CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

November 9th 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 11/08/2021 to the Community and Economic Development Department; jteerlink@cityofholladay.com OR ldavenport@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. **Text Amendment – Chp. 13. Land Use Development Code; Commercial Preschools in the Public Zone**
Review and recommendation to City Council on proposed amendments to Title 13, of the Holladay City Code, Land Use and Development Regulation: 13.100 Appendix A, Allowed Uses. Proposal to allow Commercial Preschools as a Permitted, Accessory land use in all Public Zones.
File #21-4-07

2. **Zone Map Amendment – Rezone from RM to PO - 4681 S thru 4685 S Highland Drive**
Review and recommendation to City Council on a proposed amendment to the Holladay Zone Map from Residential Multi-Family zone (RM) to the Professional Office zone (PO) for approximately .5 acres of property. *File #21-4-08*

3. **Zone Map Amendment – Rezone from RM to C2 - 4049 S Highland Drive**
Review and recommendation to City Council on a proposal to amendment the Holladay Zone Map from Residential Multi-Family zone (RM) to the Commercial zone (C2) for approximately .31 acres of property. *File #21-4-06*

4. **"Gulbrandsen" – Conditional Use Permit – 2999 East Tolcate Lane (R-1-21 Zone)**
Review and consideration of a request by Applicant Ed Gulbrandsen, for a Conditional Use Sizing Permit for an accessory building on his property. Proposal in accordance with provisions in Holladay Code 13.14.030.
File #21-2-11

5. **"Bywater" – Conditional Use Permit – 4981 S Cottonwood Lane (R-1-21 Zone)**
Review and consideration of a request by Applicant Stephanie Bywater, for a Conditional Use Sizing Permit for an accessory building on her property. Proposal in accordance with provisions in Holladay Code 13.14.030. *File #21-2-10*

6. **"Holladay Gateway" – Concept Residential PUD Site Plan – approx. 2300 E 4500 S (R-2-10 Zone)**
Review and consideration of a proposal by Applicant Jake Christensen, for a conceptual, residential subdivision plan for 1.95 acres of property proposed. Development proposes a 13-lot, single-family home development. Review as per provisions in Holladay Code 13.08 and 13.78.
File #21-1-14

7. **"Royal Holladay Hills" – Concept Mixed Use Site Plan – Block "E" (R-M/U Zone – "Open" Area)**
Review and consideration of a proposal by Applicant, Steve Peterson for a conceptual mixed-use residential plan at "Block E" within the Holladay Hills Mixed use development as per regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C). *File #19-9-19-5*

ACTION

8. **Planning Commission Meeting Calendar –** approval of 2022 calendar year meeting schedule

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

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-4-07 TEXT AMEND.- PRESCHOOLS IN P ZONE

ADDRESS:

n/a

LEGAL DESCRIPTION:

APPLICANT/REPRESENTATIVE:

Pastor Brigette Weier

PROPERTY OWNER:

Our Saviour's Lutheran Church

ZONING:

Public Zone

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

Electronic Notice Posted, 10/28/2021

REQUEST:

Ordinance Amendment

APPLICABLE REGULATIONS:

13.07.030 - Text and Zone Map Procedures
13.100 Appendix A

EXHIBITS:

Draft amendment

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP

CITY of HOLLADAY

Notes:

CITY OF HOLLADAY
Planning Commission
November 9th 2021
Item #1

Request: **Ordinance amendments: 13.100 Appendix A, Allowed Land Uses**
Subject: Allow Commercial Preschools in the Public Zone
Applicant: Rev. Pastor Brigette Weier, Pastor Our Saviour's Lutheran Church
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	Text Amendment Procedure / Requirements
	13.100	Appendix A Allowed Uses

REQUIRED PLANNING COMMISSION ACTION: ***Legislative***
Text, or ordinance amendments are proposed changes to the City of Holladay Code. Amendments can be in the form of a new, or an alteration of, existing rules or regulations/standards. Such amendments to the City of Holladay ordinance requires the Planning Commission to hold a public hearing and forward a recommendation, with findings, to the City Council for final decision/action.

