2pm**
MEETING LOCATION: **Zoom Meeting Held Online**

Topics Discussed During Meeting:

HOST: Announced the purpose of the meeting was to allow the residence to ask questions or express concerns about a proposed lot split at 2251 E Lincoln Ln. An overview of the project was given: we intend to subdivide this property creating a new flag log in the back that will access across the front of the existing lot. The existing detached garage will be removed and a new "attached" garage will be built in it's place. The front house will also undergo a full remodel. On the rear lot, we plan to build a new house. This is an investment property for us and both houses will be sold in the end.

QUESTION: Will it be a two-story house in the back?
ANSWER: It could be, but that house has not been designed yet. Additionally, the expected setbacks were discussed and how they will mirror the neighbors setbacks.

QUESTION: How will the back lot be accessed?
ANSWER: The flag lot will be accessed across the existing front lot.

HOST: Reiterated the plan for the late-comers.

QUESTION: What kind of remodel is planned for the front house?
ANSWER: Significant remodel. In addition to the new garage. We intend to remove the roof and install new trusses while keeping the existing walls. We also plan to add some living space above the new garage.

QUESTION: What's the time frame for the project?
ANSWER: We hope to get going right away and perhaps be coming to the end of the project in a year's time or so.

QUESTION: What impact is expected to the Lincoln Ct HOA?
ANSWER: We don't expect to have any impact on the HOA, we will be able to complete our project within the confines of our own lot.

RECEIVED
MAR - 4 2021

CONCERN: We are just concerned about the height of the new build and the possibility of obstructing views.

QUESTION: Do you know the target sq. ft. of the new house?
ANSWER: Not for sure, but probably in the 3,000 ft range with the basement.

QUESTION: Curiosity, do you have a portfolio of your projects?
ANSWER: Our website is nearly done, but you can see our projects on Instagram. We specialize in high end flips and new construction.

QUESTION: Will the city give us further communication about the process?
ANSWER: I'm not really sure about the city's protocol, this is our first project in Holladay, but I'm sure there will be a public record of the process.

QUESTION: Will you be replacing the fence on the west?
ANSWER: No current plans to.

QUESTION: What's your expectation for the Zoom meeting?
ANSWER: The meeting was scheduled per Holladay city's requirements. But I do appreciate the opportunity to put a name and a face to the project and answer your questions.

QUESTION: Can we get your phone #?
ANSWER: Yes. Phone # and email address were given out.

LATE ATTENDEE JOINED AND WAS GIVEN A RECAP OF THE PROJECT.

WITH NO MORE QUESTIONS, THE HOST THANKED THEM FOR THEIR TIME AND INVITED THEM TO REACH OUT WITH ANY ADDITIONAL QUESTIONS.

THE ATTENDEES THANKED THE HOST AND WISHED HIM LUCK.

Minutes taken By:

Ben Norman
801-856-8355
BC Norman LLC

LIST OF NEIGHBORHOOD MEETING ATTENDEES	
HOST:	
Ben Norman	**2251 E Lincoln Ln**
Steve Gerrard	2241 E Lincoln Ct
Sandra Stennett	2253 E Lincoln Ct
Alicia Lantz	2268 E Suada Ct
Ryan Fowler	2258 E Lincoln Ln
Shelby Nelson	2266 E Lincoln Ct
Ken Oswald	4147 S Clover Ln
Marilyn Oswald	4147 S Clover Ln

NEIGHBORING PROPERTIES NOTIFIED FOR PUBLIC MEETING (AS TAKEN FROM COUNTY RECORDS)			
Owner of 16343820180000	4149 S BEVWOOD CIR	HOLLADAY UT 84124	
Owner of 16343820190000	2237 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343820200000	2247 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343820210000	2257 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343820220000	1797 E GROVER LN	HOLLADAY UT 84124	
Owner of 16343820230000	PO BOX 520418	SALT LAKE CITY UT 84152	
Owner of 16343820240000	1019 S KAYS DR	KAYSVILLE UT 84037	
Owner of 16343820250000	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT 84150	
Owner of 16343840020000	4065 S SUADA CIR	HOLLADAY UT 84124	
Owner of 16343840030000	4069 S SUADA CIR	HOLLADAY UT 84124	
Owner of 16343840040000	2218 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840050000	2290 E 4500 S # 101	HOLLADAY UT 84117	
Owner of 16343840060000	2290 E 4500 S # 101	HOLLADAY UT 84117	
Owner of 16343840070000	2228 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840080000	2234 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840090000	2876 S HIGHLAND DR	SALT LAKE CITY UT 84106	
Owner of 16343840100000	2252 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840110000	2260 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840120000	2268 E SUADA DR	HOLLADAY UT 84124	
Owner of 16343840140000	2211 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840150000	2219 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840170000	2251 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840190000	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT 84150	
Owner of 16343840200000	6577 S 1570 E	MURRAY UT 84121	
Owner of 16343840210000	8246 S MAIO DR	SANDY UT 84093	
Owner of 16343840240000	2227 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840250000	2233 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840310000	2246 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840320000	2250 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840330000	2226 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840340000	2236 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840350000	2237 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840360000	2241 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840370000	2247 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840380000	2253 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840390000	2239 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840400000	2239 E LINCOLN CT	HOLLADAY UT 84124	
Owner of 16343840430000	2273 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840440000	2271 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840450000	2275 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16343840460000	2277 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 16344510070000	2500 S STATE ST	SOUTH SALT LAKE UT 84115	
Owner of 22031270010000	10710 NE 10TH ST # 317	BELLEVUE WA 98004	
Owner of 22031270020000	4137 S CLOVER LN	HOLLADAY UT 84124	
Owner of 22031270120000	2240 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22031270130000	2254 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22031270140000	2258 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22031270150000	2266 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22031270160000	PO BOX 900265	SANDY UT 84090	
Owner of 22031270170000	3581 S HILLSIDE LN	SALT LAKE CITY UT 84109	
Owner of 22031270400000	4147 S CLOVER LN	HOLLADAY UT 84124	
Owner of 22031270410000	4157 S CLOVER LN	HOLLADAY UT 84124	
Owner of 22031270420000	2251 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270430000	2256 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270440000	2257 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270450000	2262 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270460000	2263 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270470000	2268 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270480000	2274 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270490000	2277 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270500000	2278 E 4160 S	HOLLADAY UT 84124	
Owner of 22031270510000	2280 E 4160 S	HOLLADAY UT 84124	
Owner of 22031300010000	4130 S 2300 E	HOLLADAY UT 84124	
Owner of 22031300030000	2857 E SLEEPY HOLLOW DR	HOLLADAY UT 84117	
Owner of 22031300040000	3177 E OLD RIDGE CIR	COTTONWOOD HTS UT 84121	
Owner of 22031300050000	4138 S 2300 E	HOLLADAY UT 84124	
Owner of 22031300060000	4140 S 2300 E	HOLLADAY UT 84124	
Owner of 22031300070000	160 W HACKBERRY DR	CHANDLER AZ 85248	
Owner of 22032010020000	2334 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22032010170000	2313 E OLYMPUS DR	HOLLADAY UT 84124	
Owner of 22032010180000	2308 E LINCOLN LN	HOLLADAY UT 84124	
Owner of 22032010190000	2313 E OLYMPUS DR	HOLLADAY UT 84124	

Notice of Neighborhood Meeting

2/17/2021

PROPERTY: **2251 E Lincoln Ln, Holladay**

Dear Neighbor,

A Zoom meeting will be held on Thursday, February 24th, at 2pm to discuss a proposed lot split located at 2251 E Lincoln Ln. You are welcome to join us to discuss this subdivision concept and share your thoughts.

Zoom Meeting:	
Meeting Date:	2/24/21 @ 2pm
Meeting ID:	898 7672 4050
Passcode:	w7d1kD

Please note that this is NOT a City of Holladay Planning Commission or City Council meeting. This pre-meeting takes place prior to any application to the City.

