



CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

June 1st 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 your comment: comment must be received by 5:00 pm on 05/31/2021 to the Community and Economic Development Department; jteerlink@cityofholladay.com OR rhobbs@cityofholladay.com
-

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 – Campagna Accessory Garage – 2602 E Walker Ln. (R-1-87 zone)**
Review and consideration of a request for a Conditional Use Permit (in accordance with Holladay Ordinance §13.14.030 & 13.08.040) for Ashley Rothwell-Campagna to allow construction of a detached garage sized larger than normally permitted.
File #21-2-07
2. **Residential Subdivision – “Holladay Commons” Concept – 2382, 2390-2392, 2386-2388 Murray Holladay Rd (R-2-10)**
Review and action on a conceptual plan application by Sequoia Development to subdivide approximately 1.10 acres into 4, twin-home lots (8 units) in accordance with the R-2-10 zoning standards and as per Holladay Ord. §13.10
File #21-1-06

ACTION

3. **Subdivision Plat Amendment - “Clarendon Woods” – 2606 East Casto Lane (R-1-10 zone)**
Review and action on an application by Daniel Nelson to amend the boundary of Clarendon Woods, a recorded 4-lot subdivision, by adding approximately .25 acres of area, as per Holladay Ord. §13.10.040.D
File #95-1-03-1
4. **Residential Subdivision – “Bermondsey Place PUD” Preliminary – 4545 S thru 4551 S Highland Dr. (R-2-10 zone)**
Review and action on a Preliminary plat level review proposed by Sequoia Development for a residential, twin-home, Planned Unit Development residential subdivision in accordance with Holladay Ordinance §13.08.010.D, 13.10.050.B, & 13.78
File #21-1-04

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

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.

CAMPAGNA CONDITIONAL USE PERMIT

Robert Hobbs, City Planner

City of Holladay
2602 E Walker Lane



CITY OF HOLLADAY
Planning Commission
Hearing of June 01, 2021
Hearing Item No. 1

Request: **Conditional Use Approval to Permit Emplacement of an Accessory, Detached Garage Structure**
Applicant: Ashley Rothwell – Campagna (as Applicant and Owner)
Address: 2602 E. Walker Lane; some 4.16 acres of land further identified as: County Assessor Parcel/Acct. No.: 22141020030000 – hereinafter the “Property”
Zone: R-1-87 (Single-Family Residential, 87,000 sq. ft. min. property size)
File No: 21-2-07
Planner: Robert Hobbs

GOVERNING POLICIES/ORDINANCES:	13.14.030	Accessory Use(s) Regulations
	13.14.101	Accessory Buildings (including Chart 13.14.101)
	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. The chart is silent respecting properties larger than 74,000 sq. ft. -- commanding the largest recognized therein (67,401 to 74,000) to have an aggregate accessory structure size no larger than 1,300 sq. ft. overall and stepped away from adjoining side or rear property lines by at least thirteen-feet (13’).

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. Those section 13.08.040.F standards are as set forth hereafter:

13.08.040: CONDITIONAL USE PERMIT:

...

F. Approval Standards: 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 detrimental effects of the proposed use in accordance with applicable standards set forth in this section.

1. A conditional use shall:

- a. Be consistent with policies set forth in the city's general plan applicable to the site where the conditional use will be located.
- b. Be allowed by the zone regulations where the conditional use will be located.
- c. Be compatible with the character of the site, adjacent properties and uses, and existing development within the vicinity of the site where the use will be located.
- d. Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.
- e. Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.
- f. Locate on-site parking areas and structures, particularly those locations likely to encourage street side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.
- g. Accommodate peak traffic to the site without impairing the use and enjoyment of adjacent properties.
- h. Provide an internal circulation system designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.
- i. Restrict hours of operation of the proposed conditional use in relation to the hours of activity or operation of other nearby uses to mitigate noise, light, odor, or other nuisances that unreasonably impair the use and enjoyment of adjacent properties.
- j. Demonstrate existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and is designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.
- k. Install appropriate buffering, such as landscaping, setbacks, and building location, to protect adjacent land uses from light, noise, and visual impacts resulting from the proposed use. (Ord. 2015-02, 2-5-2015; amd. Ord. 2016-04, 4-14-2016)

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

Comes now Ashley Rothwell -- Campagna requesting approval to be allowed to construct, on her Property, an accessory, 3-bay (with attached carport, woodshop, craft room & bathroom), detached garage over 1,300 sq. ft. The structure is proposed to have an approximately 3,342 sq. ft. square foot footprint. The garage's contemplated footprint size is, or would be, some two-thousand forty-two (2,042) square feet larger than allowed by code -- given the size of the Property. It is intended to be emplaced in the stead of an older, existing home on the site slated for removal/demolition.

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 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. [As previously noted] the garage is intended to, or will have the expected effect of, replacing a house of similar dimension to the proposed garage that currently rests on the Property in the vicinity of the proposed garage's idealized position; and,
2. 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,

3. The detached garage is proposed to be a one-story structure [but 18' tall at its highest point at edge of the its shed style roof]; and,
4. The structure is intended to be set away from adjoining property lines (as shown on the site plan attached to this report) by some 50' 8" and 62' 6" (easily complying with (the) relevant setback requirement(s) listed in H.C.C. § Chart 13.14.101); and,
5. The building, per the Applicant, is, "...proposed to match the new house with the same siding and roofing" [standing seam metal roof with board and batten siding]; and,
6. Staff has not received objections (written or verbally expressed) to-date respecting the CUP request...
7. Should the structure (CUP) be approved, a building permit will be required to further authorize its construction which in turn will trigger plan review and inspections to ensure code conformance during the planning and construction processes; and,
8. Approval of the CUP will neither violate the City's General Plan or the spirit of its zoning code as the structure is entertainable by CUP by code and is a use commensurate with that intended to populate single-family zones; and,
9. Provision of utilities, emergency and general site/building location[al] access, and conformance to zoning bulk regulations (e.g., setbacks, height standards, etc.) will be evaluated during plan review after a building permit is applied for to sanction construction of the building.
10. <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 2602 E. Walker Lane in Holladay for, and in behalf of, Ashley Rothwell Campagna 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 4)
- Copy of CUP justification narrative (page/Exhibit 5)
- Copy of garage plans (pages/Exhibits 6-10)
- Copy of ArcGIS aerial image [vicinity map] of Property and surrounds (page/Exhibit 11)
- Copy of any department, agency, or citizen correspondence (page(s)/Exhibit(s) 12+)



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: Tuesday, June 1st 2021
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

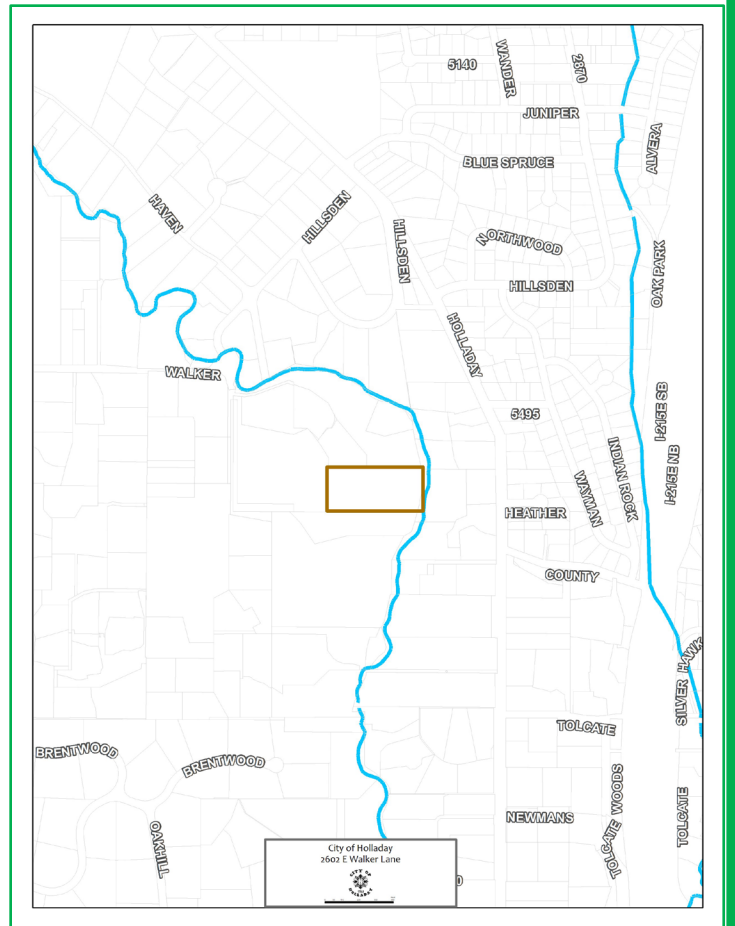
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Ashley Rothwell-Campagna for a Conditional Use Permit for an accessory building [garage] on her property located at **2602 East Walker Lane** in the R-1-87 zone. Proposal is in accordance with 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 05/28/2021 to Rob Hobbs, rhobbs@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 05/20/2021 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.



NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

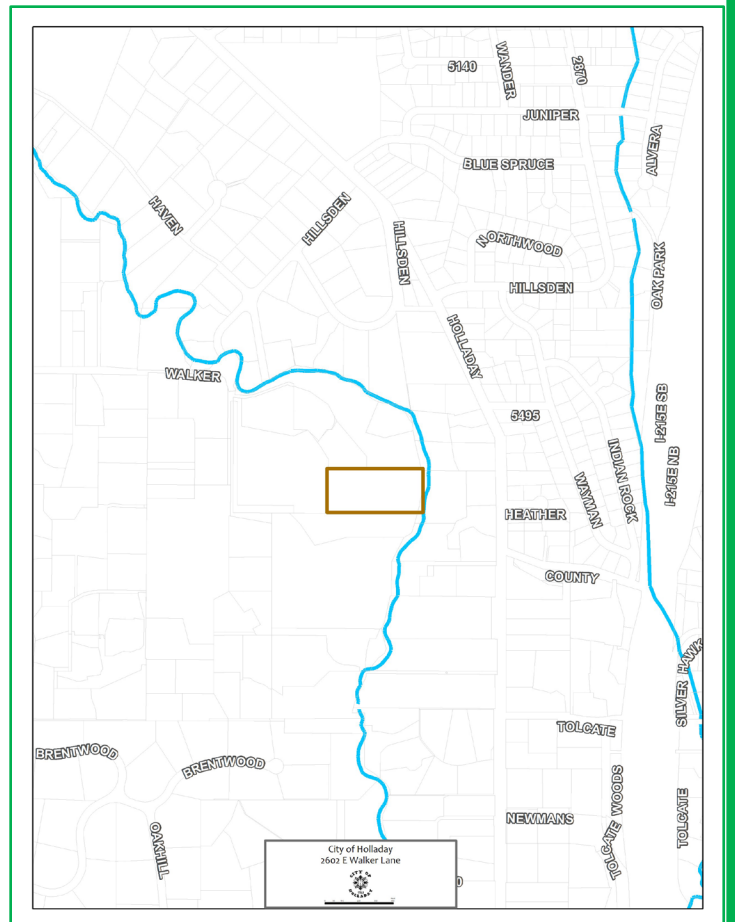
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ATTENTION: This notice was mailed on 05/20/2021 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.





GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: Campagna Garage

Address of Project: 2602 E. Walker Ln. Holladay, UT 84117

TYPE OF REQUEST: (mark all that apply)	
ADMINISTRATIVE PROCEDURES APPLY (ORD. 13.08)	LEGISLATIVE PROCEDURES APPLY (ORD. 13.07)
☐ SITE PLAN () PERMITTED of () CONDITIONAL	☐ REZONE of PROPERTY
☐ SUBDIVISION PLAT	☐ 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) Ashley Rothwell - Campagna

Property Owners Name: (Please Print) ashley Rothwell - Campagna ** ATTACH SIGNED "OWNER AFFIDAVIT" **

Applicant's Mailing: 2602 E. Walker Ln. City: Holladay State: UT Zip: 84117

Applicant Phone: () 801-913-5653 Applicant's Email Address: ashleyrcampagna@gmail.com

Main Contact Person (Please Print): Ashley Rothwell - Campagna Phone: 801 913 5653 email: ashleyrcampagna@gmail.com

Brief summary of proposal / request:

New garage in place of existing structure

FILING FEES: (ORD 3.35)		OFFICE USE ONLY	
SITE PLAN REVIEW	\$600.00	REZONE of PROPERTY	\$900.00 + \$85.00/acre
SITE PLAN AMENDMENT	\$250.00	CODE AMENDMENT	\$800.00
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	\$800.00
CONDITIONAL USE PERMIT - COMMERCIAL	\$1,000.00 + \$35.00/acre	PUBLIC STREET:	\$300.00 - vacation \$500.00 - dedication \$250.00 - namechange
☒ CONDITIONAL USE PERMIT - RESIDENTIAL	\$900.00 + \$50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT - HOME BUSINESS	\$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	\$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	\$75.00
SPECIAL EXCEPTION	\$600.00	OTHER:	
SUBDIVISION AMENDMENT	\$500.00		
FINAL TOTAL DUE: <u>900.00</u>		FILE NUMBER: _____	
		PARCEL NUMBER: _____	
		GENERAL PLAN: _____	
		ZONE: _____ ACREAGE: _____	
		PC ACTION: _____ DATE: _____	
		CC ACTION: _____ DATE: _____	
		FILE DATE: _____	

NEXT STEPS:

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

5

Campagna Garage Narrative

April 20, 2021

We would like to build a detached garage at 2602 E Walker Lane to accommodate our extra storage needs for boats, trailers, RVs, etc. In 2017, we built a new house on our 4.16 acre property with the intent of building a complementary garage in place of an old house that remains on the property.

The new garage is proposed to be larger than what is identified in the zoning chart for accessory buildings - the chart only goes up to 74,000 SF allowing a garage of 1300 SF. We have 181,209 SF and thus request a garage that is larger. Our proposed footprint is 3342 SF.

The new garage would be in the same location of the existing house that will be removed. It falls within the buildable area of the lot and will be over 62 feet from the north property line and over 50 feet from the west property line.

The garage is proposed to match the new house with the same siding and roofing. In addition, the height of the building is proposed to be a single story to keep a low profile.

Any trees that are impacted by construction will be replaced and all other trees will be protected and preserved.

We feel the new garage keeps with the largely rural agricultural feel of the area and will allow us to keep our "toys" in a protected and discreet location to preserve the beauty of the property.

Thanks for your consideration.