STANDARDS OF CONSIDERATION, FOR or AGAINST:
13.07.030G: Approval Standards:

1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:
    a. Adopt the amendment as recommended by the planning commission;
    b. Make any revisions to the proposed amendment that it considers appropriate;
    c. Remand the proposed amendment back to the planning commission for further consideration; or
    d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
    a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
    b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
    c. The extent to which the proposed amendment may adversely affect abutting properties; and
    d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

SUMMARY
Located on 3900 South and next door to Our Saviour's Lutheran Church (OSLC) the preschool/daycare, Buttons and Bows (B&B) serves 52 children and operated under a current conditional use permit (Salt Lake County) and Holladay business license since prior to Holladay's incorporation. Through a long-standing agreement, B&B shares the OSLC's abutting parking lot for daily preschool operations. A zone boundary is the only element separating these two uses (R-1-10 and P zone). B&B, seeing local success, has requested to operate from rented space within the OSLC (see applicant narrative). This proposed use of the church's facility is currently not allowed under Public zoning land use rules. Therefore, a joint application by OSLC and R&B has been submitted to propose an amendment this zone regulation.

TECHNICAL REVIEW COMMITTEE ANALYSIS:

DEFINITIONS:
COMMERCIAL DAYCARE, CHILD: A use for the care or training of children for less than twenty-four (24) hours a day where tuition, fees, or other forms of compensation for the care of the client is charged, and which is licensed or approved to operate as a daycare or preschool facility.

COMMERCIAL PRESCHOOL FACILITY: A use for the education of three (3) or more children before the commencement of statutory education, usually between the ages of two (2) and five (5), and licensed by the State of Utah.

As currently written, The City's current code consists of land use regulations that date to early 1980's. Some elements, i.e. land uses and the zone in which they are allowed, have been left unaltered since the City's 2000 incorporation. Traditionally, many of these uses are segregated by intensity and zone (see Euclidean Zoning)[i]. Modern land use theory suggests that this practice, when generally applied, may be outdated given current preference on planning for socio equity and allowing a citizen the

[i] ***Euclidean zoning*****:** a system of zoning whereby a town or community is divided into areas in which specific uses of land are permitted

ability to source closely related socio and economic land uses in close proximity to where they live. A fair example; sourcing quality child care where families of school-age children live and in a general location of work locations.

Generally, cities categorize commercial preschool not by the practical and utilitarian contribution to a community, but by its relative traffic intensity when compared to other uses. These comparable uses are commercial or retail in nature where daily traffic rates are measurable and found to be a common trait. As such, traditional land use policies places commercial preschools in zones where strip centers, commercial retailers or offices allowed, not necessarily an environment easily accessible by working families or conducive for child development.

From a professional urban planning point of view, it should be noted that, survey results published by the American Planning Association [i] consistently report that most surveyed parents prefer that their children be in small facilities close to home. Parents are reported as concerned not just about convenience but also quality of child care. Child care for a limited number of children in a home or known facility is the preferred choice of many parents. When a city limits child care to a home occupation, limited use of floor space in a home and prohibitions on the use of outdoor space, unreasonably restrict child care ideals. On the other end of the spectrum, child care is encouraged in locations that of intense commute barriers or in retail environments not necessarily conducive to child development.

Child care costs are most burdensome on low-income mothers. Women, especially women of color, are more likely to hold low-wage jobs. Child care costs approximately 27 percent of the monthly income of family below poverty in 1991[ii]. Couple these hurdals with increased local zoning barriers and communities only add to the cost, while lowering the quality of child care.

RECOMMENDATION:

As mentioned, some locations, such as high noise areas near airports and industrial areas with hazardous materials storage, may be inappropriate for child care. However, it is the staff assertion that maintaining the quality of life in a neighborhood is important. Traffic and parking, waste disposal, and adequate sound control measures should be considered when providing for child care in a neighborhood. Licensing of child care to assure the quality of care and safety of children are reasonable requirements. The location of child care centers while usually considered among commercial land uses, potentially is making the cost and convenience of child care greater for Holladay residents. As such, as **churches and schools** are permitted near residential areas, their contributive elements are similar to child care, as a use that is compatible with and help support the viability of a neighborhood. Combining these uses – Churches or quasi-public facilities and a preschool - is considered a modern amenity contributing to the community in positive way.