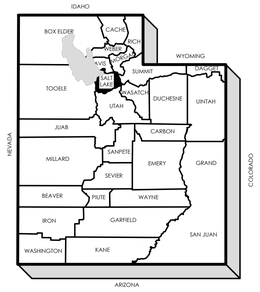
Thank you,

Ben Norman
BC Norman LLC

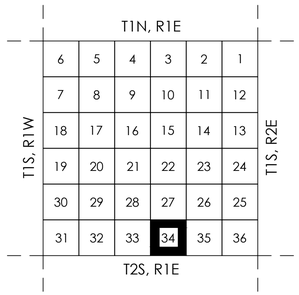
SCALE CONSULTANTS PROJECT ID: 21-003

LINCOLN PARK SUBDIVISION

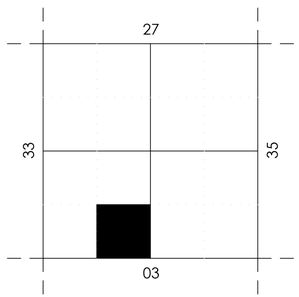
R-2-10 Zone - Holladay, Utah



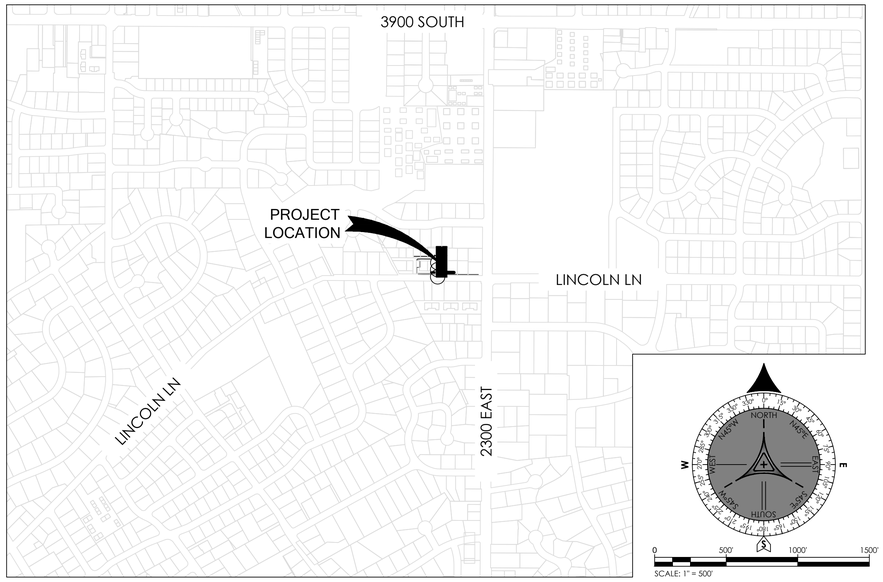
SALT LAKE COUNTY



T1S, R1E, SLB&M,



SE $\frac{1}{4}$ - SW $\frac{1}{4}$ - SECTION 34



VICINITY MAP

PROJECT TEAM

PROJECT DEVELOPER:
CITY POINT HOMES
BEN NORMAN
(801) 856-8355

LAND SURVEYOR:
FLINT LAND SURVEYING & DEVELOPMENT
MARK NICKEL, P.L.S.
(801) 716-0448

CIVIL ENGINEER:
SCALE CONSULTANTS, P.C.
GREGORY WILSON, P.E.
(801) 664-6624

MUNICIPALITY / STATE
HOLLADAY CITY
(801) 272-9450

SHEET INDEX

	SHEET	DESCRIPTION	REVISION
1.	C000	COVER SHEET	
2.		SUBDIVISION PLAT	
3.		TOPOGRAPHIC / BOUNDARY SURVEY	
4.	C001	DEMOLITION PLAN	
5.	C100	SITE IMPROVEMENT PLAN	
6.	C200	GRADING & DRAINAGE PLAN	
7.	C300	UTILITY PLAN	

REV	DATE	COMMENT:
A	APR 05, 2021	1st Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON 5579709 STATE OF UTAH

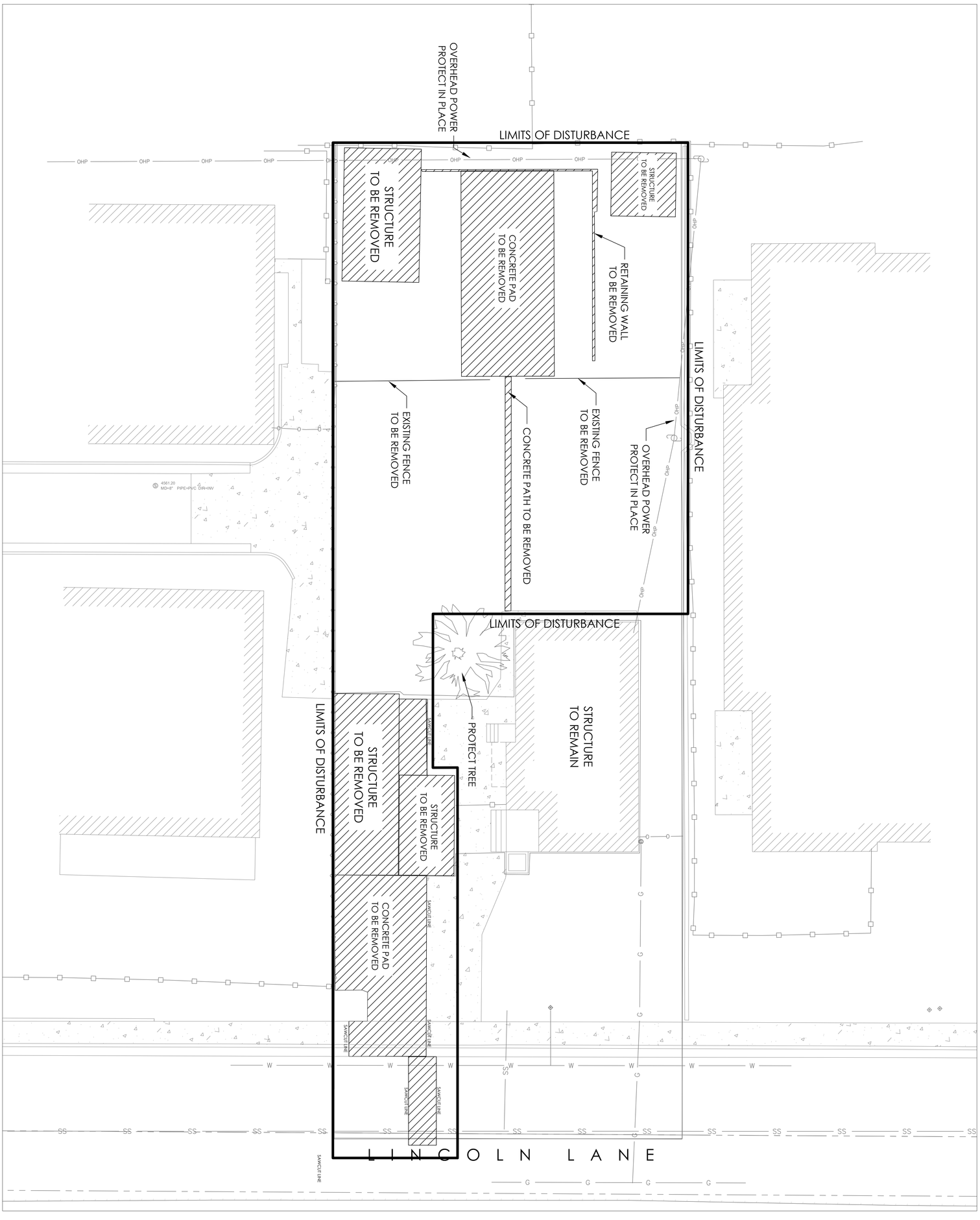
COVER SHEET

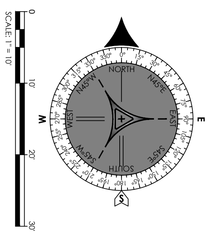
LINCOLN PARK SUBDIVISION
2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE $\frac{1}{4}$, SW $\frac{1}{4}$, SEC 34, T1S, R1E, SLB&M

C000

PLOT DATE: Sunday, April 4, 2021 4:44:45 PM PROJECT PATH: E:\PROJECTS\HOLLADAY\21-003-COVER.dwg

PLOT DATE: Sunday, April 4, 2021 6:08:42 PM PROJECT PATH: E:\PROJECTS\HOLLADAY\21-003-DEMO.dwg





C001

DEMOLITION PLAN

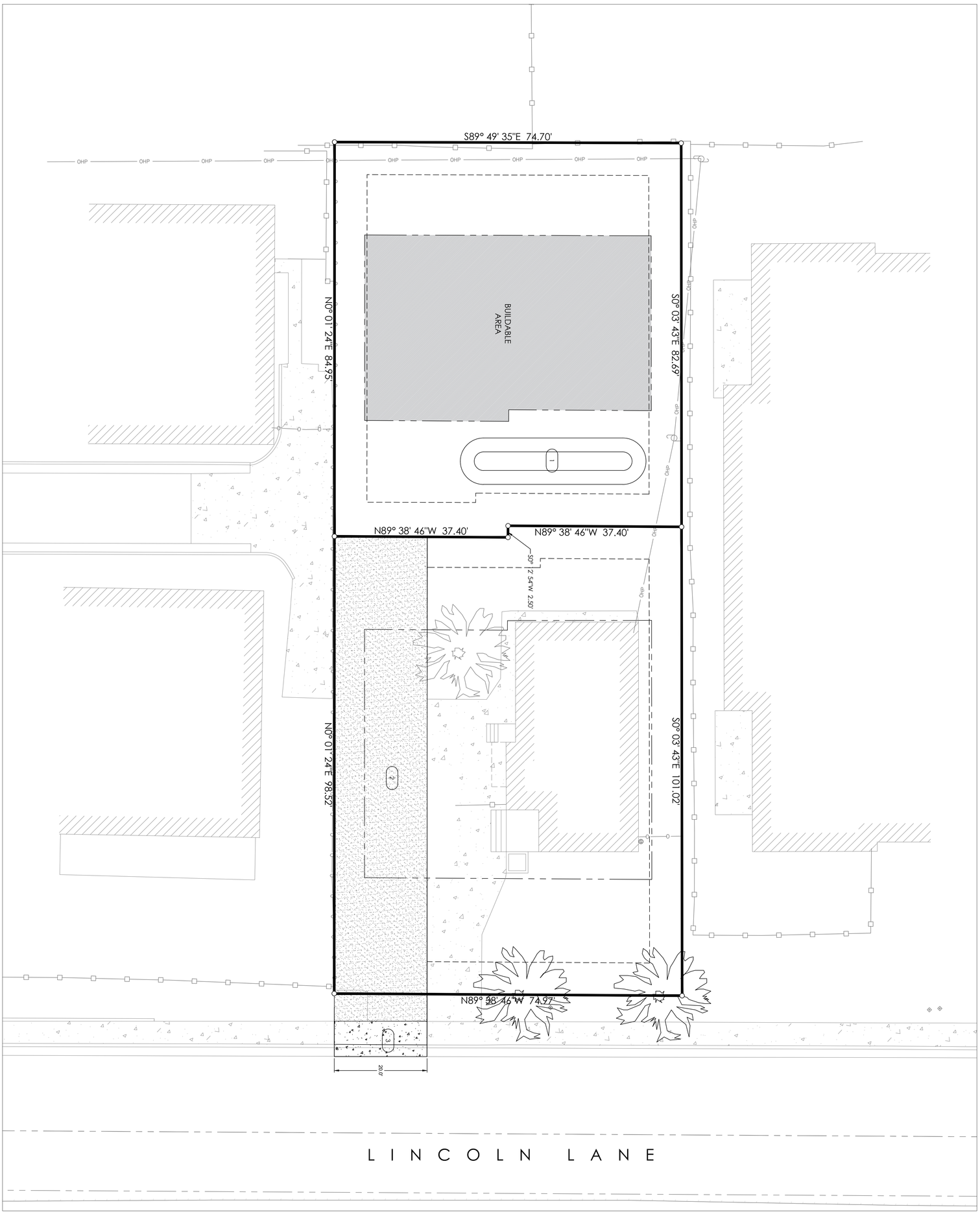
LINCOLN PARK SUBDIVISION

2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE $\frac{1}{4}$, SW $\frac{1}{4}$, SEC 34, T1S, R1E, SLB&M