Mark and Ashley Campagna
2602 E Walker Lane

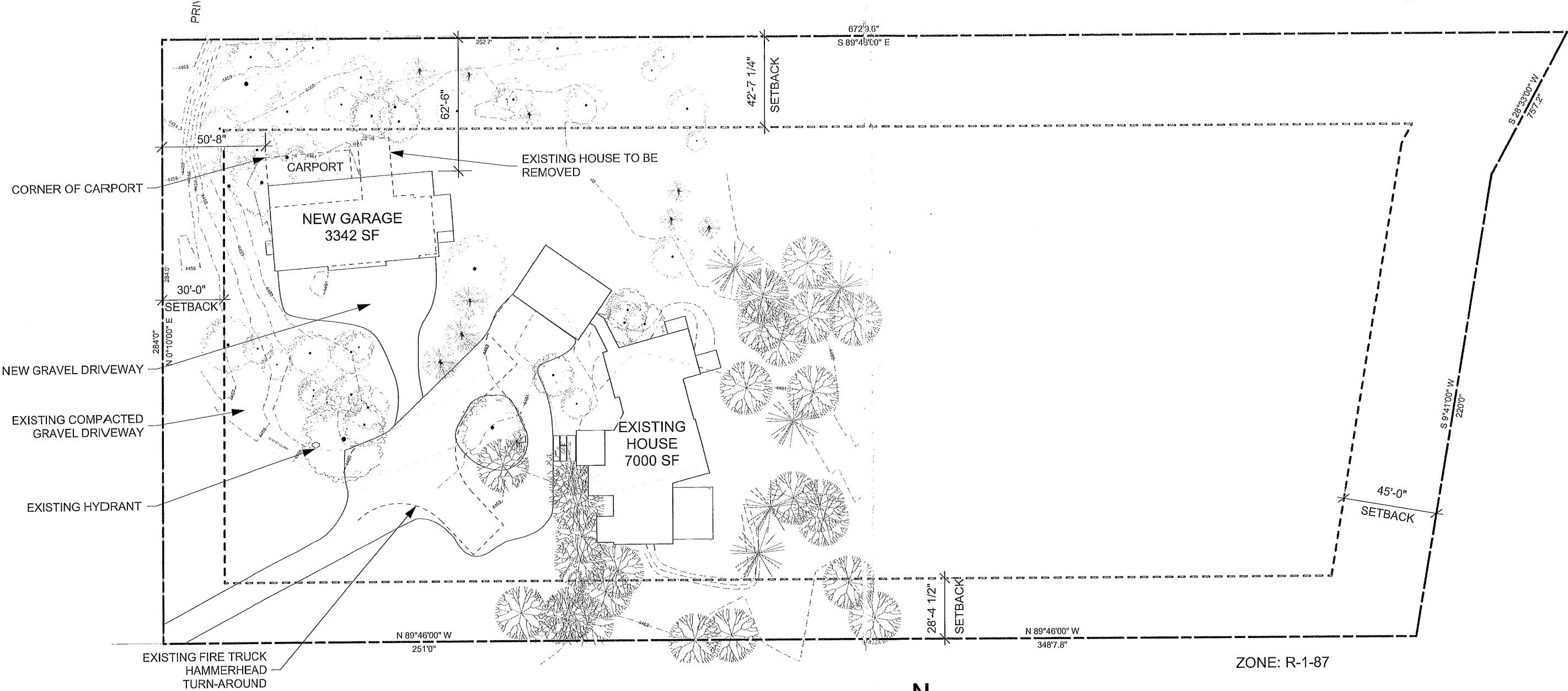


campagna garage

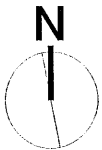
2602 e walker lane, holladay, UT

SIDWELL #: 22-14-102-003

4.16 ACRES

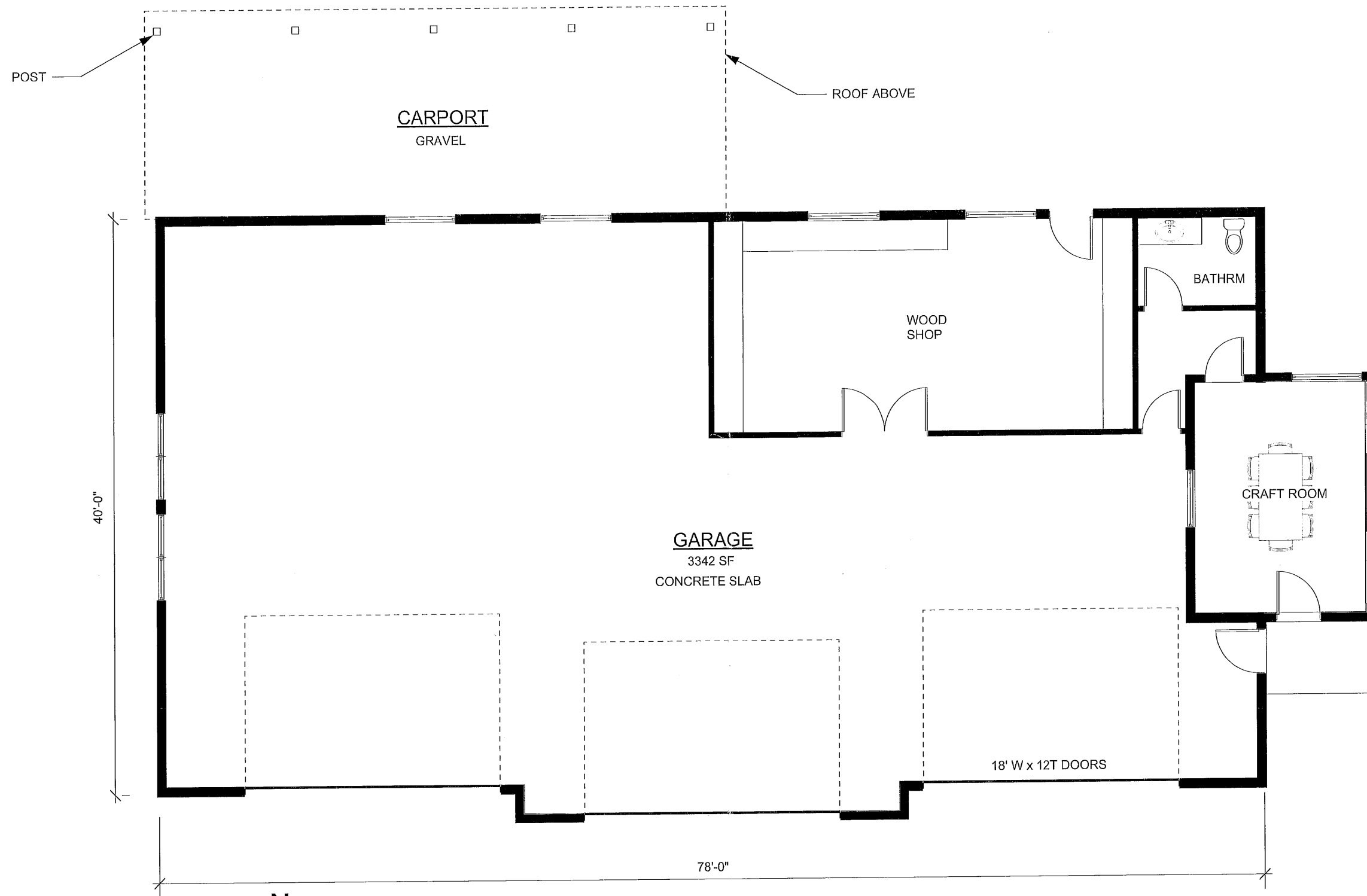


1 SITE PLAN
Scale: 1" = 50'-0"

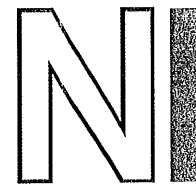


SETBACKS:
FRONT: 30 FT
REAR: 45 FT
SIDE = TOTAL 25% OF LOT WIDTH W/ NOT LESS THAN 10%
284 @ 10% = 28.4 FT
284 @ 15% = 42.6 FT

HEIGHT LIMIT: 40FT FOR LOTS OVER 1 ACRE



1 FLOOR PLAN
Scale: 1/8" = 1'-0"



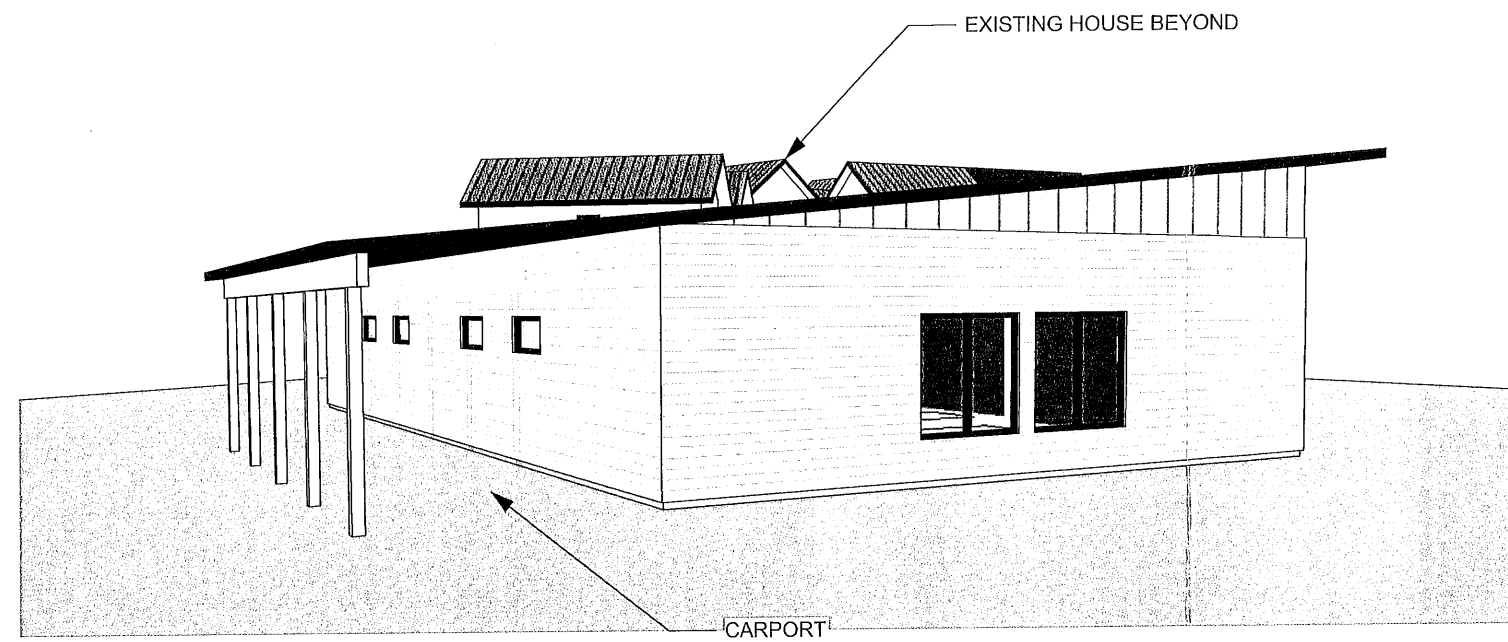
newell studio, inc
architects 801.842.7375

garage floor plan

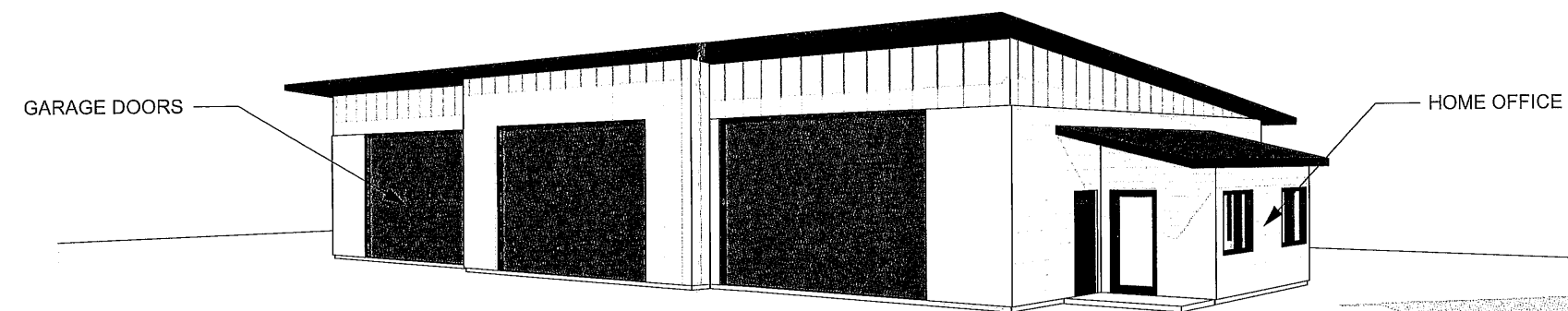
2602 walker ln. holladay.utah

A2

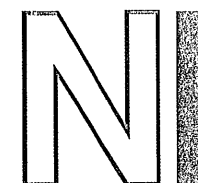
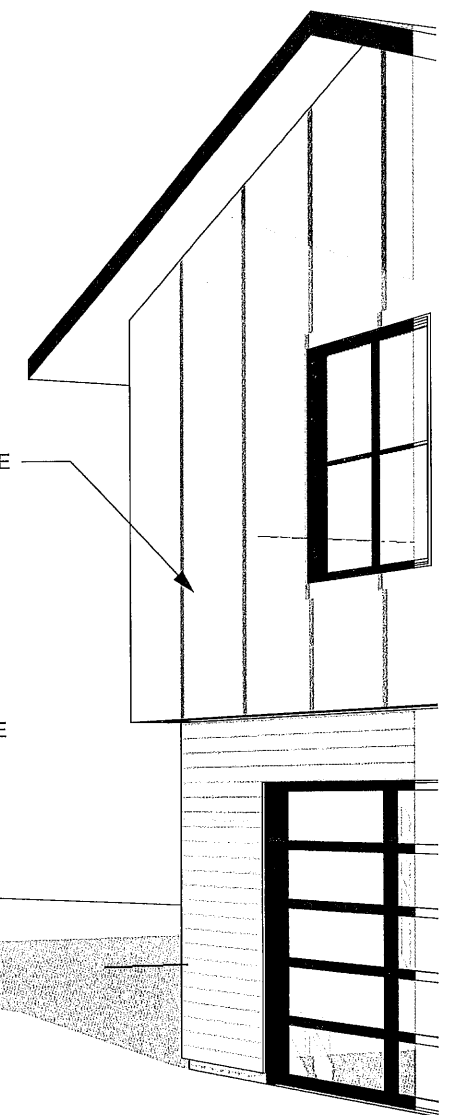
4.20.21