Staff recommends approving the applicants request and has drafted a text amendment which proposes to:

- Allow Commercial Preschool Facility and Daycare in the Public Zone where it is currently not allowed, as an accessory use where a Primary Land use is already established – as similarly allowed in all other Mixed-Use and Commercial Zones
- Expand and clarify the circumstances by which a Commercial Preschools may operate under agreement with the Primary use operator

Staff would also recommend to further moderate a discussion on child care land use provisions in Holladay - in general,

- Advocate the inclusion of child care policies as part of Holladay General Plan policies.
- Identify potential obstacles to regulated family child care.
- Provide allowances for small child care homes as permitted land uses (as opposed to conditional uses) in all zoning districts, without standard home occupation restrictions, but with reasonable compatibility standards in locations that are appropriate and safe for children.
- Encourage amending local zoning ordinances to remove obstacles to the provision of regulated group and family child care in all zoning districts,

MOTION EXAMPLES

"I____*Motion to forward a recommendation to the City Council to (approve, deny) an application by* ***Pastor Bridgette Weier*** *to amend 13.100 and 13.76.260 of the City of Holladay Land Use code to allow for* ***Commercial Preschools as a permitted accessory use in the Public Zone****, based upon the following findings*"

"I____*Motion to continue the application by* ***Pastor Bridgette Weier*** *to amend 13.100 and 13.76.260 of the City of Holladay Land Use code to allow for* ***Commercial Preschools as a permitted accessory use in the Public Zone****, to the next regularly scheduled meeting"*

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[i] Abby Cohen, "Zoning For Family Day Care: Transforming a Stumbling Block Into A Building Block," *The Planning Commissioner's Journal*, Number 3, March/April 1992.

[ii] Bureau of Census, Statistical Briefs. *American Women: A Profile (SB/95-19); The Earnings Ladder (SB/94-3RV); Who's Minding The Kids? (SB/94-5)*

PC TEXT AMENDMENT HEARINGS: Commercial Preschools in the P Zone

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on Tuesday, the 9th day of November 2021 as close to 6:00 P.M. as possible. The purpose of the hearing is to make recommendation on proposed amendments to Appendix A Allowed Uses 13.100, of the Holladay City Code, Land Use and Development Regulations, regarding a consideration to allowed Commercial Preschools as a Permitted, Accessory land use in Public Zones.

Information regarding this matter is available for public inspection and may be examined during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

Dated this * day of * , 2021

PUBLISHED BY ORDER OF THE HOLLADAY PLANNING COMMISSION
Stephanie Carlson
Holladay City Recorder

Narrative for Variance Request

Section I

Our Saviour's Lutheran Church, 3900 S 2500 E in Holladay, is requesting a text amendment in regard to our zoning. Under our current zoning, we cannot use our building space/land to partner with Buttons and Bow's Child Care Center, 3900 S 2600 E, with whom we share a parking lot. We would like to allow Button's and Bow's to rent a multi-purpose room from OSLC to provide critically needed school-age before and after school care. We have unused space that is optimal for this need in our community. In researching this, we discovered that Buttons and Bows began at OSLC nearly 50 years ago. We housed the childcare center until they purchased the property next door. This partnership has deep roots.

Section II

The mission of Our Saviour's Lutheran Church is "To be a Spirit-filled community reaching out and caring for all." We cannot fulfill this vision if we cannot use our building in flexible and needed ways in our neighborhood. The text amendment will provide a necessary service for our community, as many parents are struggling to secure adequate childcare for their children.

Section III

As already mentioned above, as community partners, our greatest joy is to serve our community. We partner with many non-profits, and to partner with a for-profit community business such as childcare, aligns with our vision. We will not profit from this partnership, and it allows the childcare business to support living wages for staff, affordable childcare for families and influences the flourishing of our families in Holladay and beyond.