REV	DATE	COMMENT:
A	APR 05, 2021	1st Submittal

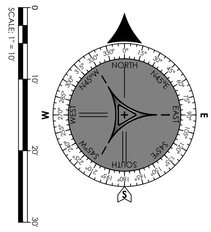
SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

PLOT DATE: Tuesday, April 6, 2021 6:13:14 AM PROJECT PATH: E:\PROJECTS\HOLLADAY\21-003-SITEv2.dwg



KEYNOTES:

1. 80TH PERCENTILE RETENTION AREA
2. ASPHALT DRIVEWAY
3. CONCRETE DRIVE APPROACH W/ SIDEWALK



C100

SITE IMPROVEMENT PLAN

LINCOLN PARK SUBDIVISION

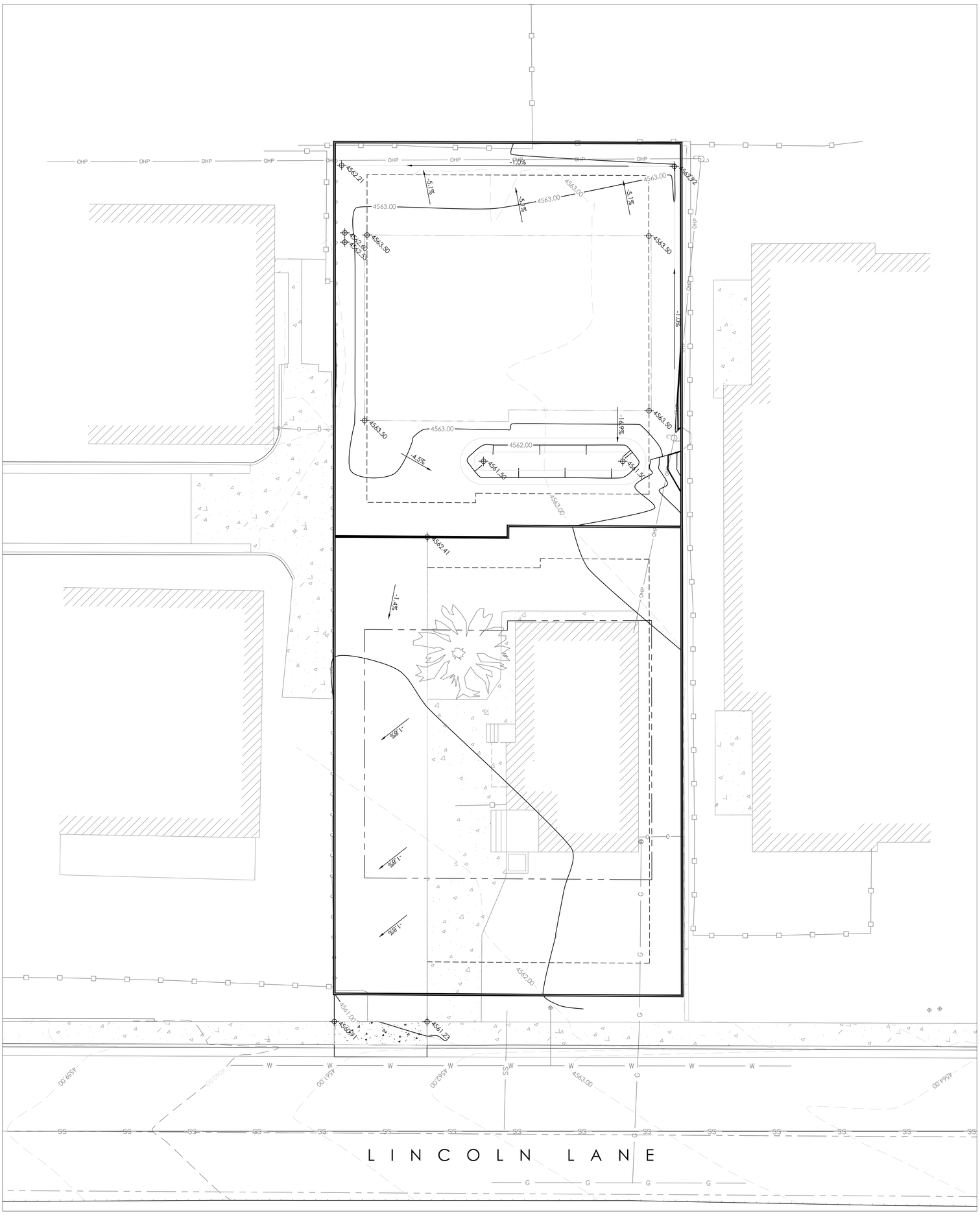
2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE $\frac{1}{4}$, SW $\frac{1}{4}$, SEC 34, T1S, R1E, SLB&M

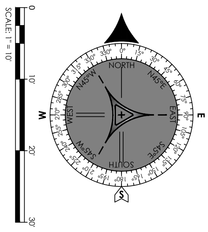
SCALE CONSULTANTS

REV	DATE	COMMENT:
A	APR 05, 2021	1st Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

PLOT DATE: Tuesday, April 6, 2021 6:17:15 AM PROJECT PATH: E:\PROJECTS\HOLLADAY\21-003-GRADv2.dwg





2021

GRADING - DRAINAGE PLAN

LINCOLN PARK SUBDIVISION

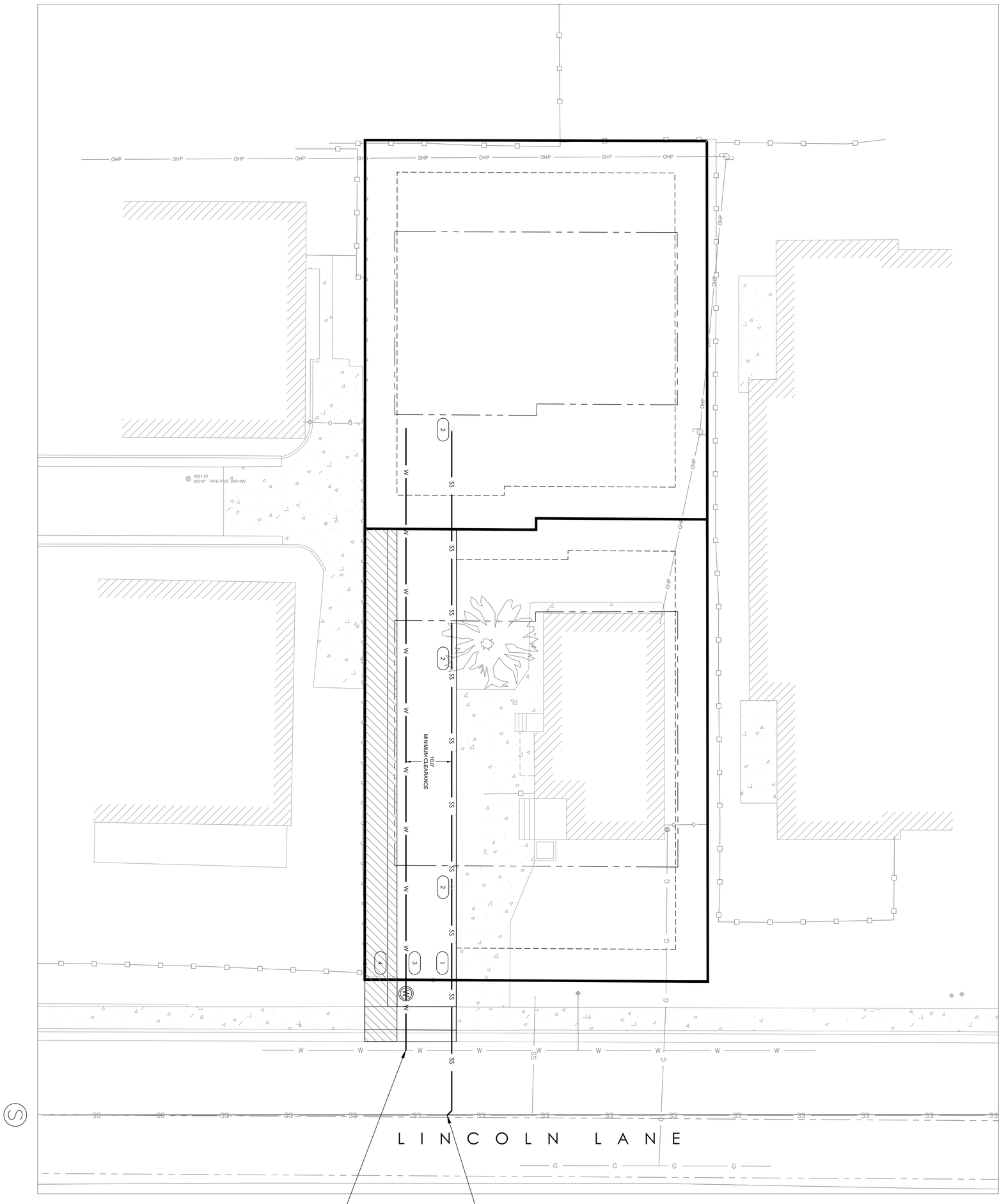
2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE $\frac{1}{4}$, SW $\frac{1}{4}$, SEC 34, T1S, R1E, SLB&M