WEST SIDE RENDERING



FRONT RENDERING



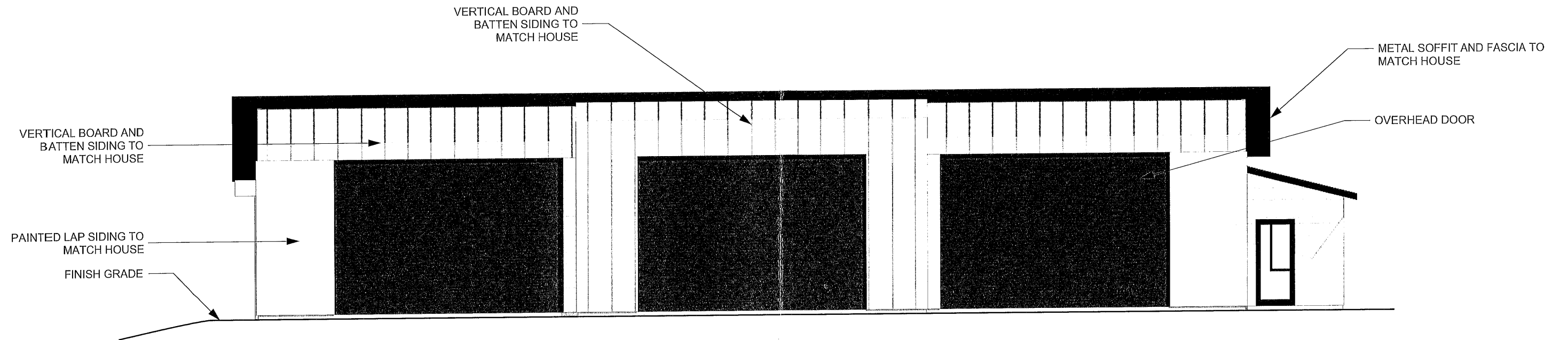
newell studio, inc
architects 801.842.7375

garage renderings

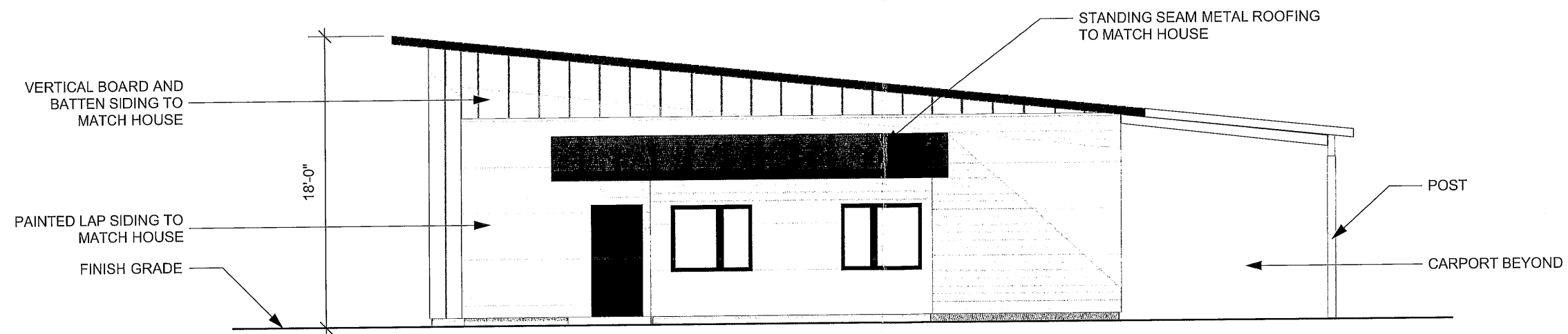
2602 walker ln. holladay.utah

A3

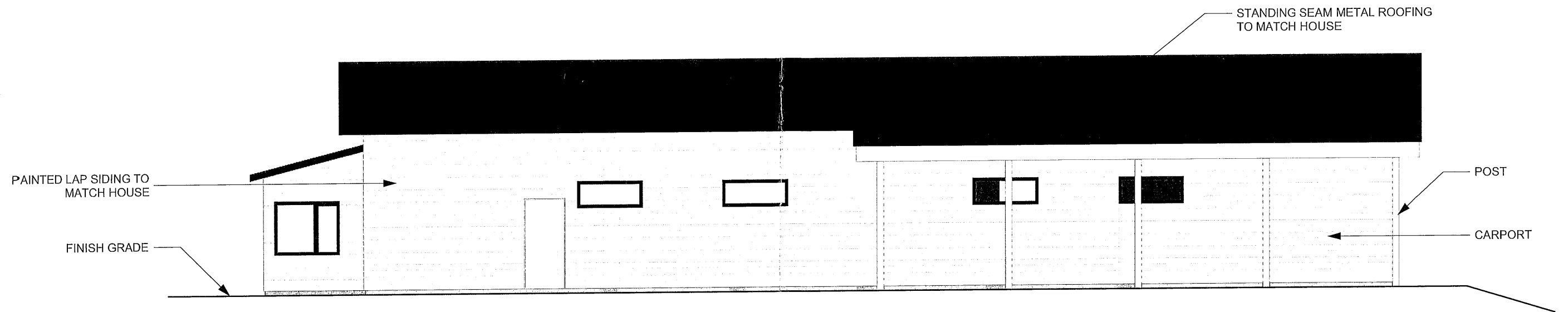
4.20.21



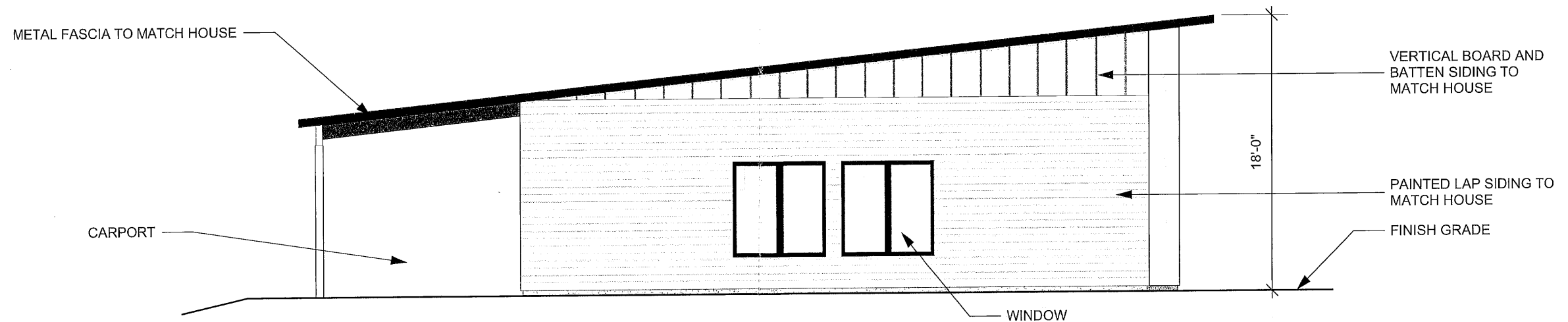
1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



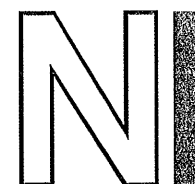
2 EAST ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"



newell studio, inc
architects 801.842.7375

garage elevations

2602 walker ln. holladay.utah

A5

4.20.21

FILE# 21-1-06

HOLLADAY COMMONS - SUBDIVISION

ADDRESS:

2382, 2390-2392, 2386-2388 Murray Hc

LEGAL DESCRIPTION:

22-03-454-005
22-03-454-006
22-03-454-007

APPLICANT/REPRESENTATIVE:

Ashley Atkinson

PROPERTY OWNER:

LEISA GROSCOST, LANCE WALKER

ZONING:

R-2-10

GENERAL PLAN DISTRICT:

Medium Density Residential-Stable (MDR-S)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 5/21/2021

REQUEST:

Site Plan Review- CONCEPT

APPLICABLE REGULATIONS:

13.10

EXHIBITS:

STAFF:

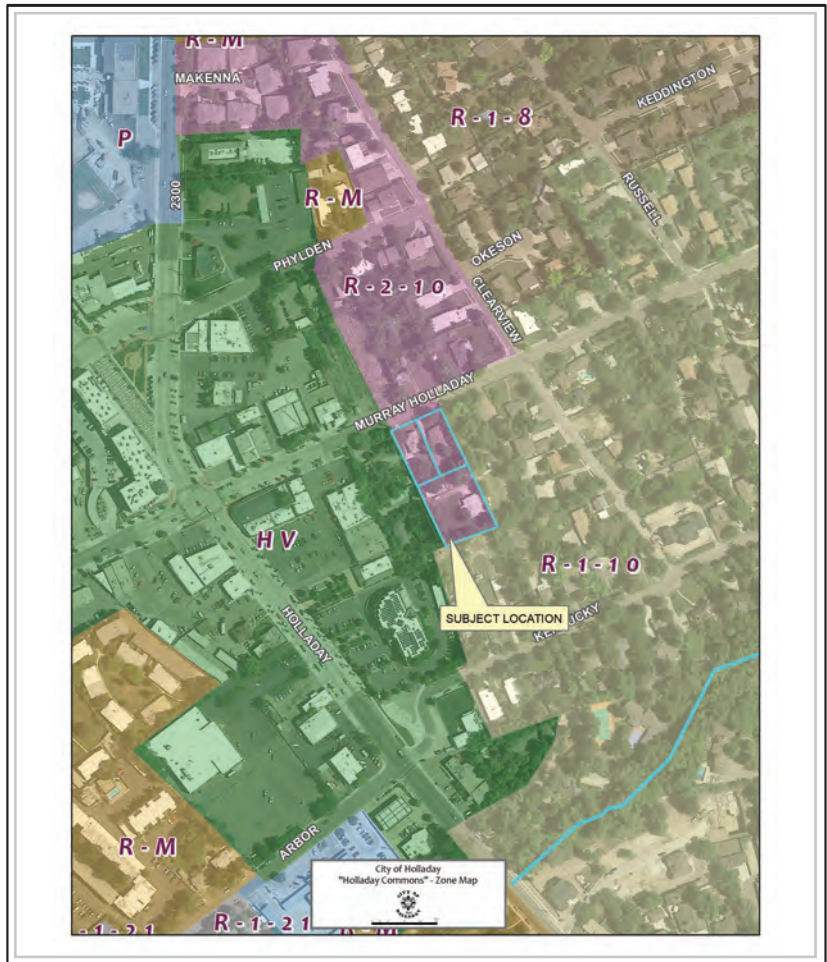
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY
Planning Commission
June 1st 2021
Item #2

Request: **RESIDENTIAL SUBDIVISION – CONCEPT PLAN**
Project: Holladay Commons – Twin-Home development
Address: 2382, 2390-2392, 2386-2388 Murray Holladay Rd
Zone: R-2-10
Applicant: Ashley Atkinson
File No: 21-1-06
Notice: Mailed 05/21/2021
Staff: Jonathan Teerlink

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

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 05/12/2021

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

- Project area currently developed with three homes, 5 units (rentals)
- The proposal is to divide three existing parcels (total 48,368 sqft) into four 10,000 sq ft parcels supporting eight units – remaining area is to be dedication to the public as right of way for street improvements
- The development is proposed to be accessed by a shared 20' wide private drive.
- Project compliant with the R-2-10 zone standards.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has reviewed the Conceptual Plan for use and area density compliance of the R-2-10 zone. The only major concern of TRC is the lack of connection between this proposed project and neighboring "Holladay Row" development. The potential benefits of connecting these two developments include improved emergency response access and elimination/conversion to parking within the oddly shaped turn-around areas. Realizing that these two developments are private and separately managed, the connection is simply an emergency convenience of the city request rather than a requirement.

As this property is described in metes bounds, a dedication of Murray Holladay Rd is required. Full public improvements of this area will be required (preliminary level review)

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 a public hearing be held and review those comments with the applicant. In any case, the TRC is confident that the commission can approve a **CONCEPTUAL SUBDIVISION PLAN** with the following findings:

FINDINGS:

1. The requirements for conceptual subdivision have been substantially completed.
2. Proposed layout of lots comply density and minimum dimensions; Attached Two-family development in the R-2-10 zone.
3. The development complies with the General Plan



NOTICE OF A PUBLIC HEARING

RESIDENTIAL SUBDIVSION – “Holladay Commons”

Date: Tuesday, June 1st 2021
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

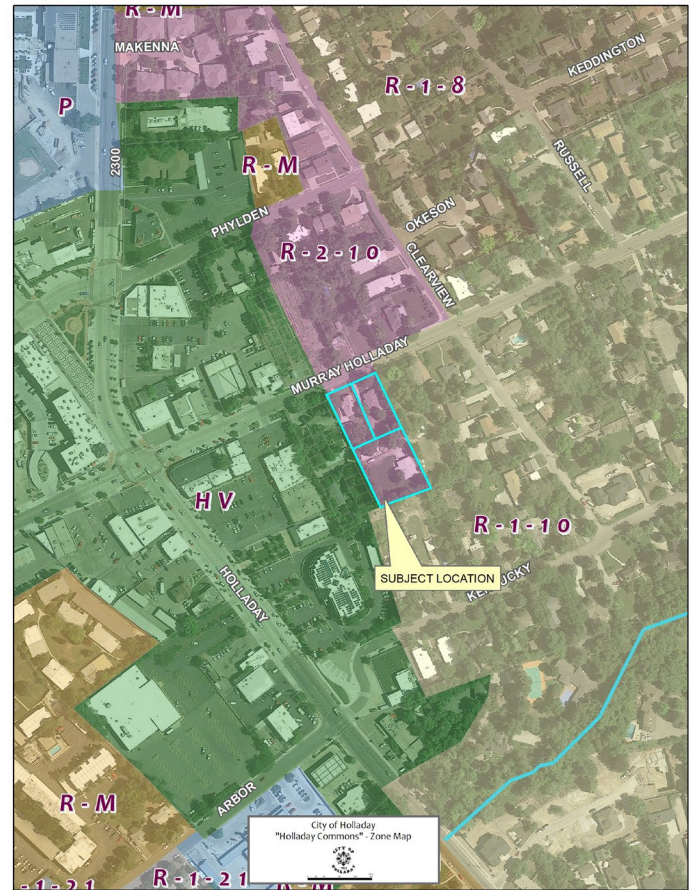
Notice is hereby given that the City of Holladay Planning Commission will review a Conceptual subdivision plan application submitted by the applicant, Sequoia Development to subdivide the property located at approximately 2382 thru 2392 East Murray Holladay Road in the R-2-10 zone, into 4 twin-home lots (8 units). As per Holladay Ord 13.08

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

Please submit comments via email by 5:00 pm May 28th 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 05/20/2021 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.