Section IV

The impact to the neighborhood around us is negligible as all our property entrances are from 3900 S and none are from the residential streets. Our building is on approximately three acres, which means that there is adequate buffer for noise, traffic and other possible inconveniences to our neighbors.

Section V

Our building is typically empty during the day and utilizing the building to provide an asset is in the community's best interest. As stated above, for childcare businesses to utilize under utilized spaces to provide high quality, affordable child care allows staff to be paid equitably, tuition to be reasonable and families cared for. This utilization of the space at OSLC allows for justice and mercy to be made real in our community.

Thank you for your time and attention.

Rev. Brigette Weier, pastor Our Saviour's Lutheran Church

2500 E 3900 S Holladay, UT 84124
801-278-1412
pastor@oslcslc.org

Chapter 13.100 APPENDIX A - ALLOWED USES

C = Conditional use, P = Permitted use, - = Not allowed, SDMP = Site development master plan

USE	ZONE															
	All FR Zone	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8, R-2-10	R-M	RO	NC	P	HCR	ORD	C-1	C-2	HV	PO	R/M-U	LU
ACCESSORY USES*																
Alcoholic beverage retail sales[14]															See SDMP	See 13.63
Bar establishment	-	-	-	-	-	-	-	-	P[22]	C	-	C	-	-		
Bar establishment, equity	-	-	-	-	-	-	-	C	P[22]	C	-	C	-	-		
Bar establishment, fraternal	-	-	-	-	-	-	-	-	P[22]	C	-	C	-	-		
Brewery	-	-	-	-	-	-	-	-	P[22]	C	-	C	-	-		
Off premises	-	-	-	-	-	-	P	-	P	-	P	P	P	-		
On premises banquet and catering	-	-	-	-	-	-	-	P	P	C	-	C	P	-		
On premises beer retailer	-	-	-	-	-	-	-	P	P	P	-	P	P	-		
Restaurant - beer only	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
Restaurant - full service	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
Restaurant - limited service	-	-	-	-	-	-	P	P	P	P	P	P	P	-		
Single event permit	-	P	P	P	P	-	P	P	P	P	P	P	P	P		
Drive-through	-	-	-	-	-	-	-	-	C	P	C	P	-	-	See SDMP	See 13.63
Family food production	P[1]	P[1]	P[1]	-	-	-	-	-	-	-	-	-	-	-		
Flea market/farmers' market	-	-	-	-	-	-	-	P	P	-	P	P	P	-		
Guesthouse and/or caretaker quarters	C 9	C 9	C 9	-	-	-	-	-	-	-	-	-	-	-		
Home daycare/preschool	C 3	C 3	C 3	C 3	C 3	-	-	-	-	-	-	-	-	C[3]		
Home daycare/preschool, small	C 4	P 4	P 4	P 4	P 4	-	-	-	-	-	-	-	-	P[4]		
Home occupation	C 5	C 5	C 5	C 5	C 5	-	-	-	C	-	-	-	-	-		
Household pets	P 10	P 10	P 10	P 10	P 10	-	-	-	P	-	-	-	-	-		
Livestock, large	P[1]	-	P[1]	-	-	-	-	-	-	-	-	-	-	-		
Livestock, small	P[1]	P[1]	P[1]	-	-	-	-	-	-	-	-	-	-	-		
Merchandise vending machine, outside	-	-	-	-	-	-	-	-	P	-	P	P	P	-		
Mobile food trailer	-	-	-	-	-	-	-	P[17]	P[18]	P	P	P	P	-		
Mobile food truck	-	-	-	-	-	-	-	P[17]	P[18]	P	P	P	P	C[18]		
Outside dining	-	-	-	-	-	-	C	C	C	C	C	C	C	-		
Outside display	-	-	-	-	-	-	C	-	P	-	P	P	P	-		
Outside storage	-	-	-	-	-	-	-	-	-	-	C	C	-	-		
Permanent cosmetics	-	-	-	-	-	-	P[14]	-	P	P[14]	P[14]	P[14]	P[14]	C[14]		
Resource recycling collection	-	-	-	-	-	-	P[8]	P[8]	-	P[8]	P[8]	P[8]	-	-		
Seasonal sales	-	-	-	-	-	-	P[13]	P[13]	P[13]	P[13]	P[13]	P[13]	P[13]	-		
Short term rental	-	-	-	C6	C6	-	-	-	-	-	-	-	-	-		
Sportsman's kennel, cattery, animal hobby permit	P[11]	P[11]	P[11]	-	-	-	-	-	-	-	-	-	-	-		
Stable, private	-	-	P[1]	-	-	-	-	-	-	-	-	-	-	-		
Temporary buildings incidental to construction,& living quarters for security	C[13]	C[13]	C[13]	C[13]	C[13]	-	P[13]	P[13]	P[13]	P[14]	P[15]	P[16]	P[17]	C[13]		
Temporary sales/use	-	-	-	-	-	-	-	P[13]	P[13]	-	P[13]	P[13]	-	-		