SCALE CONSULTANTS

REV	DATE	COMMENT:
A	APR 05, 2021	1st Submittal

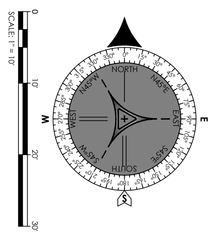
SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

PLOT DATE: Sunday, April 4, 2021 8:12:01 PM PROJECT PATH: E:\PROJECTS\HOLLADAY\21-003-UTIL.dwg



KEYNOTES:

1. 4" SANITARY SEWER
2. SANITARY SEWER CLEANOUT
3. ¾" CULINARY SERVICE / METER
4. PUBLIC UTILITY EASEMENT
   GAS POWER COMMUNICATION



C300

UTILITY PLAN

LINCOLN PARK SUBDIVISION

2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE ¼, SW ¼, SEC 34, T1S, R1E, SLB&M

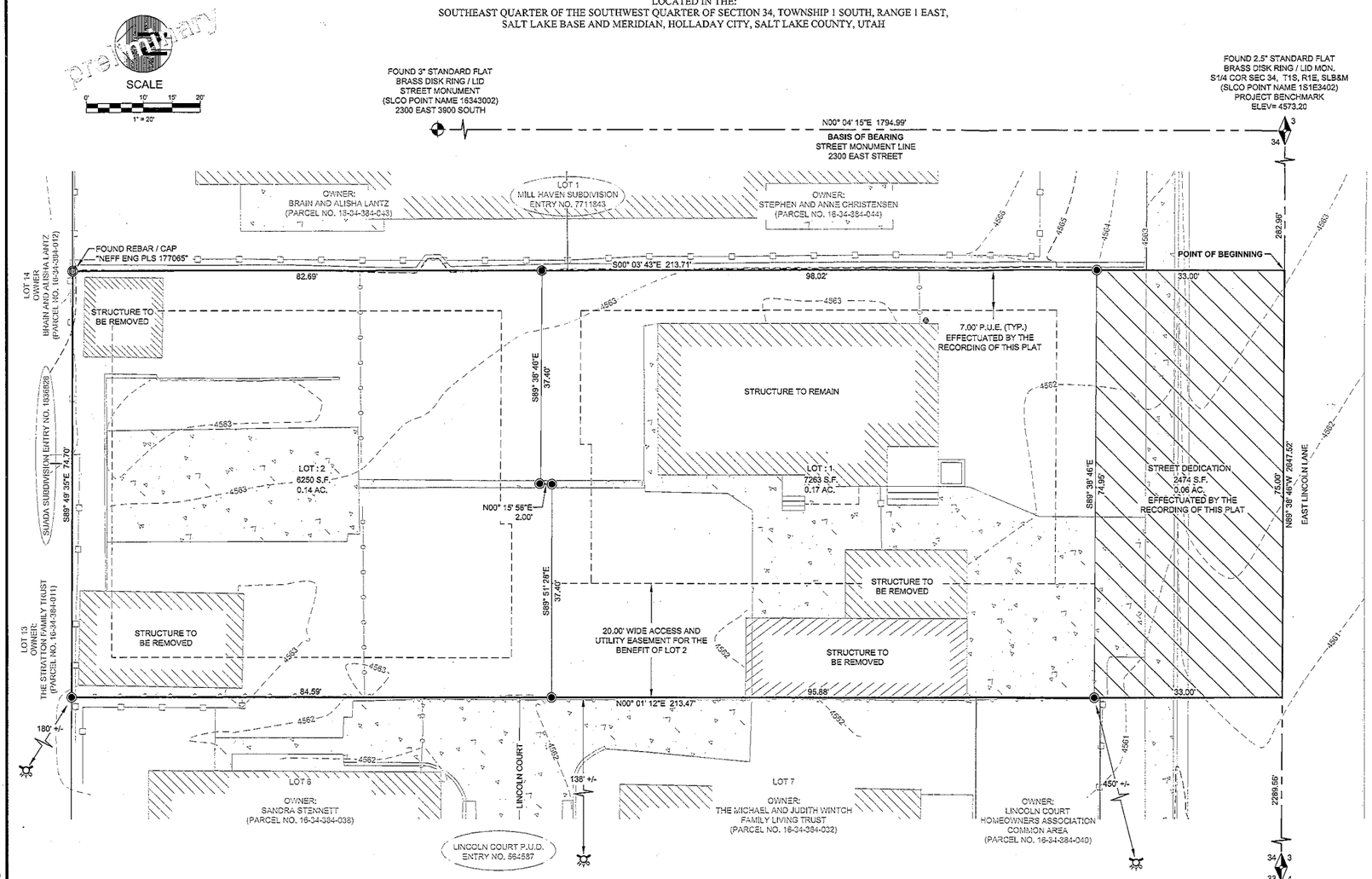
SCALE CONSULTANTS

REV	DATE	COMMENT:
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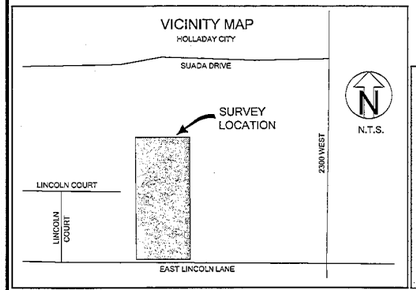
SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

LINCOLN PARK SUBDIVISION

LOCATED IN THE:
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP



LEGEND

EDGE OF ASPHALT		SECTION CORNER (FOUND)	
CHAIN LINE FENCE		SECTION LINE	
WOOD FENCE		BOUNDARY LINE	
VINYL FENCE		PARCEL LINE	
BLOCK WALL		ADJACENT LOT LINE	
CONCRETE		FOUND REBAR / CAP (AS NOTED)	
FIRE HYDRANT		SET REBAR / CAP (AS NOTED)	
		CURB AND GUTTER	

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS TALL SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20___, A.D.

BY: _____ _____
TRENT PEARCE - OWNER SUMMIT CREEK INVESTMENTS — DATE

ACKNOWLEDGMENT

ON THIS ___DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN_____ , UTAH

STATE OF UTAH
COUNTY OF _____
MY COMMISSION EXPIRES: _____

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 282.96 FEET NORTH 89°38'46" WEST FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 89°38'46" WEST 75.00 FEET ALONG SAID SOUTH LINE TO A POINT ON THE PROJECTED EAST LINE OF LINCOLN COURT P.U.D., ENTRY NUMBER 5604587, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 00°01'12" EAST 213.47 FEET ALONG SAID LINE TO A POINT ON THE SOUTH LINE OF SUADA SUBDIVISION, ENTRY NUMBER 1838628, RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 89°49'35" EAST 74.70 FEET ALONG SAID LINE TO A FOUND REBAR AND CAP STAMPED "NEFF ENG PLS-177065", SAID REBAR / CAP MARKING THE NORTHWEST CORNER OF LOT 1, MILL HAVEN SUBDIVISION, ENTRY NUMBER 7711843 RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 00°03'43" EAST 213.71 FEET ALONG THE WEST LINE OF SAID MILL HAVEN SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS: 15987 S.F. / 0.37 AC +/-

GENERAL PLAT NOTES:

1. THE OWNERS OF RECORD AT THE TIME THIS SUBDIVISION PLAT WAS COMPLETED ARE MICHAEL AND ERIN TALL, WARRANTY DEED ENTRY NUMBER 12255957, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION PLAT IS NORTH 00° 04' 15" EAST 1794.99 FEET BETWEEN A FOUND 2.5" FLAT STANDARD BRASS CAP RING / LID MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND 3" STANDARD FLAT BRASS DISK RING / LID STREET MONUMENT AT THE INTERSECTION OF 3900 SOUTH 2300 EAST.
3. THE PROJECT BENCHMARK IS THE BRASS DISK RING / LID MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 34 AT THE INTERSECTION OF EAST LINCOLN AVENUE AND 2300 EAST STREET WITH A MEASURED ELEVATION OF 4573.20 FEET.
4. THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS R-2-10, MEDIUM DENSITY RESIDENTIAL

SURVEYOR'S CERTIFICATE

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WORKING FOR FLINT LAND SURVEYING AND DEVELOPMENT, AND THAT I HOLD LICENSE NUMBER 7028650, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND AS PRESCRIBED BY 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, AS DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE LINCOLN PARK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

7028650 MARK S. NICKEL — LICENSED PROFESSIONAL LAND SURVEYOR — STATE OF UTAH

MARK S. NICKEL
P.L.S. 7028650 — DATE

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20___, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