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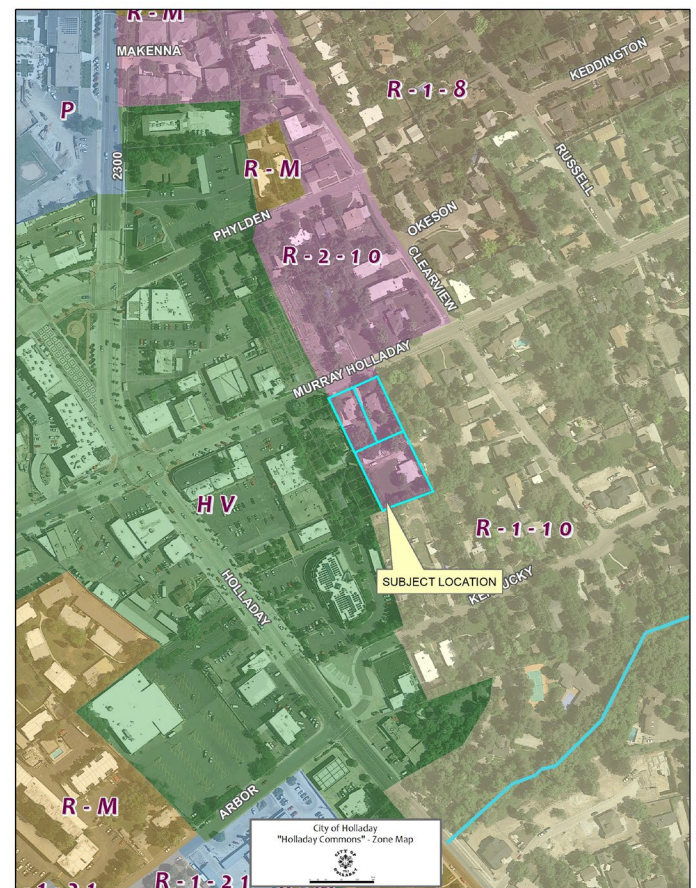
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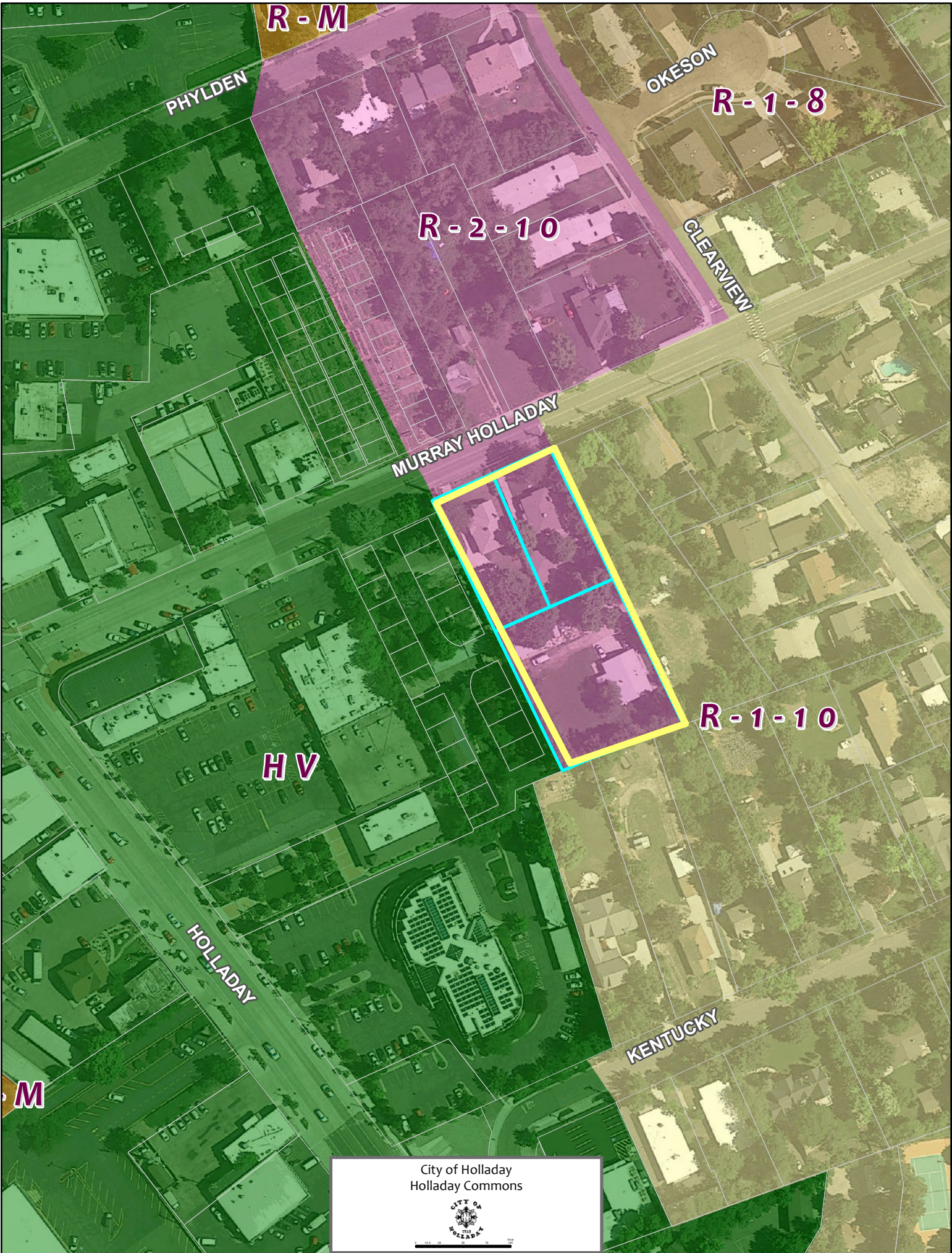
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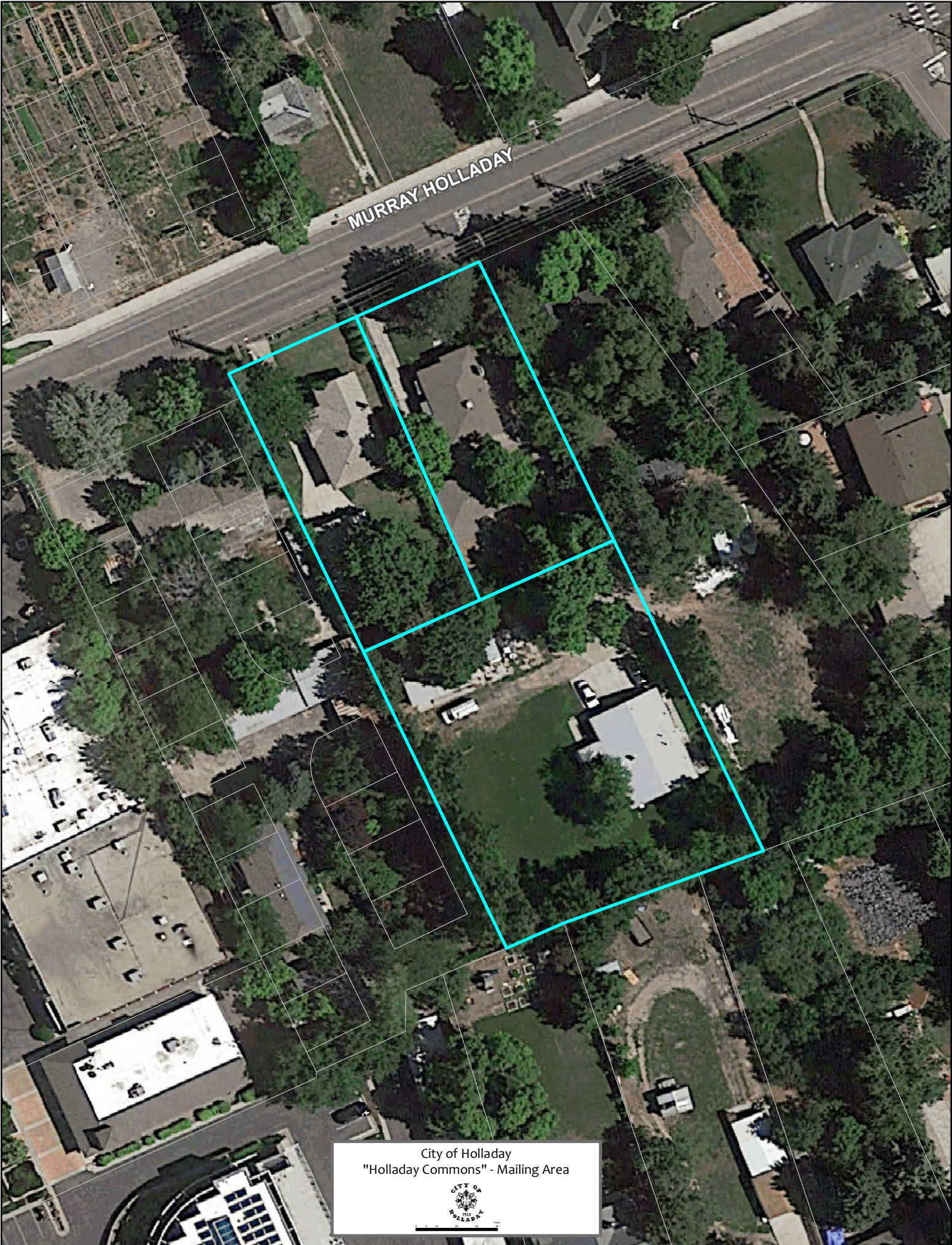
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City of Holladay
Holladay Commons





MURRAY HOLLADAY

City of Holladay
"Holladay Commons" - Mailing Area





May 13, 2021

Ashley Atkinson
Sequoia Development, Inc.
9055 South 1300 East #104,
Sandy, Utah 84094

Dear City Staff and Planning Commission,

This Narrative is regarding our application for a new subdivision plat at 2382, 2390-2392, 2386-2388 East Murray Holladay Road.

We recently completed Holladay Row adjacent (to the west) of the subject property. We have enjoyed working in the City of Holladay and are proud of the unique product type we brought to Holladay Village. We hope that the neighboring businesses have enjoyed the support of these new residents and that the project has enhanced activity in the area.

We are proposing an eight-unit project on the subject site. The zone is R-2-10. The conceptual plan submitted shows that we have the square footage required for eight units in the current zone. We plan to apply for a PUD in the preliminary stage of the review process to give us more flexibility in creating a site plan with a more creative layout and a nicer façade along Murray-Holladay Road.

We are excited to bring another project to the area and are confident that this project will enhance the neighborhood and create more unique housing for the City.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Atkinson". The signature is fluid and cursive, with the first name "Ashley" being more prominent than the last name "Atkinson".

Ashley Atkinson

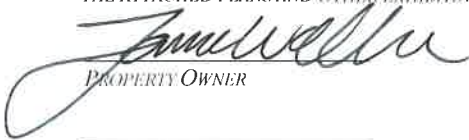
CITY OF HOLLADAY
AFFIDAVIT OF PROPERTY OWNERSHIP
FOR PROPERTY LOCATED AT

ADDRESS: 2382 E Murray Holladay Rd

SUBDIVISION _____ PLAT _____ LOT _____

PROPERTY OWNER

I (WE), Lance Walker BEING DULY SWORN, DEPOSE AND SAY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED IN THE ATTACHED APPLICATION AND THAT THE STATEMENT HEREIN CONTAINED AND THE INFORMATION PROVIDED IN THE ATTACHED PLANS AND OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.


PROPERTY OWNER

PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF UTAH)

) SS.

COUNTY OF Salt Lake)

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May, 2021, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 04-02-2022





PROPERTY OWNER'S
AGENT AUTHORIZATION

I (WE), Lance Walker THE OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE, DO AUTHORIZE AS MY AGENT(S) Sequoia Development TO REPRESENT ME (US) REGARDING THE ATTACHED APPLICATION AND TO APPEAR ON MY (OUR) BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY OF HOLLADAY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

ACKNOWLEDGMENT

STATE OF UTAH)

) SS.

COUNTY OF Salt Lake)

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MY COMMISSION EXPIRES: 04-02-2021





ADDRESS: 2390-2392, 2386-2388 E Murray Holladay Rd

NOTARY PUBLIC



NOTICE OF NEIGHBORHOOD MEETING

4/26/2021

Sequoia Development, Inc.
9055 South 1300 East #104
Sandy, Utah 84094

Dear Neighbor,

A neighborhood meeting will be held May 12, 2021 at 6:00 PM to discuss a proposed subdivision plat located at 2382 East, 2390-2392 East, and 2386-2388 East Murray-Holladay Road. The meeting will be held outside on the north west corner of the property.

Please join us to discuss this subdivision application and share your thoughts.

Please 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.

Sincerely,

Ashley Atkinson
Sequoia Development, Inc.
(801) 944-4469
9055 South 1300 East #104
Sandy, Utah 84904
ashley@sequoiadevelopment.com

Minutes for Proposed Holladay Commons

Ashley: Introduced project explaining zoning, layout, etc.

Neighbor: Asked about zoning

Ashley: R-2-10

Neighbor: asked about driveway and if it connects to Kentucky Ave.

Ashley: No it does not connect to Kentucky

Neighbor: is there any drawings?

Ashley: no architectural drawings, just conceptual of what we have displayed.

Neighbor: Is there a connection for Holladay Row?

Ashley: as of right now no, but that has been in the plans since we built Holladay Row and it would be for emergency vehicles.

Kevin: both communities have their own private lane so they will not be using each other's lanes. It is mainly for emergency vehicles to make it safer for them and it also creates more green space if that is implemented.

Ashley: explains driveways and the fence will stay.

Neighbor: We live right across the street and have been fighting parking for years with all the construction that has been going on. We would like some help with parking.

Ashley: This project is less dense than Holladay row and there will be much more space on site for parking.

Neighbor: How many unites are you adding?

Ashley: We aren't asking for a rezone, so we aren't asking for more units than are already allowed. There are 5-6 units on the property now, and we will have 8

Neighbor: Could you explain the reasoning behind the fire turnaround connection?

Ashley: If we did not connect the lanes then we would have to add an extra 70 feet of asphalt for the fire turnaround. If we connected them then we would be able to add a lot more green space.

Neighbor: will there be a sidewalk?

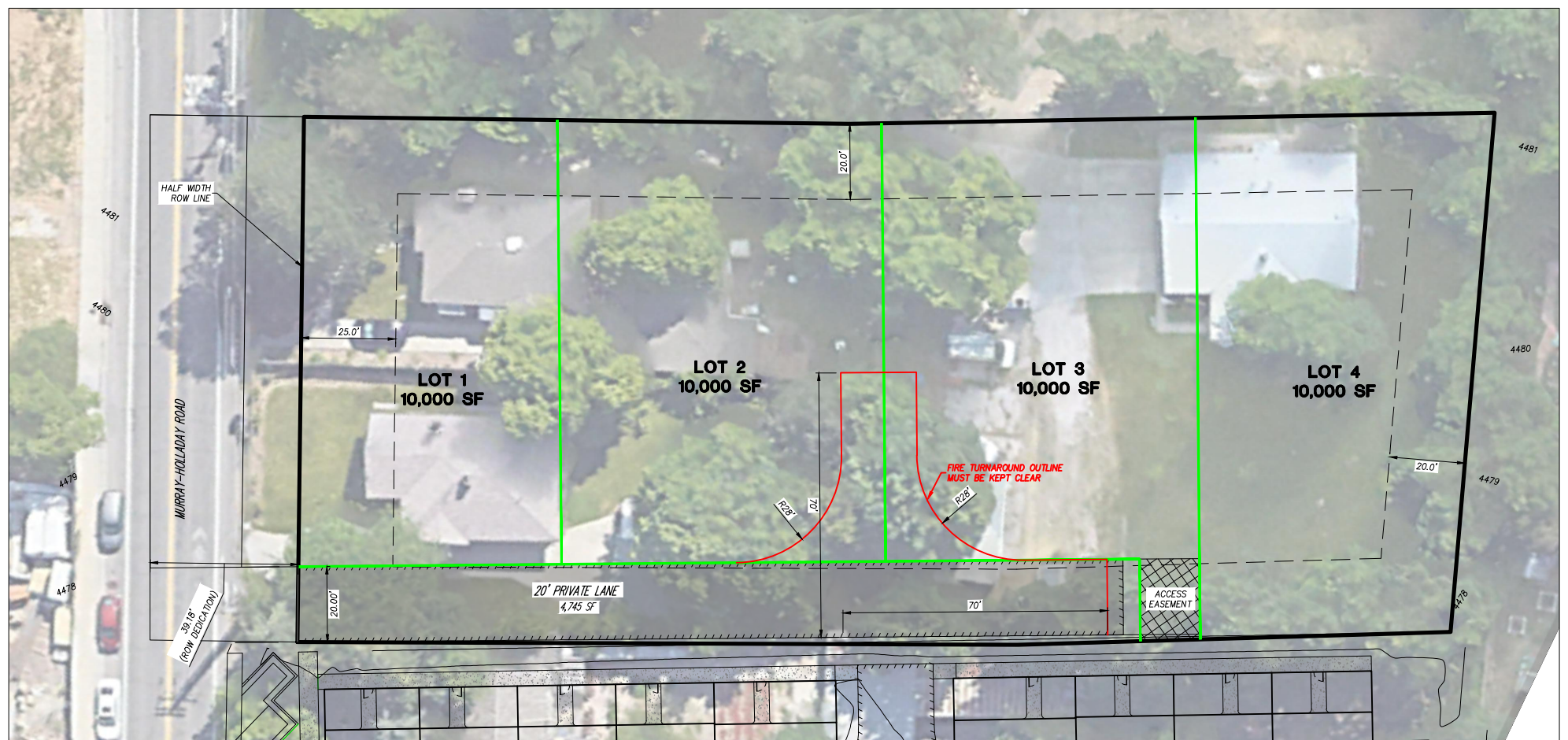
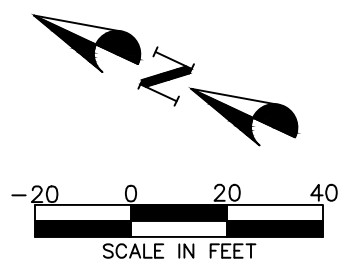
Ashley: if the city requires a sidewalk, then there will be one but we don't know as of right now.

Neighbor: When will you get the design and architecture?

Ashley: Once we get the number of units approved then we will work on the designing the layout of the PUD and then we will have another meeting and the city will need to approve it. Home Design will come later.