PRIMARY USES

AGRICULTURE:															See SDMP	See 13.63
	Agriculture	P	P	P	P	P	-	-	P	-	-	P	P	-	-	
ENTERTAINMENT AND RECREATION:															See SDMP	See 13.63
	Arcade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
	Auditorium, exhibit hall, convention center	-	-	-	-	-	-	-	-	-	P	C	P	-	-	
	Motion picture theater, live theater	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
	Private nonprofit recreational grounds and facilities	C	C	C	C	-	-	-	C	-	-	C	C	-	C	
	Professional, fraternal and social association	-	-	-	-	-	-	-	-	P	-	P	P	-	P	
	Recreation, commercial, indoor	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
	Recreation, commercial, outdoor	-	-	-	-	-	-	-	P	-	-	C	C	-	-	
	Recreation, fitness center	-	-	-	-	-	-	-	-	P	-	P	P	P	C[14]	
INDUSTRIAL AND MANUFACTURING:															See SDMP	See 13.63
	Building materials sales and services	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
	Disinfecting and exterminating	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
	Educational and scientific research, medical/dental lab	-	-	-	-	-	C	-	-	P	P	P	P	-	P	
	Landscaping installation and maintenance	-	-	-	-	-	-	C	-	-	-	P	P	-	-	
	Light Manufacturing and Assembly	-	-	-	-	-	-	-	-	C	C	C	C	-	-	
PLANNED UNIT DEVELOPMENT:															See SDMP	See 13.63
	Mixed-use planned unit development	-	-	-	-	-	-	-	-	P	-	C	C	C	C	
	Nonresidential planned unit development	-	-	-	-	-	-	-	-	P	C	C	C	-	C	
	Residential planned unit development	C	C	C	C	C	-	-	-	-	-	-	-	-	-	
PUBLIC:															See SDMP	See 13.63
	Cemetery	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
	Charter school	-	-	-	-	-	-	-	P	P	-	-	-	-	P	
	Educational facility, public	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
	Public use	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
	Quasi-public use	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
RESIDENTIAL:															See SDMP	See 13.63
	Bed and breakfast	C[2]	-	C[2]	C[2]	C[2]	C	P	-		-	P	P	P		
	Dwelling:															
	Live/work	-	-	-	-	-	P	-	-	P	-	-	-	-	-	
	Multiple-family	-	-	-	-	P	-	C[14]	-	P	-	P[14]	P[14]	P	-	
	Single-family	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
	Two-family	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
	Group homes:														-	
	Assisted living facilities, type I:														-	
	Large	-	-	-	-	C	-	-	-	-	-	-	C	-	-	
	Small	-	-	-	-	C	-	C	-	-	-	P	P	-	-	
	Limited	-	-	-	P	P	C	P	-	-	-	P	P	-	-	
	Assisted living facilities, type II:														-	
	Large	-	-	-	-	C	-	-	-	-	-	-	C	-	-	
	Small	-	-	-	-	C	-	C	-	-	-	P	P	-	-	
	Limited	-	C	-	C	P	C	P	-	-	-	P	P	-	-	
	Nursing home	-	-	-	-	C	-	-	-	-	-	-	-	-	-	
	Residential facilities for persons with a disability	P	P	P	P	P	-	-	-	-	-	-	-	P	-	
	Residential facility for elderly persons	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
	Temporary lodging, hotel, motel, etc.	-	-	-	-	-	-	-	-	-	P	C	P	P	-	