_____
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

NUMBER:	HOLLADAY CITY MANAGER	PLANNING COMMISSION	COMMUNITY DEVELOPMENT	APPROVAL AS TO FORM	HOLLADAY CITY ENGINEER	SALT LAKE COUNTY RECORDER
ACCOUNT:	APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVED THIS _____ DAY OF _____ A.D., 20___ BY THE HOLLADAY CITY PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVAL AS TO FORM THIS ____ DAY OF _____ A.D., 20___.	APPROVED THIS _____ DAY OF _____ A.D., 20___ BY THE HOLLADAY CITY ENGINEER.	RECORDED #: _____, STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
SHEET 1 OF 1	_____ HOLLADAY CITY MANAGER	_____ HOLLADAY CITY PLANNING COMMISSION	_____ DIRECTOR - HOLLADAY CITY COMMUNITY DEVELOPMENT	_____ HOLLADAY CITY ATTORNEY	_____ HOLLADAY CITY ENGINEER (STAMP / SEAL)	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ _____ FEE $ _____ SALT LAKE COUNTY RECORDER

G:\2021\21012\21012 HOLLADAY 2 LOT SUBD AND ROSD\DRAWINGS\ROS - PLATS\TALL SUBDIVISION PLAT - 022221.DWG

LAND SURVEYING
FLINT DEVELOPMENT
PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1920
WWW.FLINTUTAH.COM

DRAWN BY: JJD
CHECKED BY: MSN
PROJECT NO. 210112
1" = 20'

#	REVISION	DATE	BY
5			
4			
3			
2			
1			

SUBMISSION DATE: 02/25/2021

CLIENT / DEVELOPER
CITY POINT HOMES
DRAPER CITY, UTAH
CONTACT: BEN NORMAN
PHONE: (801) 856-8355

PROJECT
SUMMIT CREEK INVESTMENETS PROPERTY
2251 EAST LINCOLN LANE
HOLLADAY CITY, UTAH
SE1/4 SW1/4 SEC 34, T1S, R1E, SLB&M

SHEET TITLE
SUBDIVISION PLAT

NUMBER:
ACCOUNT:
SHEET 1 OF 1

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-1-04 SUBDIVISION - "BERMONDSEY PLACE"

ADDRESS:

4545 S thru 4551 S Highland Dr

LEGAL DESCRIPTION:

2204405006 .38 acres
2204405007 .31 acres
2204405009 .26 acres

TOTAL AREA: .95 acres

APPLICANT/REPRESENTATIVE:

Ashley Atkinson

PROPERTY OWNER:

Sequoia Development

ZONING:

R-2-10 Two-unit Residential, per 10,000sqft

GENERAL PLAN DISTRICT:

HDMP - Highland Drive Master Plan

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailer - Sent 04/23/2021

REQUEST:

Subdivision - CONCEPT

APPLICABLE REGULATIONS:

13.08.030
13.10

EXHIBITS:

Staff Report
Vicinity maps
Conceptual Site plan

STAFF:

Jonathan Teerlink, Planning Manager

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
May 4th, 2021
Item #5

Request:	**RESIDENTIAL SUBDIVISION – CONCEPT PLAN**
Project:	Bermondsey Place Subdivision
Address:	4545 South thru 4551 South Highland Drive
Zone:	R-2-10
Applicant:	Ashley Atkinson
File No:	21-1-04
Notice:	Mailed notice 10 days prior to the hearing as required by code
Staff:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	SUBDIVISION PLAN APPROVAL STANDARDS
	13.10.50	SUBDIVISIONS SUBMISSION REQUIRMENTS

REQUIRED PLANNING COMMISSION ACTION:
Creation of a subdivision plat requires Administrative 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 04/01/2021

The Planning Commission shall hold a public hearing to consider any public comment that may be forthcoming from anyone with interest in the proposed development. Ample time should be provided to allow for input prior to consideration of the application

SUMMARY
- Having been denied a proposal for rezone by the City Council, the applicant is submitting conceptual subdivision plan in conformance with the current zone – R-2-10
- The proposal is to divide three existing parcels into eight 5,000 sq ft lots supporting four twin homes, each twin straddling a common property line. The development is proposed to accessed by a shared 20' wide private drive.
- The required neighborhood meeting was held on 04/1/2021

TECHNICAL REVIEW COMMITTE ANAYSIS
- The TRC has reviewed the Conceptual Plan for use an area density compliance with the R-2-10 zone.
- Applicant is awaiting utility service letters ("will serve") for the new lot.

RECOMMENDATION
All required *conceptual* level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be substantially complete as per the City's submission requirements.

The TRC recommends that the commission approve the **CONCEPTUAL SUBDIVISION PLAN** with the following findings:

FINDINGS:
- The requirements for conceptual subdivision have been substantially completed.
- Proposed layout of lots comply density and minimum dimensions; width (35 ft) and area (5,000 sq ft) for Attached Two-family development in the R-2-10 zone.
- The development complies with the General Plan

REQUIRMENTS:
- Utility service letters to be submitted to the TRC with accompanying Preliminary level construction drawings.

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING PLANNING COMMISSION



VHRF TRUST

PO BOX 17972

SALT LAKE CITY UT, 84117 84117

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING PLANNING COMMISSION



TERESA A NAVALES

4534 S TANGLEWOOD DR

HOLLADAY UT, 84117 84117

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

RESIDENTIAL SUBDIVSION – Bermondsey Place

Date:	**Tuesday, May 4th 2021**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review a Conceptual/Preliminary subdivision plat application submitted by the Property's owner Sequoia Development to divide the accumulated area of the property located at 4545 – 4551 South Highland Drive in the R-2-10 zone, into 4 twin-homes lots (8 units). As per Holladay Ord 13.08

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

Please submit comments via email by 5:00 pm 05/03/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/23/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

RESIDENTIAL SUBDIVSION – Bermondsey Place

Date:	**Tuesday, May 4th 2021**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review a Conceptual/Preliminary subdivision plat application submitted by the Property's owner Sequoia Development to divide the accumulated area of the property located at 4545 – 4551 South Highland Drive in the R-2-10 zone, into 4 twin-homes lots (8 units). As per Holladay Ord 13.08

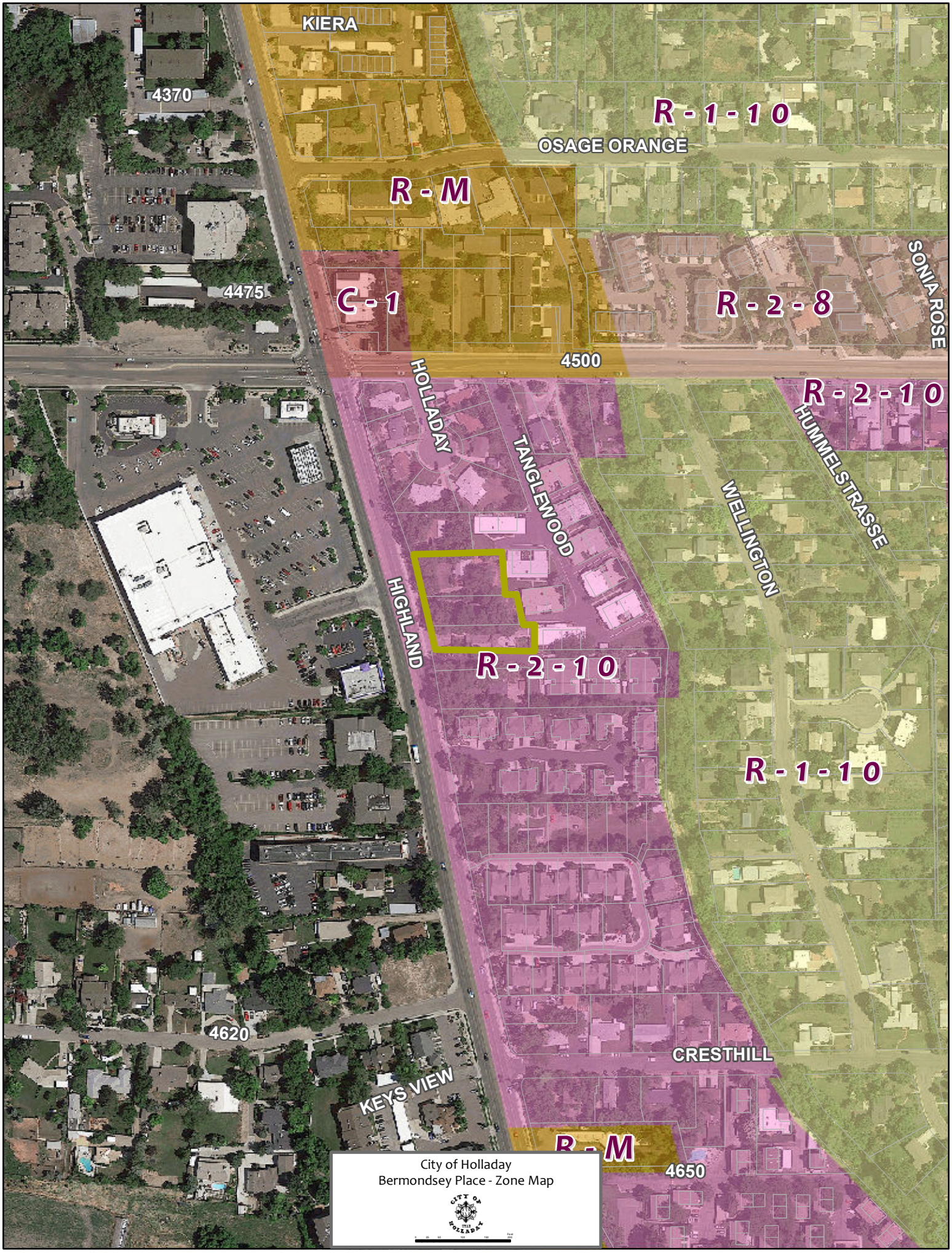
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KIERA
4370
R - 1 - 10
OSAGE ORANGE
R - M
4475
C - 1
R - 2 - 8
SONIA ROSE
4500
HOLLADAY
R - 2 - 10
HUMMELSTRASSE
TANGLEWOOD
WELLINGTON
HIGHLAND
R - 2 - 10
R - 1 - 10
4620
CRESTHILL
KEYS VIEW
R - M
4650
City of Holladay
Bermondsey Place - Zone Map