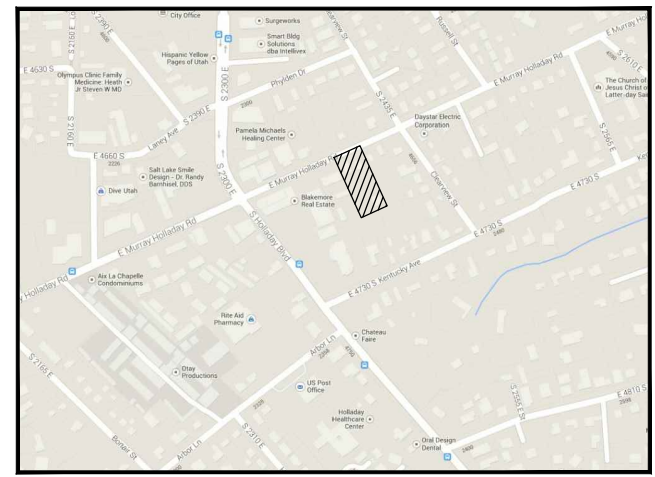
NAME	Address	Phone #
Roger & Lisa Reese	4685 S. Grosvenor Ct	801-259-8288
Ron & Melissa Hutton	2384 E Murray Holladay	801-272-0058
Denise Cecil	4665 Grosvenor Ct	406-756-7752
Mark & Becky Nielson	2417 E Murray Holladay Rd	801-300-3964
Theresa Nebeker	2464 E Murray Holladay Rd	801-891-4328
Ramon Bernardo	4686 S Grosvenor Ct	801-879-2043
Neil Olsen	2369 E Murray Holladay Rd ^{A201}	801-272-7431

HOLLADAY COMMONS DEVELOPMENT



ZONE R-2-10

VICINITY MAP
NOT TO SCALE



TABULATION TABLE

GROSS PROJECT AREA	48,368 SF
NET AREA	40,000 SF
MAX LOTS ALLOWED	8

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

PEPG CONSULTING
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

MAY 4, 2021	6152.2010	CONCEPT-01
PLOT DATE:	PROJECT NUMBER	DRAWING FILE

FILE# 95-1-03-1

CLARENDEN WOODS-AMENDMENT

ADDRESS:

2606 East Casto Lane

LEGAL DESCRIPTION:

22-10-428-021

APPLICANT/REPRESENTATIVE:

Daniel Nelson

PROPERTY OWNER:

Daniel Nelson

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Subdivision Plat Amendment

APPLICABLE REGULATIONS:

13.10.040

EXHIBITS:

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **SUBDIVISION PLAT AMENDMENT**
Project: Clarendon Woods Amended
Address: 2606 East Casto Lane
Zone: R-1-10
Applicant: Daniel Nelson
File No: 95-1-03-1
Staff: Jonathan Teerlink

GOVERNING ORDINANCES: 13.08.080D SUBDIVISION AMENDMENT APPROVAL STANDARDS

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Amending an existing subdivision plat requires approval by the planning commission during a public meeting.

SUMMARY

- Applicant, Daniel Nelson is the fee owner of contiguous lots.
- A .90 acre parcel is located outside of the boundary of the Clarendon Woods subdivision, a 4 lot, single-family subdivision located in the R-1-10 zone.
- The applicant proposes expand the boundary of the Clarendon subdivision by; 1) adding a portion (11,043 sq ft) of the .90-acre area parcel to the rear of his property (lot 4), and 2) converting the remaining area as Lot 5 (.65 acres). Existing home to remain.
- No new building lots are proposed or created by this application

BACKGROUND

Holladay is comprised of a patchwork of “old” and “new” properties. Many existing Holladay parcels were created prior to state of Utah subdivision law (circa late 1950s). Many of these old parcels, created and deeded as “metes and bounds” description, over time are converted to lots of record within a recorded subdivision plat. Others remain unmodified from their original description but retain all property development rights.

Applicant Daniel Nelson, having ownership of Lot 4 within Clarendon subdivision has acquired abutting metes and bounds property and proposes to add a portion of the area to his lot, thereby expanding the boundary of the subdivision plat, a process which required PC approval to verify compliance with zone standards.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The amendment proposes to increase the size of Lot 4 by 11,043 sq ft. and to create a new Lot 5 sized at 28,314 sq ft for the existing home. Both lots conform property dimension standards of the R-1-10 zone.

RECOMMENDATION

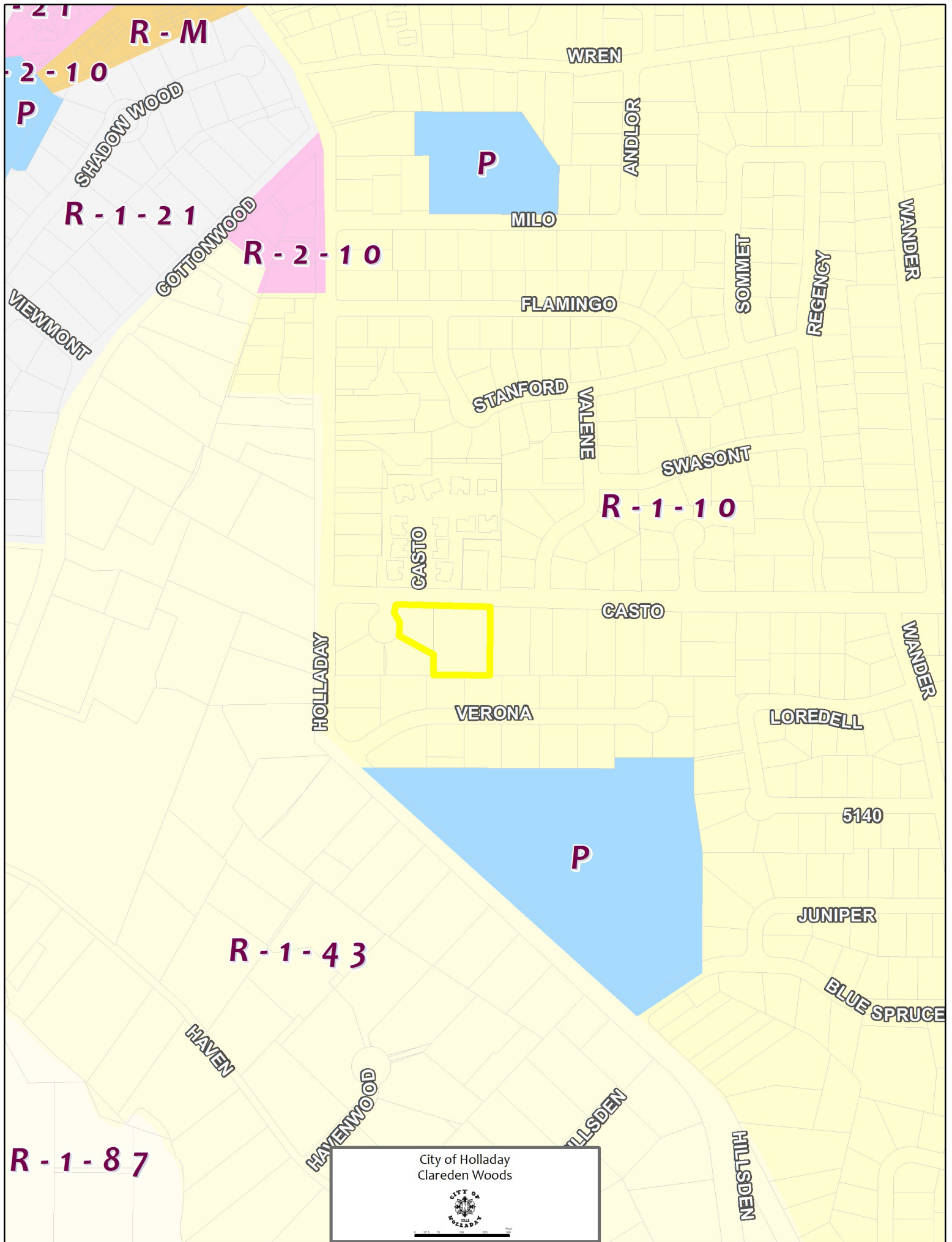
The TRC has reviewed the proposed amendment for compliance with the R-1-10 zone and 13.10.070D, and recommend approval of the plat amendment.

“I _____ move to approve the amendment to “Clarendon Woods” a residential subdivision in the R-1-10 zone, finding that the amendment;

- 1. Complies with the standards of the R-1-10 zone*
- 2. Proposes to adjust boundaries of contiguous property owned by the applicant*
- 3. Creates no new parcels/building lots*
- 4. Does not amend property; not owned by the applicant and not designated as common area, and*
- 5. Does not amend lot restrictions, internal to the existing subdivision.*

With the following suggested conditions

- 1. Final recordable formatting of the plat shall be submitted and reviewed by the TRC*



R - M

R - 2 - 10

P

R - 1 - 21

R - 2 - 10

MILO

FLAMINGO

STANFORD

R - 1 - 10

CASTO

CASTO

VERONA

LOREDELL

5140

R - 1 - 43

P

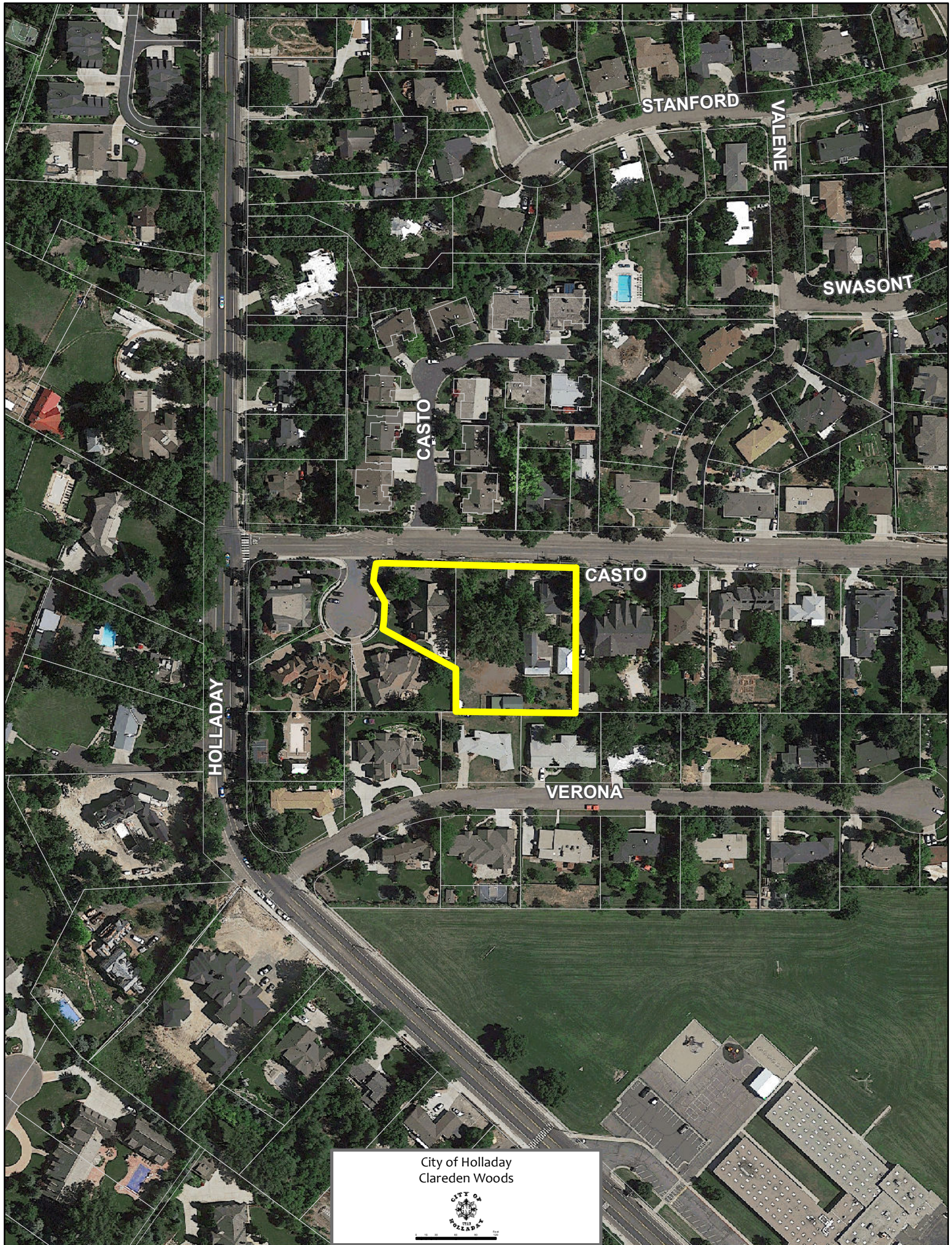
JUNIPER

BLUE SPRUCE

R - 1 - 87

City of Holladay
Clareden Woods

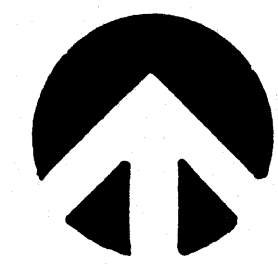




City of Holladay
Clareden Woods







SCALE - 1" = 40'

CLARENDEN WOODS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 10, T2S, R1E, SLB&M.
SALT LAKE COUNTY, UTAH

EAST QUARTER CORNER,
SECTION 10, T2S, R1E, SLB&M.

SURVEYOR'S CERTIFICATE

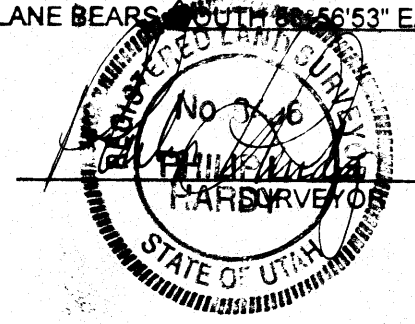
I, PHILIP L. HARDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 8426, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF APPLICABLE ZONING ORDINANCES.
TOTAL OF 4 LOTS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE CENTERLINE OF CASTO LANE, SALT LAKE COUNTY, UTAH, WHICH POINT IS SOUTH 00°10'58" WEST ALONG THE SECTION LINE 405.46 FEET AND NORTH 88°56'53" WEST 781.40 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°09'00" WEST ALONG A FENCE LINE AND EXTENSION THEREOF 252.67 FEET TO THE NORTH LINE OF HOLLADAY GARDENS SUBDIVISION; THENCE SOUTH 89°59'35" WEST ALONG SAID SUBDIVISION LINE 347.13 FEET TO THE CENTERLINE OF HOLLADAY BLVD.; THENCE NORTH 00°08'25" WEST ALONG SAID CENTERLINE 259.11 FEET TO A SALT LAKE COUNTY MONUMENT; THENCE SOUTH 88°56'53" EAST ALONG THE CENTERLINE OF SAID CASTO LANE 348.48 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.043 ACRES

BASIS OF BEARING: THE CENTERLINE OF CASTO LANE BEARS SOUTH 88°56'53" EAST.

6-30-99
DATE



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____

A.D. 19__

Kenneth J. Huxtable Jr. MICHELLE M. HUXTABLE
BRIGHTON BANK Sovereign Homes Inc.
By Michelle Huxtable for
HMC. Michelle Huxtable President
ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE
ON THIS 24 DAY OF August, A.D. 1999, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 1-3-01
Kenneth J. Huxtable Jr. and Michelle Huxtable, both Impression Printing and Design
NOTARY PUBLIC

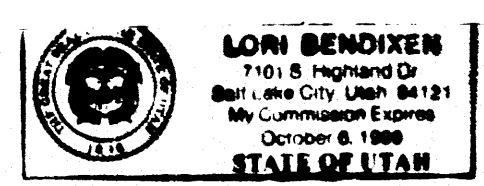
UTILITY APPROVALS

WE THE UNDERSIGNED HEREBY CERTIFY THAT THE EASEMENTS REQUIRED ARE SHOWN HEREON.