RETAIL:																	See SDMP	See 13.63
	Drugstore (pharmacy)	-	-	-	-	-	-	P	-	P	P	P	P	P[16]	-			
	Gas station	-	-	-	-	-	-	-	-	C	C	C	C	-	-			
	Groceries/food	-	-	-	-	-	-	P	-	P	C	P	P	-	-			
	Mobile food court	-	-	-	-	-	-	-	C	-	C	C	C	C	-			
	Motor vehicle sales, rental (new only)	-	-	-	-	-	-	-	-	-	-	-	C	-	-			
	Motorcycle sales, rental	-	-	-	-	-	-	-	-	-	-	-	P	-	-			
	Neighborhood market, large	-	-	-	-	-	-	-	-	P	-	P	P	P	-			
	Neighborhood market, small	-	-	-	-	-	-	-	-	P	-	P	P	P	-			
	Nursery, garden center	-	-	-	-	-	-	C	-	-	-	P	P	-	-			
	Recreational vehicles sales, rental	-	-	-	-	-	-	-	-	-	-	-	C	-	-			
	Restaurant	-	-	-	-	-	-	P	-	P	P	P	P	P[16]	-			
	Retail, general	-	-	-	-	-	-	P	-	P	C	P	P	P[16]	-			
	Sexually oriented business	-	-	-	-	-	-	-	-	-	C	-	-	-	-			
SERVICES:																	See SDMP	See 13.63
	Banking and credit	-	-	-	-	-	-	-	-	P	P	P	P	-	P			
	Blood plasma facility	-	-	-	-	-	-	-	-	-	C	-	-	-	-			
	Commercial daycare, preschool	C[12]	C[12]	C[12]	C[12]	C[12]	-	C[12]	P[14]	P[12]	P[12]	P[12]	P[12]	P[12]	C			
	Commercial kennel	-	-	-	-	-	-	-	-	C	-	C	C	-	-			
	Commercial stable (on lots of 1 acre or more)	-	-	C	-	-	-	-	-	-	-	-	-	-	-			
	Dry Cleaning[15]	-	-	-	-	-	-	-	-	C[19]	-	P	P	-	-			
	Educational facility, private	-	-	-	-	-	C	-	C	P	C	C	C	-	P			
	Equipment rental and leasing	-	-	-	-	-	-	-	-	-	-	P	P	-	-			
	Funeral home, crematory	-	-	-	-	-	-	-	-	-	-	P	P	-	-			
	Hospital	-	-	-	-	-	-	-	-	C	C	-	C	-	-			
	Imaging center	-	-	-	-	-	-	-	-	-	P	-	-	-	-			
	Laundry, self- service	-	-	-	-	-	-	-	-	-	-	P	P	P[16]	-			
	Medical, dental, and related health	-	-	-	-	-	-	P	-	P	-	P	P	P	P			
	Medical laboratory	-	-	-	-	-	-	-	-	-	C	-	-	-	-			
	Motor vehicle repair	-	-	-	-	-	-	-	-	-	-	C	P	-	-			
	Nonresidential treatment facility	-	-	-	-	-	-	-	-	-	-	-	-	-	C			
	Personal service	-	-	-	-	-	-	P	-	P	P	P	P	P[16]	C			
	Pet grooming/pet daycare	-	-	-	-	-	-	-	-	P	-	P	P	P[16]	C			
	Professional offices and business services	-	-	-	-	-	C	P	-	P	P	P	P	P	P			
	Public health center	-	-	-	-	-	-	-	-	-	P	-	-	-	-			
	Reception center	-	-	-	-	C	-	-	-	C	-	P	P	-	-			
	Small engine repair, appliance, electrical, and machine repair	-	-	-	-	-	-	-	-	-	-	C	P	-	-			
	Surgical out-patient facility	-	-	-	-	-	-	-	-	-	C	-	-	-	-			
	Veterinary services	-	-	-	-	-	-	-	-	P	-	P	P	-	-			
Transportation, communications, and utility facilities:																	See SDMP	See 13.63
	Local, suburban and interurban transportation	-	-	-	-	-	-	P	-	P	P	P	P	-	-			
	Public parking	-	-	-	-	-	-	P	P	P	P	P	P	P	P			
	Radio and television broadcasting studio	-	-	-	-	-	-	-	-	C	C	C	C	-	-			
	Utility company, public	C	C	C	C	-	-	C	C	P	P	P	P	-	P			
	Utility facility company	C	C	C	C	-	-	C	C	P	P	P	P	-	P			
	Wireless telecommunications	SEE TELECOMUNICATION SECTION 13.83																