4500
HOLLADAY
TANGLEWOOD
HIGHLAND
SUBJECT LOCATION
COTTONWOOD GLEN
City of Holladay
Bermondsey Place - Subdivsion

Minutes from Neighborhood Meeting re: 4545-4551 S Highland Drive

April 1, 2021

6:00 PM

Via Zoom

- Kevin Ludlow – Introduction and overview of proposed project – 8 units – twin homes.
- Ashley Atkinson – Potential for footprint change – we are finalizing the footprints and they might change prior to Planning Commission
- Bob Smith – Is this different from original proposal? Are these two-story homes? Inquired about underground electrical. What is the construction time frame?
- Kevin/Ashley – Yes, we didn't get the Rezone, so this is a new proposal that meets the requirements of the current zoning. We haven't designed the homes, we are getting a plat approval. We aren't sure of the height yet, but most likely they will be two-story. Yes, we will have underground electrical to our new project. There may be some overhead electrical at property lines that are feeding other properties that needs to be kept. We hope to begin construction this summer.
- Michael Ronninger – Concerned about height and trees. Concerned about rooftop deck
- Kevin/Ashley – We are unsure about height of buildings. Will fit within current zone. Any trees will also be subject to the City's rules.
- Wilma Adkins – Asked about number of units. Asked about traffic flow out of unit.
- Kevin/Ashley – eight total units.
- Bob Smith – Area around gate – how will it work?
- Ashley – if we do a gate, we will have it engineered for stacking and it will have to meet all of the City's requirements.
- Debra Hill – Is 3,000 per sf per side or per unit? She likes this proposal much better than original proposal
- Ashley – Unsure about size until homes are designed, but most likely over 3,000 SF per side.
- Bob Smith – Agrees that he likes the proposal.

Attendees – Neighborhood Meeting 4545-4551 South Highland Drive

April 1, 2021

Bob Smith 1821 E Holladay Farm Lane

Nora Noble 4527 Tanglewood Drive (via Wilma Adkins computer)

Debra Hill 4553 S Highland Dr. Apt A

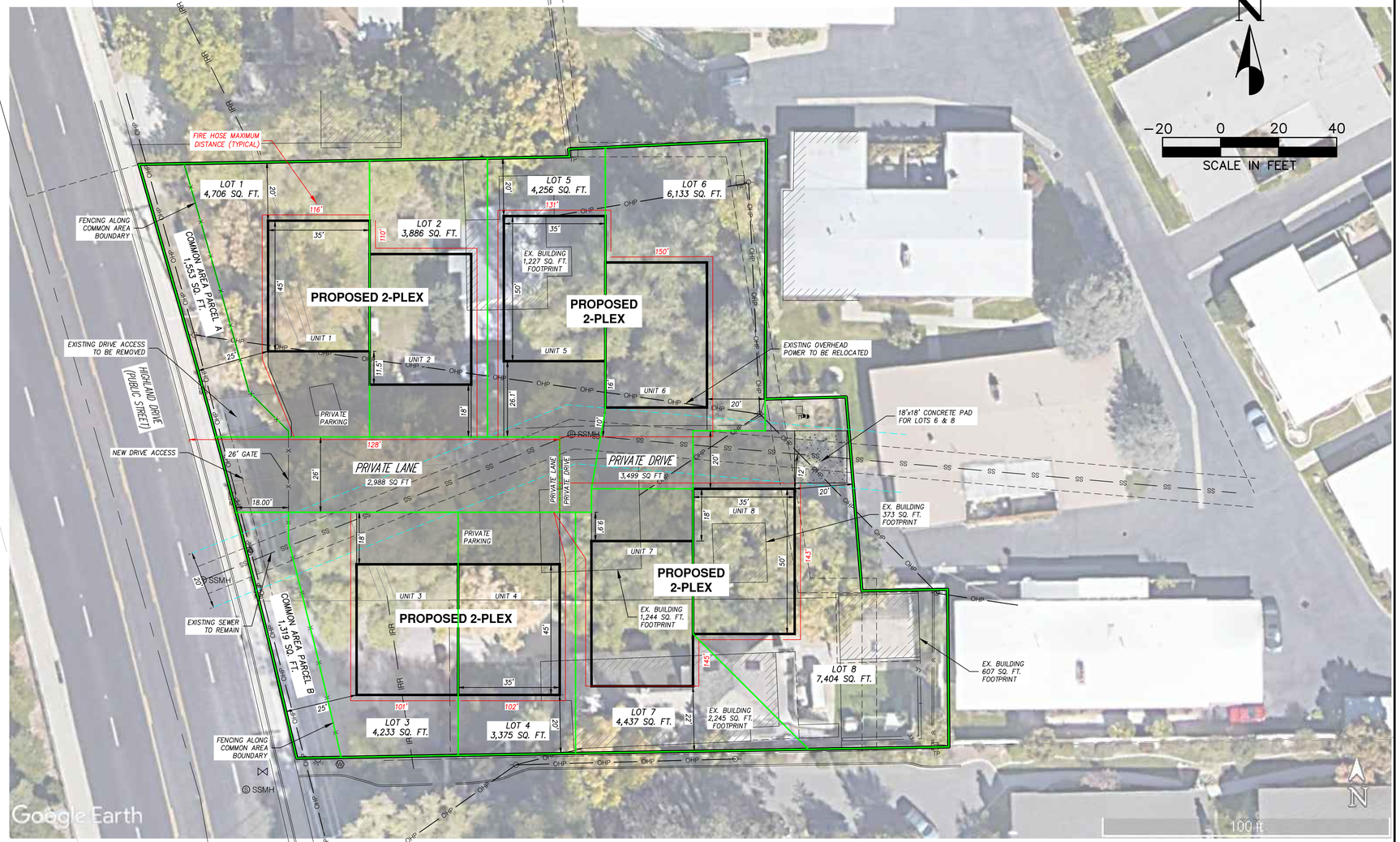
Michael Ronninger – 4543 South Highland

Jackie Hyatt – 4553 Highland Unit B

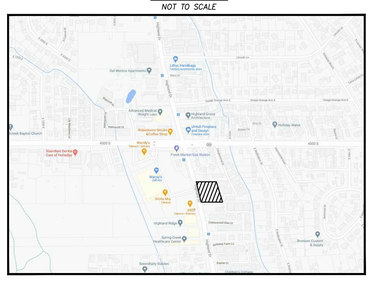
Carol Van Hook at 4532 Highland

Wilma Adkins

Carol Bell



VICINITY MAP
NOT TO SCALE



PROJECT INFO TABLE

GROSS PROJECT AREA	44,288 SQ. FT.
NET AREA, EXCLUDING ACCESS ROADS, PUBLIC STREET DEDICATION	41,300 SQ. FT.
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04.040)	8

CURRENT ZONE DESIGNATION: R-2-10

ENGINEER/LAND SURVEYOR
PEPG CONSULTING, L.L.C.
CONTACT: RYAN KITCHEN, P.E.
PROJECT ENGINEER
OFFICE: 801-562-2521

DEVELOPER/OWNER
SEQUOIA DEVELOPMENT
9055 SOUTH 1300 EAST, SUITE #104
SANDY, UT 84094
(801) 676-3100

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE :
SURVEY BY : RPB
DRAWN BY : RPB
DESIGNED BY : RPB
CHECKED BY : RLK
SCALE : 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

BERMONDSEY PLACE
4545, 4549 & 4551 HIGHLAND DR.
CONCEPT PLAN

APRIL 12, 2021 — LAST REVISED
6152.2011 — PROJECT NUMBER
DWG \ R: ..CONCEPT DRAWING FILE

HOLLADAY
CITY

SHEET NO. 1

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# n/a PLANNING COMMISSION MINUTES

ADDRESS:

N/A

LEGAL DESCRIPTION:

n/a

APPLICANT/REPRESENTATIVE:

City of Holladay, Planning Commission

PROPERTY OWNER:

N/A

ZONING:

N/A

GENERAL PLAN DISTRICT:

N/A

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Written Meeting Minutes Approval

APPLICABLE REGULATIONS:

Utah Code 52-4-203
13.06.030

EXHIBITS:

Draft Meeting Minutes

STAFF:

Jonathan Teerlink, Planning Manager

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

DRAFT

MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING

Tuesday, April 6, 2021
6:00 p.m.
Meeting Conducted via Electronic Means

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Jan Bradshaw, Chair	LaNiece Davenport, Comm. and Econ. Dev Dir.
Martin Banks	Jonathan Teerlink, Planning Manager
Chris Layton	Stephanie Carlson, City Recorder
Howard Layton	Brad Christopherson, City Attorney
Alyssa Lloyd	
Ann Mackin	
Marianne Ricks	

DRAFT

WORK SESSION

Chair Jan Bradshaw called the meeting to order at 5:33 p.m.

The agenda items were reviewed and discussed.

Planning Manager, Jonathan Teerlink provided an overview of the Kershaw Office Building matter, which was continued from the previous meeting. The Planning Commission asked the applicant to come back with a more detailed proposal of what the materials will be for the office building in the NC Zone. The applicant was proposing a material that was not on the pre-approved materials list for buildings in the NC zone. An applicant can propose a material that is not on the list and the Planning Commission can approve it if the applicant can prove that the use of the material is a major part of the theme of the architecture.

Commissioner Chris Layton found the change in materials to be a notable improvement. He was of the opinion that the design and the materials being suggested appeared to be better.

Commissioner Ricks was surprised that an actual sample materials board was not provided.