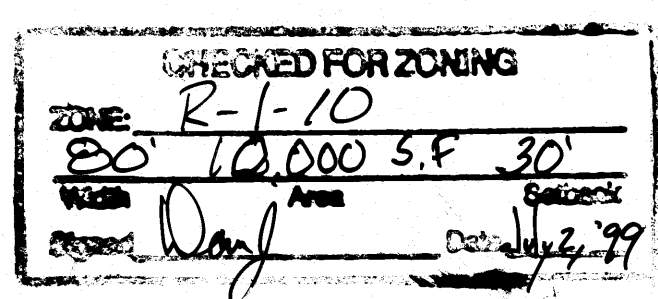
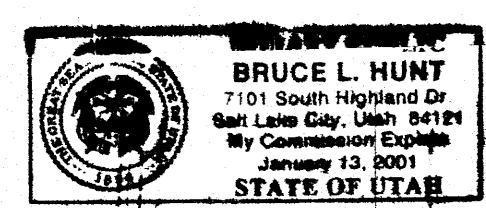
CABLE TV	DATE	WATER	DATE
POWER	DATE	TELEPHONE	DATE
MTN. FUEL	DATE	SEWER	DATE

CLARENDEN WOODS SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T2S, R1E, SLB&M.

STATE OF UTAH)
County of Salt Lake) ss.
On this 24 day of August, 1999, personally appeared before me Bruce L. Hunt, who being by me duly sworn, did say that she is the President of Brighton Bank and that the within Owners Dedication was signed in behalf of said Company by authority of Brighton Bank and she acknowledged to me the said Bruce L. Hunt executed the same.
My Commission Expires: 10/31/99
NOTARY PUBLIC
Residing at: Salt Lake City



STATE OF UTAH)
County of Salt Lake) ss.
On this 24 day of August, 1999, personally appeared before me Mike Macchiarone, who being by me duly sworn, did say that she is the President of Sovereign Homes, Inc. and that the within Owners Dedication was signed in behalf of said Company by authority of Sovereign Homes, Inc. and she acknowledged to me the said Mike Macchiarone executed the same.
My Commission Expires: 1-3-01
NOTARY PUBLIC
Residing at: Salt Lake City



CIVIL ENGINEERS - LAND SURVEYORS
385 WEST 800 NORTH OREM, UTAH 84057 (801) 224-3000

16086

CURVE DATA TABLE						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N45°27'21"E	35.72	91°11'32"	25.00	39.79	25.53
C2	S44°32'09"E	20.99	88°49'28"	15.00	23.25	14.70
C3	S29°26'20"W	19.73	59°07'29"	20.00	20.64	11.34
C4	S79°34'31"E	66.16	277°09'09"	50.00	241.86	44.12
C5	N19°08'15"W	16.29	38°01'40"	25.00	16.59	8.61
C6	N45°27'51"E	21.43	91°10'32"	15.00	23.87	15.31
C7	S17°44'30"W	65.95	82°31'08"	50.00	72.01	43.86
C8	S56°49'14"E	54.91	66°36'21"	50.00	58.12	32.85
C9	N59°26'17"E	50.66	60°52'35"	50.00	53.12	29.38
C10	N04°34'33"W	55.30	67°09'05"	50.00	58.60	33.19

SOUTHEAST CORNER,
SECTION 10, T2S, R1E, SLB&M.

10 11
15 14

PLANNING COMMISSION
APPROVED THIS 23rd DAY OF February, A.D. 1999
Don J. [Signature]
CHAIRMAN PLANNING COMMISSION

BOARD OF HEALTH
APPROVED THIS 6th DAY OF July, A.D. 1999
J. [Signature]
SALT LAKE COUNTY BOARD OF HEALTH

DEVELOPMENT SERVICES DIV.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
17 Aug. 1999
DATE For DIRECTOR

APPROVED AS TO FORM
APPROVED THIS 27 DAY OF August, A.D. 1999
[Signature] Deputy
DISTRICT ATTORNEY

SALT LAKE COUNTY COMMISSION
PRESENTED TO THE "SALT LAKE COUNTY COMMISSION" THIS 16 DAY OF August, 1999, AT WHICH TIME THIS SUBDIVISION WAS REVIEWED AND ACCEPTED.
Mary [Signature] CHAIRMAN
[Signature] CLERK/RECORD

RECORDED NO. 74-58672
STATE OF UTAH, COUNTY OF SALT LAKE
RECORDED AND FILED AT THE REQUEST OF:
Ken Huxtable
DATE: 7-2-1999 TIME: 2:58 PM BOOK 99-9P PAGE 255
FEE \$ 34.00
[Signature] DEPUTY COUNTY RECORDER

22-10-428-001 \$34.00

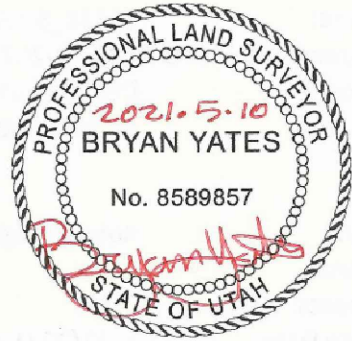
99-9P-255

99-9P-255

Clarendon Woods

SURVEYOR'S CERTIFICATE

I BRYAN YATES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8589857 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS SURVEY AND DESCRIBED HEREWITH AND THE MONUMENTS DEPICTED ON THE SURVEY ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY:



LEGAL DESCRIPTION (RECORD)

BEGINNING SOUTH 0°10'50" WEST 405.9 FEET AND NORTH 89°57'45" WEST 598.6 FEET AND SOUTH 1° EAST 25 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 1° EAST 222.6 FEET; THENCE WEST 179.87 FEET; THENCE NORTH 251.75 FEET, MORE OR LESS, TO CENTER OF ROAD; THENCE SOUTH 89° EAST 100.87 FEET; THENCE SOUTH 27.27 FEET, MORE OR LESS; THENCE SOUTH 89°57'45" EAST 79 FEET TO BEGINNING. LESS STREET.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN CASTRO LANE.

LEGEND

- MAP BOUNDARY LINE

LOT LINE

ADJOINING PROPERTY LINE

STREET CENTERLINE

RIGHT-OF-WAY

SECTION LINE

EASEMENT LINE

RADIAL LINE

TIE LINE

SIDEWALK

CURB & GUTTER

BLOCK WALL

BUILDING

WROUGHT IRON FENCE

WIRE FENCE

OVERHANG

OVERHEAD POWER LINE

CONCRETE

VALLEY GUTTER

EDGE OF ASPHALT

EDGE OF DIRT

HANDRAIL

EX RAIL ROAD

ROCK

EX STRIPING

EX SECONDARY WATER

EX WATER

EX STORM DRAIN

EX SEWER

EX GAS

EX OVERHEAD POWER

EX FIBER OPTIC

EX ELECTRIC

EX UTILITY

EX VEGETATION

EX WATER EDGE

CABLE T.V. BOX

ELECTRIC BOX

GAS METER

STREET LIGHT BOX

WATER METER

TRAFFIC SIGNAL BOX

TELEPHONE BOX

WATER BOX

FIBER OPTIC BOX

UTILITY BOX

IRRIGATION BOX

CLEANOUT

STORM DRAIN MANHOLE

ELECTRIC MANHOLE

UTILITY MANHOLE

SANITARY SEWER MANHOLE

INTERCEPTOR MANHOLE

TELEPHONE MANHOLE

SAMPLE MANHOLE

WATER MANHOLE

FIBER OPTIC MANHOLE

MONITORING WELL

WATER VALVE

GAS TEST VALVE

GAS LINE MARKER

FIBER OPTIC LINE MARKER

FIRE HYDRANT

STAND PIPE

DROP INLET

DROP INLET

LARGE SIGN

SIGN

BOLLARD POST

FLAG POLE

POWER POLE

GUY

AREA LIGHT

STREET LIGHT

STREET LIGHT

TRAFFIC LIGHT

PEDESTRIAN CROSSING LIGHT

VAULT: E-ELECTRIC, T-TELEPHONE, W-WATER

TRANSFORMER PAD

HANDICAP PARKING SPACE

GATE

PALM TREE

TREE

TRAFFIC FLOW

FOUND MONUMENTATION AS SHOWN AND DESCRIBED

POINT NOT FOUND - CALCULATED POSITION

PROPERTY CORNER "TO BE SET" WITH 5/8" BAR AND CAP STAMPED "REDCON"

EXISTING STREET MONUMENT

SW

W

sd

ss

g

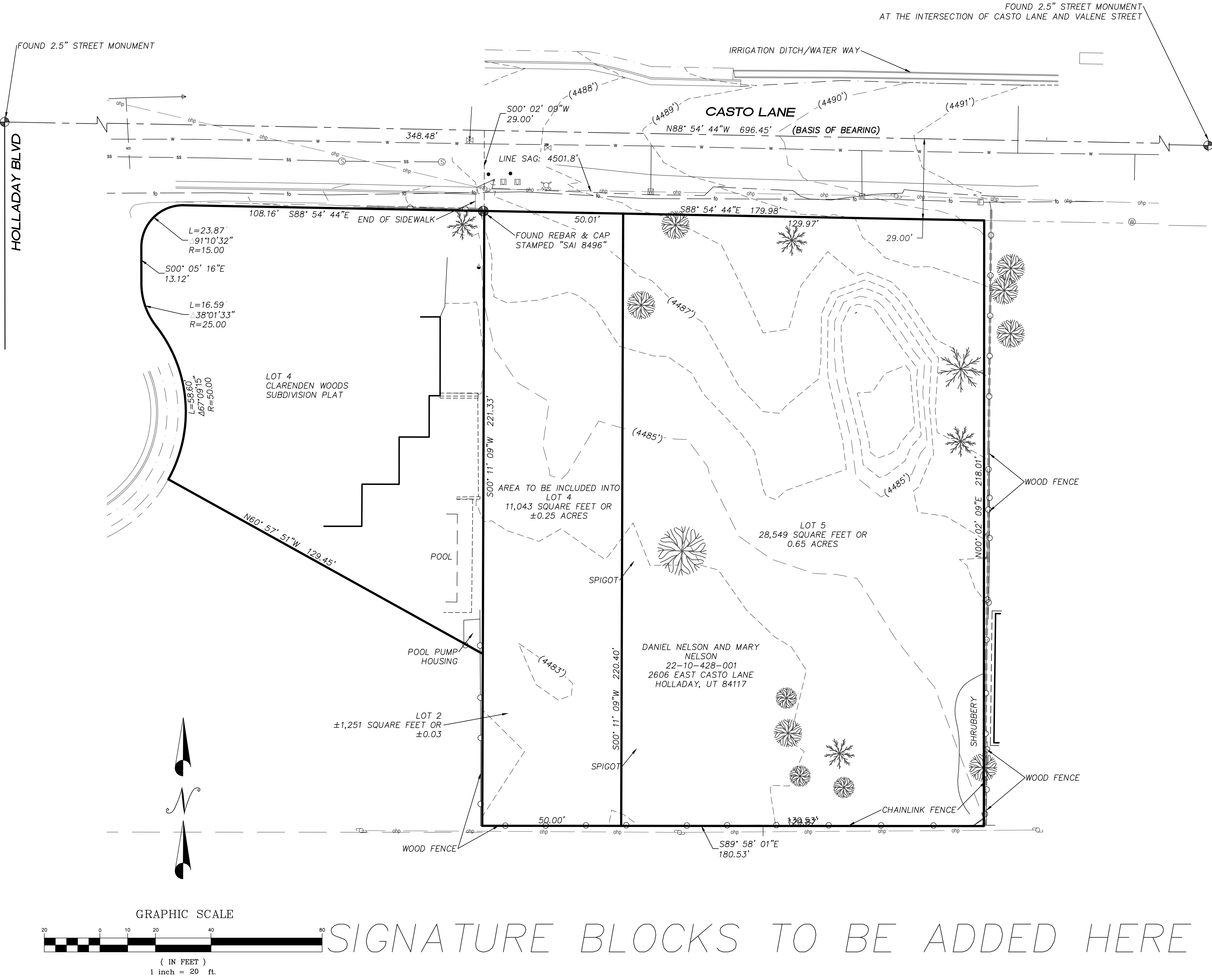
ohp

to

e

1ST AMENDED CLARENDED WOODS SUBDIVISION PLAT

TAX ID NO. 22-10-428-021
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SIGNATURE BLOCKS TO BE ADDED HERE

AMENDED SUBDIVISION PLAT
DANIEL NELSON
2606 EAST CASTO LANE
HOLLADAY, UT 84117

REDCON, INC.
LAND SURVEYING
25 SOUTH MAIN STREET, SUITE 200
CENTERVILLE, UTAH 84014
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER
421000-62

DWG: 421000-62 ROS
DATE: 5/10/2021

SHEET 1 OF 1

SCALE (H): 1" = 20'

DRAWN BY: P. RICHTER

CHECKED BY: B. YATES

TAX ID NO. 22-10-428-021

UTAH

SALT LAKE COUNTY

HOLLADAY CITY

NO. DESCRIPTION

DRAWN BY APPROVAL

DATE

FILE# 21-1-04

BERMONDSEY PLACE - PRELIM. SUBDIV.

ADDRESS:

4545 S thru 4551 S Highland Dr.

LEGAL DESCRIPTION:

22-10-428-021

APPLICANT/REPRESENTATIVE:

Ashley Atkinson

PROPERTY OWNER:

Sequoia Development

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Highland Drive Master PPlan

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Site Plan Review- PRELIMINARY

APPLICABLE REGULATIONS:

13.10.040

EXHIBITS:

STAFF:

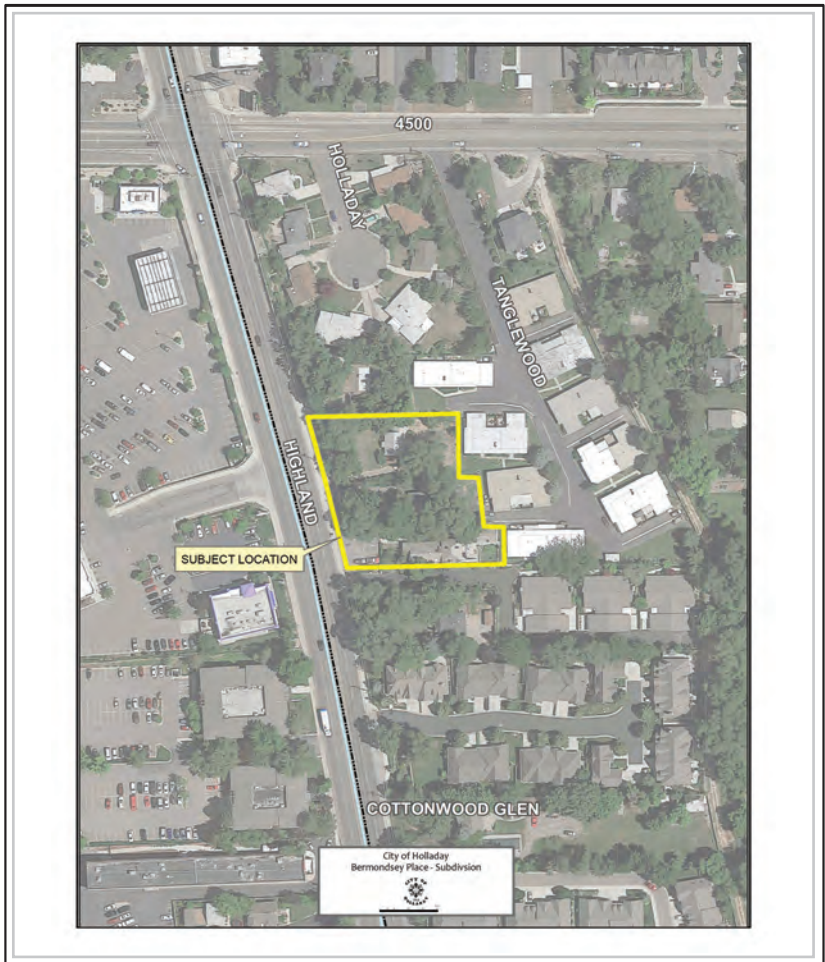
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY
Planning Commission
June 1st 2021
Item #4

Request: **RESIDENTIAL SUBDIVISION – PLANNED UNIT DEVELOPMENT - PRELIMINARY**
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: N/A – Public Hearing held 05/4/2021
Staff: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.010D	PRELIMINARY REVIEW & APPROVAL STANDARDS
	13.08.020	PLANNED UNIT DEVELOPMENT
	13.10.050C	SUBDIVISIONS SUBMISSION REQUIREMENTS - PRELIMINARY

REQUIRED PLANNING COMMISSION ACTION: Administrative

Creation of a subdivision plat for new lots of record requires Administrative review/verifications and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions to approve or continue a preliminary plat submittal must be during public meeting. Concept Subdivision approval was granted by the Planning Commission on May 4th 2021.