Mr. Teerlink next addressed the proposed zone map amendment and stated that the Planning Commission recommended approval of the previous proposal; however, because it was a split vote the applicant felt it might be better to withdraw the request before going to the City Council for review and reapply for the R-2-10 zone. Staff recommended approval as the R-2 zone is recommended by the Medium-Density Two-Family Residential Transitional ("MDR-T") Zone transitional corridor for 2300 East and 4500 South.

With regard to the Hulton Subdivision request, Mr. Teerlink stated that the applicant, Ron Hilton, is requesting a two-lot split for his property on Murray-Holladay Road. The front lot will be slightly smaller than the rear lot but both lots will be serviced by a private driveway. The Technical Review Committee ("TRC") reviewed the layout and recommended approval of a Concept Plan and a Preliminary Subdivision Plan for two lots in the proposed location with no zone change.

The proposed ordinance amendment to Title 13 of the Holladay City Code was next addressed. Mr. Teerlink stated that the matter is in response to a City Council moratorium that was enacted to curtail enforcement issues and concerns regarding sport ramps in backyards. The intent was to establish a moratorium period to give staff time to assess the situation and propose options to the City Council. The concern was that in Chapter 9 of the City of Holladay Ordinance, the Noise Ordinance specifies that under sport ramps no division of the Community and Economic Development Department may allow a sports ramp to be built. The ordinance originated in the County in 1999 and has not been changed or enforced. The original ordinance came from the Salt Lake County Health Department and that specific limitation was eliminated in 2012, however, it remained in the City's ordinance. The three options put forward by staff were as follows:

DRAFT

1. Deregulate sport ramps altogether.

2. Provide a definition for "accessory structures" that sport ramps would fall into and regulate hours of use.

3. Require Conditional Use approval for skateboard ramps to be built in backyards and reviewed by the Planning Commission based on a set of standards.

Commissioner Mackin moved to adjourn the Work Session. Commissioner Banks seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Session adjourned at 5:55 p.m.

CONVENE ELECTRONIC MEETING – Public Welcome and Chair Opening Statement.

Chair Jan Bradshaw called the Regular Meeting to order at 6:00 p.m.

Chair Bradshaw read the Commission Statement in addition to a statement regarding the emergency conditions that exist due to the COVID-19 pandemic and the reason for holding remote meetings without an anchor location for the next 30 days.

CONTINUED ITEM

1. "Kershaw Office Building" – Final Building Design – 5305 South Highland Drive. (NC Zone) Review and Consideration of Requested Final Building Design Materials for an Approved Professional Office Space. ***File #20-9-2***

Planning Manager, Jonathan Teerlink, presented the staff report and stated that the site was recently rezoned to NC and requires the proposed building include design elements to be approved by the Planning Commission. There are allowances provided in the NC zone that guide the

applicant's design team. Materials are provided in that section of the ordinance. The ordinance allows an applicant to propose a different material if it is part of a strong architectural theme. At the last meeting, the Planning Commission asked for clarification regarding the specifics of the material. Detailed material boards were provided virtually. Staff was of the opinion that the materials proposed contribute to the architectural style chosen.

Commissioner Chris Layton commented that the materials board was provided with one elevation as well as photo renderings. He thought it was important that they be indicative of what the applicant is proposing. There are a multitude of metal systems that look very elegant and modern as shown in the images and others that are not as good. He felt it was important that the approval specify that what is represented in the renderings is what the applicant intends to build.

Commissioner Mackin moved to approve the Final Site Plan and Building Design Review for the Kershaw Office Building at 5305 South Highland Drive subject to the following:

Findings:

1. ***That the materials proposed are part of a "strong architectural theme" of the building.***

2. ***The land use (office) and final site plan elements comply with the submittal and development standards of the NC Zone.***

3. ***The building size and landscaping proposals align with the goals and intent of new development in the NC Zone.***

Conditions:

1. ***The Planning Commission shall approve the Final Site Plan, building design details, and required utility connect letters must accompany a Building Permit application prior to any further review by the Community and Economic Development Department.***

2. ***The applicant shall use the materials presented on the virtual boards presented at the meeting this evening and the materials used must be equal to or superior to those presented in the visual boards.***

Commissioner Chris Layton seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Howard Layton-Aye, Commissioner Banks, Chair Jan Bradshaw-Aye. The motion passed unanimously. Commissioner Lloyd did not participate in the vote.

PUBLIC HEARINGS

2. Zone Map Amendment, R-1-43 to R-1-4 – 6231 South VanCott Road. ***File #21-4-01***

The above matter was withdrawn.

DRAFT

3. Zone Map Amendment, R-1-10 to R-2-10 – 4425 South thru 4449 South 2300 East and 2327 East thru 2359 East 4500 South. Consideration and Recommendation of a Re-Request by Jake Christensen to Amend the City of Holladay's Zoning Map for 1.59 Acre of Property from a Currently Designated Zone, R-1-10 (one home per 10,000 square feet), to R-2-10 (duplex per 10,000 square feet). As per Holladay Ordinance §13.07.030. *File #21-4-05*

Mr. Teerlink presented the staff report and stated that the applicant held a second neighborhood meeting and made contact with neighbors who previously voiced concerns. The density ratios and calculations were modified to match the application. Staff recommended approval.

The applicants, Jake and Quinn Christensen, were present. Jake Christensen stated that they are primarily reducing the density from the previous request, which was the primary issue. Quinn Christensen displayed the map and identified the subject property, which is located on the northeast corner of 4600 South and 2300 East Some of the uses in the area are relatively intense. Since the last meeting, they have spoken on the phone and met with one person individually. The conversations were ongoing. It is on a very prominent corner and gets more traffic than Highland Drive at 27,000 trips per day.

DRAFT

Mr. Quinn Christensen reported that previously they applied for R-2-8 zoning and are now requesting R-2-10, which is intended to accommodate small lot single-family and two-family attached units. It allows for more space and will allow the applicants to create a mixture of single-family and two-family homes. The proposed R-2-10 zone is an appropriate use and density and will support the traffic generated. The applicants have the ability to retain most of the existing tree canopy and will replace any trees that are removed. A perimeter walking path was proposed through the subdivision to connect it to the Holladay Village.

Commissioner Banks asked what kind of housing mix is anticipated. Mr. Jake Christensen stated that it will be reviewed in depth during the next phase and there is flexibility.

Commissioner Lloyd asked about the corner property that is owned by Salt Lake County for a future pump station and asked the applicants if they have been informed as to what will be allowed in the interim in terms of landscaping. Mr. Jake Christensen stated that they will work with the City Council as their assistance will be needed. He did not expect to pursue that until after approval of the zone change. Commissioner Lloyd also asked about access and thought it would benefit the community to have more access rather than less. Mr. Jake Christensen stated that options will be presented. He noted that the Utah Department of Transportation ("UDOT") will allow access off of 4500 South.

Chair Bradshaw opened the public hearing.

Neil Olsen gave his address as 2369 East Murray Holladay Road, #A-201 and asked about the impact of the Salt Lake City parcel on the corner of 2300 East and 4500 South. Mr. Teerlink reported that the parcel owned by Salt Lake City Public Utilities is designed to be a well pump site. The location of the site does not necessarily have to be in that location and the water table

they can extract water from can be anywhere in the area. Salt Lake Public Utilities can move their plans for the corner up in their priority list and begin to have discussions with the City. Previously, the City of Holladay entered into a Landscaping Agreement with Salt Lake Public Utilities to beautify the corner but ran out of money. The site was cleaned up and topsoil delivered but the Council at the time did not have the funds to complete the project.

There were no further public comments. The public hearing was closed.

Commissioner Lloyd encouraged the applicants to work with Salt Lake Public Utilities to incorporate the well into the subdivision. Commissioner Ricks appreciated that the applicants listed and addressed the concerns raised at the last meeting to come up with a better solution.

Commissioner Banks moved to forward a recommendation to the City Council on final consideration to approve the zone map amendment for File #21-4-05 based on the following:

Findings:

1. ***The request is consistent with the goals, objectives, and policies in the General Plan.***

2. ***The request is harmonious with the overall character of existing built-out development.***

3. ***The request will not materially adversely affect the abutting properties.***

4. ***The facilities and services intended to serve the subject property are adequate.***

Commissioner Mackin seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

4. <u>"Hulton Subdivision" – Concept/Preliminary – 2394 East Murray Holladay Road (R-1-10). Review and Consideration of an Application by Ron Hilton of Conceptual and Preliminary Level Subdivision and Submittals for a Two-Lot Single-Family Home Subdivision Plat as Per Holladay Ordinance §13.10.</u> ***<u>File #20-9-2</u>***

Mr. Teerlink presented the staff report and stated that the applicant, Ron Hilton, is requesting review of a Concept Subdivision Plat as well as a Preliminary Subdivision Plan for a two-lot subdivision in the R-1-10 zone. The applicant held a neighborhood meeting previously and addressed all of the TRC's comments on previous submissions. Based on information provided by the applicant, both lots can be accessed by a private driveway and utilities can be supported by adding one additional home in the neighborhood. Staff recommended approval of the Concept Subdivision Plat for two lots and preliminary subdivision Construction drawings for the

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development of the lane and the lots with utility connections. Given the level of detail provided by the applicant, final approval can be delegated to staff.

The applicant, Ron Hilton, and his Project Engineer, Tom Brown were present and available to answer questions.

Chair Bradshaw opened the public hearing.

In response to a question raised, Mr. Teerlink stated that when staff reviews a preliminary level set of construction drawings, the list is detailed and takes place between the City Engineer and the applicant's design team. They include elements that are shown but that need to be clarified to ensure that the City Engineer can accept the facility that is proposed.

Neil Olsen reported that he lives across from the development and asked what is intended to be built on the two lots. He was concerned about residential areas gradually becoming commercial.

Mr. Teerlink clarified that the request was for two lots with one home on each.

DRAFT

Margie McDermott gave her address as 2534 East Murray-Holladay Road and asked if the intention is to build the same size homes that are currently shown at the front of the property. Chair Bradshaw stated that this is only a preliminary site plan and the details of the proposal have not yet been submitted. Mr. Teerlink explained that both lots are at or below the 32-foot height threshold and are in compliance with the standard setbacks.

Liz Corey gave her address as 2408 East Murray-Holladay Road and stated that she lives directly east of the subject property. She asked about the cross-hatched area in front It was clarified that that area is a public right-of-way for a sidewalk that will be dedicated to the City of Holladay. Ms. Corey asked if there will be a requirement to put in a sidewalk and if it will impact other properties including those on her side of the street. Mr. Teerlink explained that the Ordinance is designed so that when properties redevelop, outside improvements are required if they do not exist. In this case, since redevelopment is proposed, full curb, gutter, sidewalk, and park strip are required. Eventually, there will be a sidewalk up and down Murray-Holladay Road.

There were no further public comments. The public hearing was closed.

Commissioner Ricks commented that the request has come forward in several configurations in the past. What is proposed represents what was envisioned as the best utilization of unclaimed density in the area and fits with what the neighbors are looking for. She commended the Hiltons for their proposal.

Commissioner Mackin agreed and liked the shared "T" driveway. She thought it was ideal for this long, narrow piece of property. She expressed her support. Commissioner Chris Layton suspected that the "T' was required for fire apparatus to turn around. He agreed that it is a good use of the provision. Commissioner Banks agreed and expressed his support.

Chair Bradshaw agreed that it will be a great addition to the City and no neighbors expressed opposition.

Commissioner Chris Layton moved to recommend approval of the Concept/Preliminary Plat Approval of the Hulton Court Subdivision at 2394 East Murray Holladay Road (R-1-10) and delegate final approval to staff. The motion was subject to the following:

Conditions:

1. ***The applicant shall develop the project in accordance with the City Engineer's requirements as stated in their March 25, 2021, email printout. The applicant shall cause that said required improvements are graphically represented as new or revised illustrations/callouts (as appropriate) on final plat plans to be submitted to the City. The requirements include:***

    a. ***Side is required to be constructed per APWA Plan 231 (not in the "future" as labeled on the drawing).***

    b. ***Design driveway approach per APWA Plan 221.1.***

    c. ***Drawings and details for the ADS Stormtech system to be included on drawings.***

    d. ***Show size of Stormtech meets the retention requirement.***

    e. ***Provide detail of curb(s).***

    f. ***Provide utility easement on Lot 1 for utilities servicing Lot 2.***

    g. ***Final drawings to have civil engineer's stamp and signature.***

    h. ***Relocate/place water meters outside of sidewalk.***

    i. ***Dimension separation distance between eight-foot fire hydrant line and 8-foot sewer line.***

    j. ***Murray-Holladay Road was repaved in 2019 and has a three-year no-cut moratorium on it. Show two lines for T-patch repair out to the centerline. Use APWA Plan 255. Pavement to be replaced in two lifts, five-inch thickness total.***

    k. ***Specify road base thickness on Murray-Holladay Road.***

DRAFT

l. Provide APWA Plans 381 and 382 for trench zone and backfill material for work on utilities on Murray-Holladay Road.

m. Overland drainage route will need to be provided from the hammerhead catch basin to Murray-Holladay Road for emergency overflow.

n. ROW excavation permit required for ROW work on Murray-Holladay Road.

2. The common private driveway shall be signed as marked as "fire lane" with no parking allowed on plat construction drawings (and in the field upon project build-out).

3. Applicant's engineer shall make any and all corrections/revisions to the concept/preliminary plat as required by the City Planning Commission.

Commissioner Ricks seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

5. Ordinance Amendment – Definition of Terms – (13.04.040). Review and Recommendation on Proposed Amendments to Title 13 of the Holladay City Code, Regarding Temporary Zoning Regulation 2020-15 Relating to the Use and Regulation of Accessory Sporting Ramps Structures. ***File #20-4-04-1***

Mr. Teerlink presented the staff report and stated that the proposal from staff was in response to a request to study noise regulations as they relate to sport ramps in backyards. The City Council asked staff to study how sport ramps can be regulated in residential zones and City-wide. Staff referred to the Salt Lake County Health Department regulations and other city ordinances as they pertain to sport ramps. Staff presented a staff proposal for the Commission to consider and discuss. The proposal was to amend Section 9.4A dealing with noise regulations that was rolled over from the County in 1999 when the City incorporated. It included a set of revisions that was established by the Salt Lake Valley Health Department and addressed nuisance abatement. It addressed sporting ramps and restricted them within 300 feet of a residential property. The specific ordinance was stricken in 2012, however, the City of Holladay still has the regulation on the books and there have been requests to enforce it. In this section, the limitation of sport ramps was eliminated and a short sentence was added regulating sporting equipment.

Mr. Teerlink explained that someone is allowed to have a sport/skateboard ramp in a backyard and it can be used between the hours of 8:00 a.m. and 10:00 p.m. The noise regulation goes into effect at 10:00 p.m. The second portion involves creating a definition for how to regulate skateboard ramps as an accessory structure that must be built in accordance with the setbacks of the underlying zone. Previously, there was a definition for accessory buildings but structures such as swimming pool slides, stake board ramps, faux rock landscape features, or playground features are still

defined as structures and should be required to have a setback from property lines. Staff proposed a new definition for "accessory structure" being a permanent or semi-permanent detached structure that is intended to provide ancillary support for a primary or accessory building or land use. When an accessory structure is attached to the main building or an accessory building it shall be considered part of the main building and must meet the setback requirement. The third part is that under the definition of "structure" a clarifying statement was added that any structure measuring 18 inches or taller meet the underlying zoning/setback requirement.

Chair Bradshaw supported the idea of an "accessory structure" definition and felt it could encompass several things that are placed in yards.

Commissioner Banks liked the notion of the accessory structure clause requiring the underlying zoning requirements to be met since many skateboard ramps, in particular, are built against property lines.

Commissioner Howard Layton commented that a climbing wall seems to be more common and questioned whether it should be called out specifically along with landscape features, playground equipment, and swimming pool slides. If a structure exceeds the height limit, a property owner must prove that it was established prior to the ordinance, which is usually the case.

DRAFT

Chair Bradshaw suggested that climbing walls and treehouses also be added. Commissioner Banks questioned whether including playhouses was going too far. Commissioner Lloyd commented that playhouses tend to be turned into sheds or other things. She thought that respecting setbacks regardless of the use is important. In other neighborhoods she has lived in, playhouses have become teenage hangouts or man sheds and the use changed. Commissioner Layton and Chair Bradshaw agreed.

Mr. Teerlink stated that the closest setback is three feet if a lot is 10,000 square feet or smaller. As the lot size increases, the setback increases as well mostly because the allowable footprint increases.

Chair Bradshaw opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Howard Layton moved to forward a recommendation of approval to the City Council for final review and decision and action regarding the text amendment procedure and Definition of Terms (13.04.030 and 13.04.040) and recommend adoption of Option #2 as outlined and suggested by the Technical Review Committee and adding to the Accessory Structure paragraph examples after landscaping features, "…climbing walls, playhouses…". Commissioner Lloyd seconded the motion.

Commissioner Chris Layton was concerned that treehouses are not listed and he considered them to be problematic. He stressed that treehouses and playhouses are completely different. Treehouses far exceed the zoning and height restrictions and can threaten privacy but were not

mentioned. Commissioner Ricks agreed. It was clarified that a treehouse that is within the height restriction and setback would be permitted.

Commissioner Howard Layton amended the motion to add treehouses. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

ACTION

6. Administrative Appeal – Interpretation of Provisions of the Holladay Village Zone. Review and Ruling by the Planning Commission, Acting as the Appeal Authority, of an Appeal, Filed by Matthew Anderson, Manager of Holladay Pointe CS, LLC Regarding Administrative Interpretation Holladay Village Zone Ordinances Regulating Use of Land. As Per Holladay Ordinance §13.090.030.

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The above matter was tabled.

7. Approval of Minutes – February 23, March 2, and March 16, 2021.

The minutes of February 23, 2021, were reviewed and modified.

Commissioner Lloyd moved to approve the minutes of February 23, 2021, as modified. Commissioner Banks seconded the motion. Vote on motion: Commissioner Chris Layton-Abstained, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Abstained, Chair Jan Bradshaw-Aye. The motion passed unanimously with two abstentions.

The minutes of March 2, 2021, were reviewed.

Commissioner Mackin moved to approve the minutes of the March 2, 2021, Planning Commission Meeting, as presented. Commissioner Chris Layton seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

The minutes of March 16, 2021, were reviewed and modified.

Commissioner Ricks moved to approve the minutes of March 16, 2021, as modified. Commissioner Howard Layton seconded the motion. Vote on motion: Commissioner Chris Layton-Aye, Commissioner Ricks-Aye, Commissioner Mackin-Aye, Commissioner Lloyd-Aye, Commissioner Howard Layton-Aye, Commissioner Banks-Aye, Chair Jan Bradshaw-Aye. The motion passed unanimously.

The next Planning Commission Meeting was scheduled for Tuesday, May 4, 2021. Chair Bradshaw and Commissioner Chris Layton would participate in person at that meeting.

ADJOURN

Commissioner Mackin moved to adjourn. Commissioner Banks seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:30 p.m.

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I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held Tuesday, April 6, 2021.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

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