Modifying land use regulations via Planning Unit Development process requires a conditional approval of the Land Use Authority.

SUMMARY

- Applicant has submitted Preliminary subdivision details for eight lots supporting four twin-homes on 44,288 square feet of land. Each building is proposed to straddle a common property line. The development is to be accessed by a shared, 20' wide private drive (gated).
- Subdivision layout is proposed as a Planned Unit Development with a request for flexibility in building setbacks and lot sizes in order to accommodate open green space along an existing irrigation line.

BACKGROUND: PLANNED UNIT DEVELOPMENTS (PUD)

Planned unit developments may be approved by the planning commission as a conditional use only if, in its judgment, the proposed planned unit development fully meets the intent and purpose, and requirements of the land use ordinance and the general plan. The purpose of planned unit development is to permit flexibility in land use, allow diversification in the interrelationships of various uses and structures with their sites and thus *offer an alternative to conventional development*. The application of planned unit development concepts is intended to encourage unique qualities of new neighborhoods. The Planning Commission is charged with ensuring health, safety and public welfare of the future inhabitants while at the same time, securing the advantages of imaginative site planning for residential development.

Objective is to preserve existing greenery and significant trees on site. The planned unit development process must create unique benefits for both the property owner and the city even though it does not allow additional density. *Applicants must justify to the planning commission why the project would be better for the community than a project developed as the underlying zoning would normally allow.* Development under the planned unit development process is a privilege that must be earned by the developer, not a right that must be granted by the planning commission. As such, the following objectives are to be sought

1. The stabilization and preservation of the existing or planned land uses in abutting areas and surrounding residential neighborhoods;
2. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
3. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
4. Maximizing and preserving vegetation and open space and/or other special development amenities to provide light, air and privacy, to buffer abutting properties and to provide active and passive recreation opportunities for residents of the planned development and/or the community;

5. Minimize significant through traffic impacts on adjacent residential neighborhoods;
6. Provide an appropriate transition or buffering between uses of differing intensities both on site and off site; and
7. Provide safe and convenient vehicle and pedestrian connections between adjacent uses.

It is not the intent of a PUD review that the control of the design by the planning commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent that control be exercised be the minimum necessary to achieve the purpose of this chapter. Flexibility is granted to the PC in site design via authority to waive or vary from land use regulations required by the R-2-10, *other than*:

1. Use regulations;
2. Overall building height regulations, including graduated height restrictions; and
3. Density.

TECHNICAL REVIEW COMMITTEE ANALYSIS

PRELIMINARY PLAT DEVELOPMENT

The TRC has reviewed the supplied preliminary development drawings for compliance with minimum standards for a residential twin home development in the R-2-10 zone.

- **CONCEPTUAL PLAN COMPLIANCE:** (minimum zone standards; land use, parking etc)
 - ✓ Verification of utility connection serve letters (required element conceptual approval)
- **PRELIMINARY SITE DEVELOPMENT:** all elements as required by Holladay Ord [13.10.050B](#)
 - ✓ Utility design and connection locations
 - ✓ Widened approach area at the common driveway
 - ✓ Addressed comments from “Preliminary Plan” checklist dated 05/11/2021
 - ✓ Storm water/erosion control plans
 - ✓ Inclusion of Storm Water Protection Plans SWPP
 - ✓ Dust mitigation plan during construction and demolition
 - ✓ Address engineering comments made on the full-size set, dated 06/19/2020
 - ✓ UFA approval
- **PRELIMINARY PLAT/OWNERSHIP**
 - ✓ Preparation of Residential Plat – title of plat reflects this land use
 - ✓ Clarified: “Owned” and “Common”
 - ✓ Address all comments from “Preliminary Plat” check list and notes from TRC 05/11/2021

PUD ELEMENT

The TRC has verified that the applicant has submitted needed drawings and a descriptive narrative outlining a PUD request. Requested flexibility in setback and lot sizes revolve around the preservation/enhancement of the Big Cottonwood Little Canal irrigation system. This water originates at Big Cottonwood Creek and flows north along Highland Drive and into Millcreek City. The applicant has collaborated with the irrigation company to protect and enhance the portion fronting the subject property by creating two large common space areas at the north and south of the common driveway approach.

Lot size: The area required to properly conserve this waterway (approx 3,000 sq ft) is proposed to reduce the sizes of lots 1 thru 4 and lot 7. Required lot size is 5,000 sq ft (R-2-10 zone). Minimum setbacks of Some tree preservation is proposed, with the applicant’s written intent to revegetate for canopy loss areas around the homes (see applicant narrative).

Building Setbacks: The spacing of buildings and structures away from property lines, rights-of-way, physical hazards and natural features such as streams and other buildings, are essential elements of land use planning and of urban design. In particular, setbacks may provide for privacy, light, shadow, air movement, passive and active space, vegetation and also contribute directly to physical and psychological wellbeing. In a standard subdivision situation setback should be uniform assuming there is a specific desired outcome for the setback, such as privacy, public safety, economic development, etc. In a PUD situation, flexibility in setbacks can vary proportionally depending upon the size and shape of the properties. Variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house construction costs, setbacks shall be applied within a flexible envelope.

	REQUIRED (R-2-10)	PROPOSED
Front setback:		
The minimum setback in feet from the front lot line for a structure containing 1 or more dwelling units shall be	25 ft	Varies from 18 ft to 30 ft
Rear setback:		
The minimum setback in feet from the rear property line for a structure containing 1 or more dwelling units shall be	20 ft	15 ft
Accessory buildings located entirely within the rear yard and a minimum of 6 feet from any other structure:	3 ft	None proposed
Side setback:		
The minimum side setback in feet for a structure having 1 or more dwelling units shall be	no less than 6.5 ft or 13 ft combined.	Varies – refer to proposed site plan
Other main buildings shall have a minimum side setback in feet of	Equal to abutting plus graduated height	None proposed
The minimum corner side setback in feet for any structure	20	25 ft
Building separation:		
The minimum separation between structures containing more than 1 dwelling unit in feet shall be	8 ft	>20 ft
The minimum separation for any accessory structure from another structure in feet shall be	2 ft	None Proposed

RECOMMENDATION

As motion to approve the Preliminary Subdivision plat for “Bermondsey Place” is directly related and contingent upon a PUD approval. The PC should first moderate a discussion with the applicant based upon PUD criteria mentioned above. Some critical elements to discuss could include details relating to revegetation of the site, reduction of setbacks as deemed necessary, separation of buildings from abutting uses, etc. A motion to approve the PUD is recommended IF, as a result of this discussion, the proposed layout is determined to be acceptable OR in-meeting modifications to the layout can be articulated by the PC and determined as acceptable by the applicant.

Should the PC arrive at a consensus regarding acceptable PUD elements, the following motion, findings and conditions are suggested;

“I _____ motion for approval of a Planned Unit Development for “Bermondsey Place” a residential twin-home subdivision in the R-2-10 zone located at 4545 South thru 4551 South Highland Drive, finding that the proposal;

- 1. Complies with the allowed land uses of R-2-10 zone as twin-home residential subdivision.*
- 2. Density and layout comply with the approved Concept plan of May 4th 2021*
- 3. Is granted flexibility to zone standards via the Planning Commission*
- 4. Provides for the preservation and enhancement of desirable site characteristics*
- 5. ...other findings as deemed appropriate to support the motion”*

With the following suggested conditions (based upon the current layout as proposed):

- 1. All lot sizes are modified to maintain the minimum sizes shown on the approved plan*
- 2. Setbacks are modified as shown on the approved plan*
- 3. Dedicated open space area around “Big Cottonwood Little Canal” is preserved as a “no build” area and tree canopy preservation*
- 4. other conditions as determined appropriate.*

Contingent upon a motion to approve the PUD as proposed; the TRC has verified that all required *Preliminary* level elements of a residential subdivision proposal have been reviewed determined to be substantially complete as per the City’s submission requirements. However, if elements of the PUD plan have been modified during this meeting – a revision to the Preliminary Plat may be necessary to accurately reflect the PC approval details. In which case a motion to continue is recommended.

Should the PC approve the PUD, the TRC recommends approval of the **PRELIMINARY SUBDIVISION** with the following suggested findings and conditions;

“I _____ motion for approval of the Preliminary Plat for “Bermondsey Place” a residential Planned Unit Development subdivision in the R-2-10 zone located at 4545 South thru 4551 South Highland Drive, finding that the proposal;

- 1. complies with conceptual plan approved 05/04/2021*
- 2. PUD elements are found to be incorporated on the approved drawings.*
- 3. Construction elements and details are found to be acceptable by various divisions the Technical Review Committee*
- 4. The development complies with the underlying zone and General Plan*



May 18, 2021

Ashley Atkinson
Sequoia Development, Inc.
9055 South 1300 East #104,
Sandy, Utah 84094

Dear City Staff and Planning Commission,

This Narrative is regarding our application for a PUD subdivision approval on the properties at 4545-4551 South Highland Drive.

We are asking for a PUD on this site because we believe that the flexibility that a PUD provides will allow us to create a better overall project. The PUD will enable us to create a common space along Highland Drive and reroute the canal ditch above ground – creating nice landscaping and an inviting streetscape. The PUD will also enable us to create larger setbacks between the twin homes, which allows for more windows and more variety in architecture based on building code requirements. Slightly smaller backyard setbacks will also allow us to offset the units. These offsets will create more interesting architecture and provide more variation in the façade of the twin homes.

The PUD design does not negatively affect any trees on site. We plan on keeping all healthy trees that are not in the way of a road or structure. We will follow City of Holladay's Tree Canopy ordinance to replace any trees removed during construction to be replaced as required by the ordinance.

We are confident that this project will enhance the surrounding community and improve the streetscape at one of the entrances to the City.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Atkinson". The signature is fluid and cursive.

Ashley Atkinson



May 20, 2021

Ashley Atkinson
Sequoia Development, Inc.
9055 South 1300 East #104,
Sandy, Utah 84094

RE: Tree Canopy 4545-4551 South Highland Drive

Dear City Staff and Planning Commission,

This letter is regarding The Tree Canopy Sustainability in Holladay City Code and Ordinance Section 13.77.080 for the properties at 4545-4551 South Highland Drive. We have 37 trees that are within our Buildable areas of the homes and the proposed right of way. 1 1/2" caliper trees will be planted to replace the current tree canopy that exists. This is in accordance with the Sustainability plan in subsection D.

Sincerely,

Ashley Atkinson

REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

BERMONDSEY PLACE

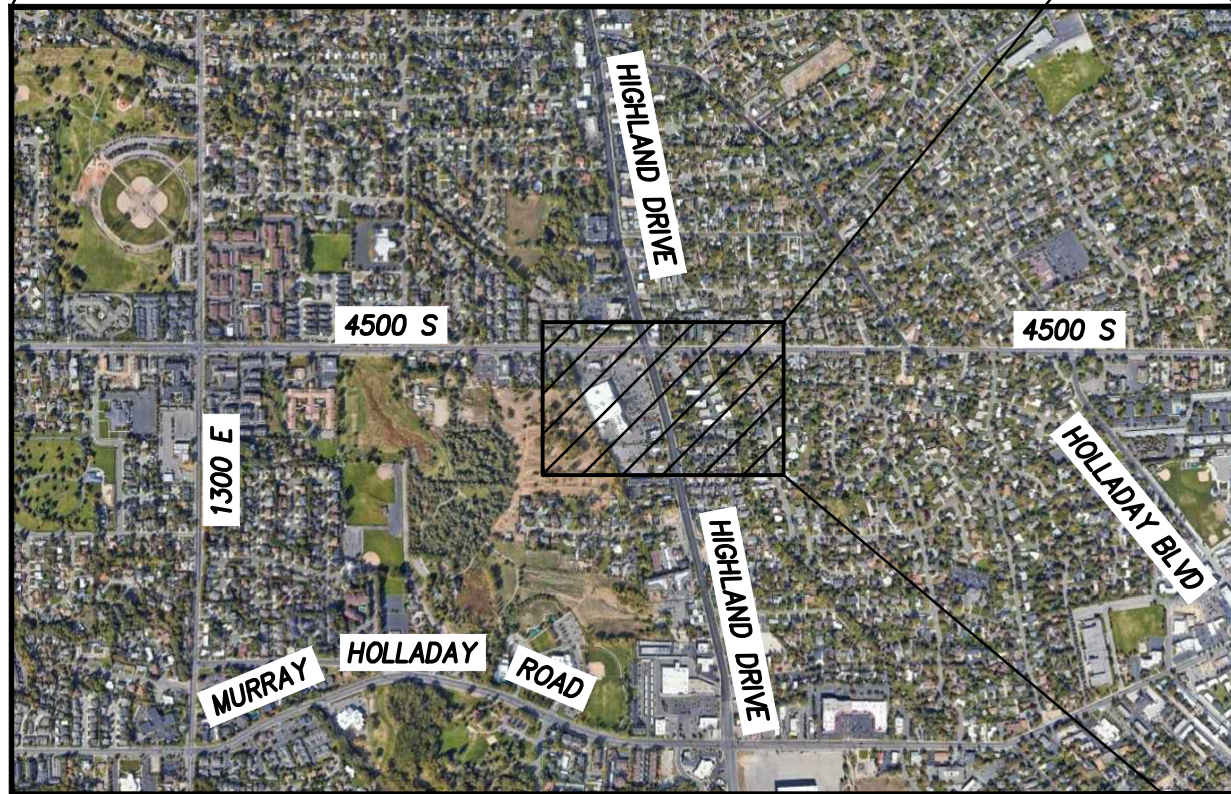
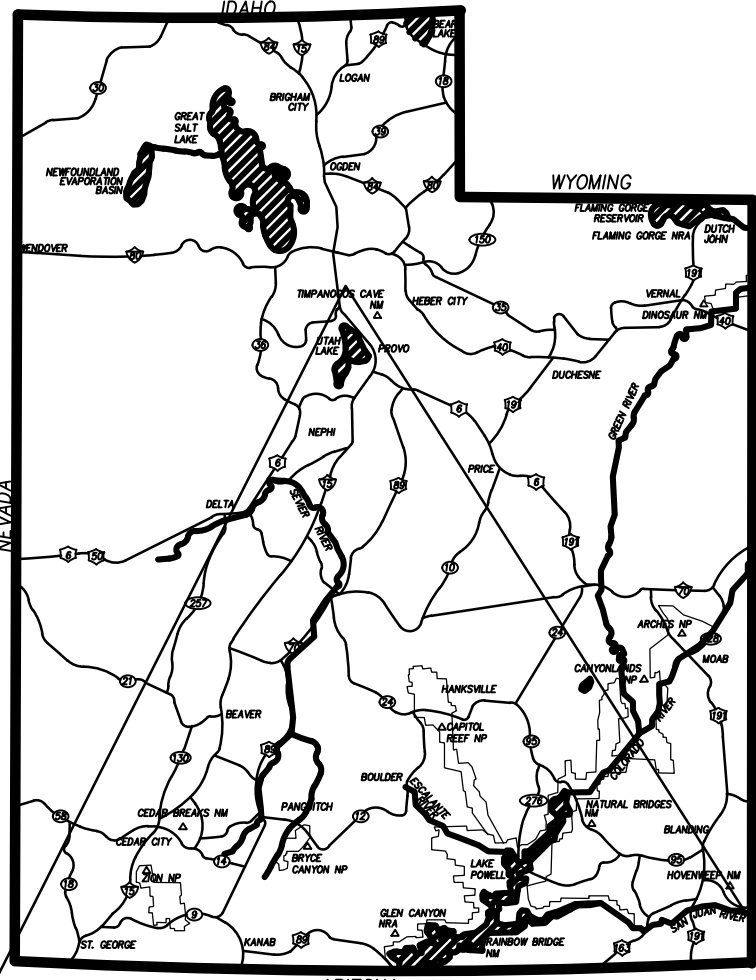
4545, 4549 & 4551 HIGHLAND DRIVE

HOLLADAY, UT

LOCATED IN THE SOUTHEAST CORNER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

MAY 20, 2021

INDEX OF SHEETS	
C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	DRAINAGE & UTILITY PLAN
C5.0	EROSION CONTROL PLAN & DETAILS



VICINITY MAP
NOT TO SCALE

ENGINEER
PEPG CONSULTING, L.L.C.
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
AT (801) 870-8814

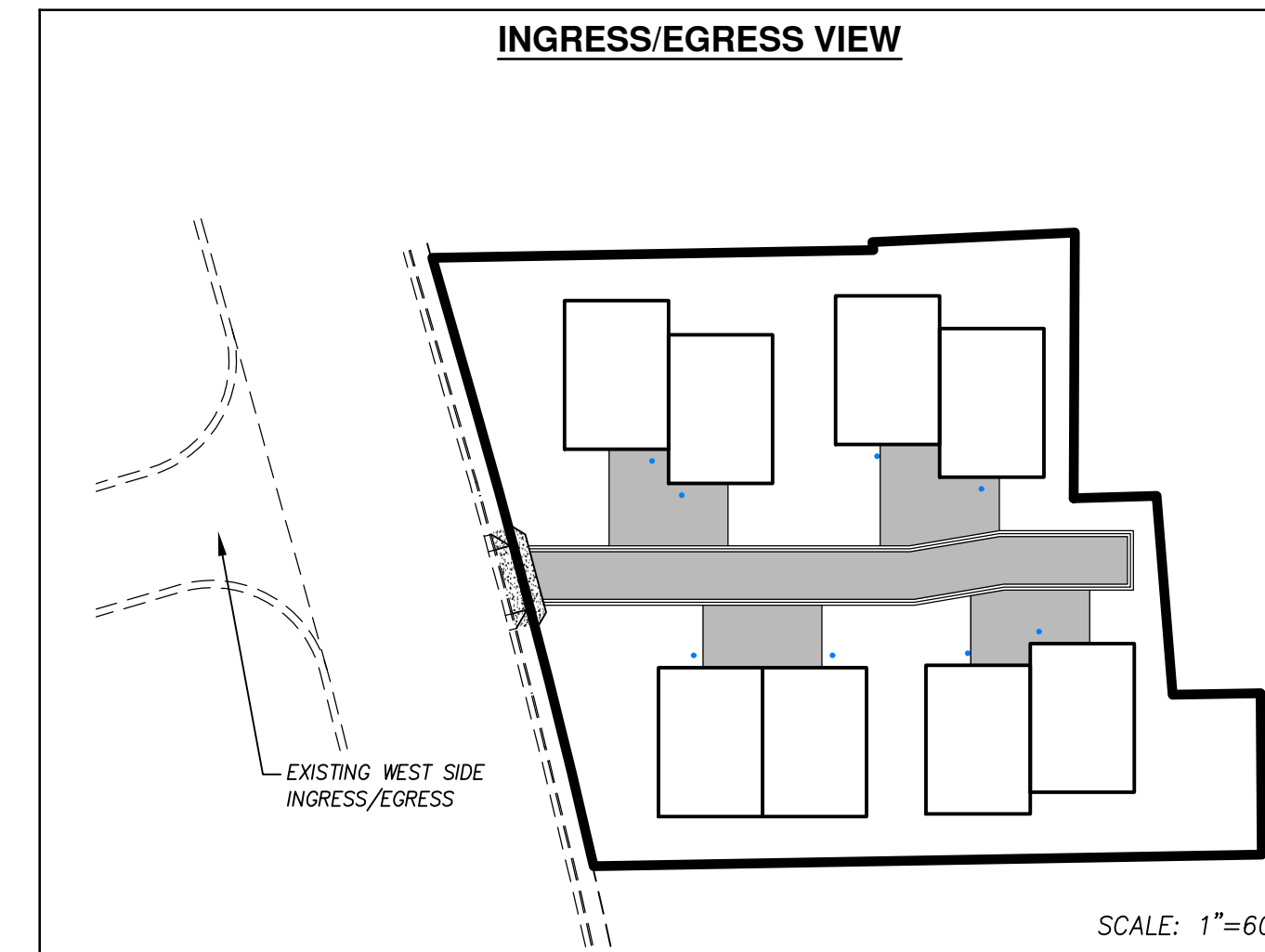
CLIENT
SEQUOIA DEVELOPMENT
(801) 944-4947
CONTACT: ASHLEY ATKINSON
AT (435) 659-1906



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

MAY 20, 2021 DATE:	6152.2011 PROJECT:	DWG/00-TITLE-01 FILE:	SHEET NO. C0.0
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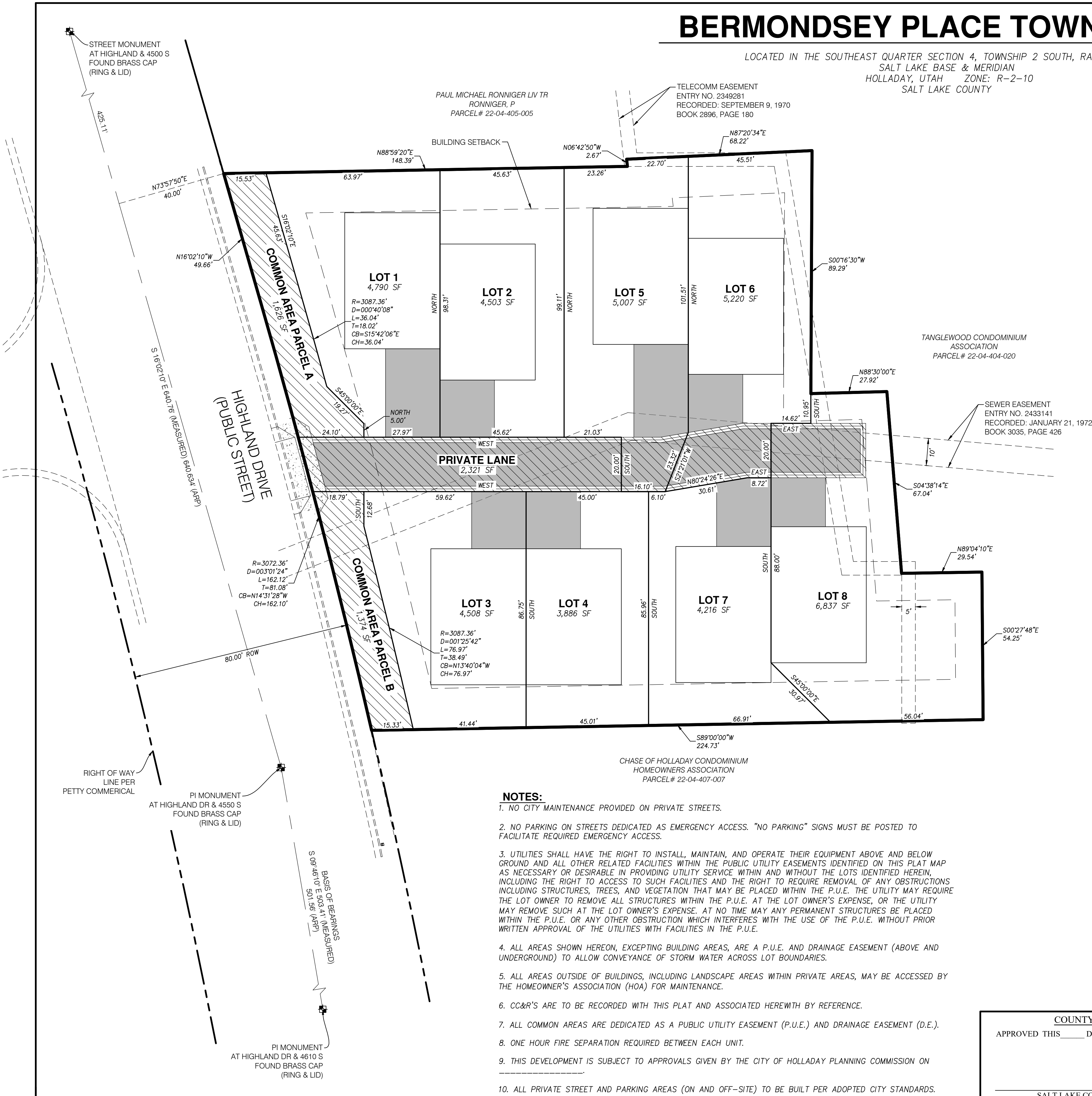
[illegible]

BERMONDSEY PLACE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
HOLLADAY, UTAH ZONE: R-2-10
SALT LAKE COUNTY



20 0 20 40
SCALE IN FEET
1"=20' (24"x36" ONLY)



NOTES:

- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
- NO PARKING ON STREETS DEDICATED AS EMERGENCY ACCESS. "NO PARKING" SIGNS MUST BE POSTED TO FACILITATE REQUIRED EMERGENCY ACCESS.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A P.U.E. AND DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS LOT BOUNDARIES.
- ALL AREAS OUTSIDE OF BUILDINGS, INCLUDING LANDSCAPE AREAS WITHIN PRIVATE AREAS, MAY BE ACCESSED BY THE HOMEOWNER'S ASSOCIATION (HOA) FOR MAINTENANCE.
- CC&R'S ARE TO BE RECORDED WITH THIS PLAT AND ASSOCIATED HEREWITH BY REFERENCE.
- ALL COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENT (P.U.E.) AND DRAINAGE EASEMENT (D.E.).
- ONE HOUR FIRE SEPARATION REQUIRED BETWEEN EACH UNIT.
- THIS DEVELOPMENT IS SUBJECT TO APPROVALS GIVEN BY THE CITY OF HOLLADAY PLANNING COMMISSION ON _____.
- ALL PRIVATE STREET AND PARKING AREAS (ON AND OFF-SITE) TO BE BUILT PER ADOPTED CITY STANDARDS.

DEVELOPER

SEQUOIA DEVELOPMENT, INC.
9055 SOUTH 1300 EAST, SUITE 104
SANDY, UTAH 84094
(801) 676-3100

LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- RECORD PARCELS
- EXIST. IMPROVEMENTS
- BUILDING FOOTPRINT
- PUBLIC UTILITY EASEMENT (INCLUDING MOUNT OLYMPUS IMPROVEMENT DISTRICT)
- NO HATCH
- PRIVATE AREA
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOW AS: HOLLADAY ROW TOWNHOMES AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE (AN 80 FOOT WIDE STREET), SAID POINT BEING SOUTH 16°02'10" EAST 425.11 FEET ALONG THE MONUMENT LINE AND NORTH 73°57'50" EAST 40.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 4500 SOUTH AND HIGHLAND DRIVE; AND RUNNING THENCE NORTH 88°59'20" EAST 148.39 FEET TO THE WESTERLY LINE OF TANGLEWOOD CONDOMINIUM RECORDED OCTOBER 29, 1970, AS ENTRY NO. 2356148, IN BOOK II, AT PAGE 25, AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 06°42'50" WEST 2.67 FEET MORE OR LESS TO A VINYL FENCE LINE; THENCE ALONG SAID VINYL FENCE LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 87°20'34" EAST 68.22 FEET; 2) SOUTH 00°16'30" WEST 89.29 FEET; 3) NORTH 88°30'00" EAST 27.92 FEET; 4) SOUTH 04°38'14" EAST 67.04 FEET; 5) NORTH 89°04'10" EAST 29.54 FEET; 6) SOUTH 00°27'48" EAST 54.25 FEET TO THE NORTHERLY LINE OF CHASE OF HOLLADAY CONDOMINIUMS RECORDED ENTRY NO. IN BOOK AT PAGE AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 89°00'00" WEST 224.73 FEET ALONG SAID NORTHERLY LINE TO SAID EASTERLY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHWESTERLY 162.12 FEET ALONG THE ARC OF A 3072.36 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°01'24", CHORD BEARS NORTH 14°31'28" WEST 162.10 FEET; 2) NORTH 16°02'10" WEST 49.66 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED HEREON AS BEING VACATED OR RE-SUBDIVIDED, DO HEREBY VACATE ALL LOTS, RIGHT OF WAYS, AND STREETS, AND OTHER PUBLIC AREAS AS INDICATED HEREON, AND RELINQUISH ALL EXISTING PUBLIC RIGHTS OF ACCESS AND PUBLIC UTILITY EASEMENTS ON AND ACROSS SAID PROPERTY, AND HAVE CAUSED THE SAME TO BE DIVIDED INTO PRIVATE, COMMON, LIMITED COMMON AREAS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

KEVIN L. LUDLOW
PRESIDENT OF SEQUOIA DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS ____ DAY OF _____, IN THE YEAR 20__, PERSONALLY APPEARED BEFORE ME, KEVIN K. LUDLOW, THE PRESIDENT OF SEQUOIA DEVELOPMENT, INC. AND THE MANAGER OF GROSVENOR DEVELOPMENT, LLC, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE BERMONDSEY PLACE TOWNHOMES AND WAS SIGNED BY HIM ON BEHALF OF SAID SEQUOIA DEVELOPMENT, INC. AND GROSVENOR DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

BERMONDSEY PLACE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
HOLLADAY, UTAH
ZONE: R-2-10
SALT LAKE COUNTY

RECORDED # _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$

SALT LAKE COUNTY RECORDER

HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____ 20__.

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____ 20__.

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF _____ 20__.

COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED THIS ____ DAY OF _____ 20__.

CITY OF HOLLADAY ATTORNEY

COUNTY SURVEYOR

APPROVED THIS ____ DAY OF _____ 20__.

SALT LAKE COUNTY SURVEYOR

PREPARED BY:

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: MAY 20, 2021

FILE: 6152.2011\dwg\plat-01

CITY ENGINEER

APPROVED THIS ____ DAY OF _____ 20__.

CITY OF HOLLADAY ENGINEER

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS ____ DAY OF _____ 20__.

ATTEST: _____
RECORDER

CITY MANAGER