Notes:

* Includes accessory buildings and uses customarily incidental to a permitted or conditional use.

1. See section 13.76.240, "Animal And Fowl Restrictions", of this title.
2. See section 13.76.715, "Bed And Breakfast", of this title.
3. See section 13.76.720, "Home Daycare/Preschool", of this title.
4. See section 13.76.725, "Home Daycare/Preschool, Small", of this title.
5. See section 13.76.730, "Home Occupation", of this title.
6. See section 13.76.735, "Short Term Rental", of this title.
7. Reserved.
8. See section 13.76.750, "Resource Recycling Collection Facility", of this title.
9. See section 13.14.110, "Accessory Buildings", of this title.
10. Provided the area is not in a watershed area.
11. Subject to title 8, "Animals", of this code.
12. See section 13.76.260, "Commercial Daycare/Commercial Preschool Facilities", of this title.
13. See sections 13.76.250, "Temporary Sales/Seasonal Sales Permit", and 13.76.501, "Temporary Uses", of this title.
14. When accessory to a permitted or conditional use.
15. Subject to well source protection ordinance.
16. May not exceed 10,000 square feet of gross floor area.
17. By contract with public entity only.
18. Subject to Section 13.76.770 "Mobile Food Businesses"
19. Drop off and pick up only
20. Indoor display, sales and service only
22. Subject to the following controls: a) a. A minimum separation of 150' shall be maintained between the use and any residentially zoned or used property lying outside the boundary of

(Ord. 2014-15, 8-21-2014; amd. Ord. 2015-17, 12-10-2015; Ord. 2016-03, 3-17-2016; Ord. 2018-06, 5-17-2018; Ord. 2019-03, 2-28-2019; Ord. 2019-07, 4-4-2019; Ord. 2019-09, 5-16-2019; Ord. 2021-02, 3-4-2021)

13.76.260: COMMERCIAL DAYCARE/COMMERCIAL PRESCHOOL FACILITIES:

Commercial daycare/preschool facilities, as defined in section 13.04.040 of this title, shall be subject to the following conditions:

A. Compatibility: Must be compatible with existing and proposed land uses in the vicinity;

B. State Recommendation: Receive recommendation of the state department of social services;

C. Parking: Provide required parking spaces on the site and an adequate pick up and delivery area;

D. Design And Scale: New construction must be compatible in design and scale of building with existing development in the area; and

E. Frontage: Site must have frontage on a street with an existing or proposed right of way of ~~eighty~~ sixty feet ~~(80')~~ (60') or greater, as identified on the road widening and improvement map attached to the ordinance codified herein and available in the planning commission office (except where the site is located in the P R-M, C-1, C-2, or O-R-D zone).

DRAFT

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-4-08 REZONE 4681 Highland Dr - RM to PO

ADDRESS:

4681 thru 4685 Highland Drive

LEGAL DESCRIPTION: *22044800360000*

BEG S 89^36'02" E 1321.68 FT & N 198.45 FT & S 89^ W 187.42 FT FR S 1/4 COR SEC 4, T 2S, R 1E, SLM; N 14^01'40" W 149.23FT; N 89^ E 152.39 FT; S 61.41 FT; N 89^ E 177.73 FT; N 58.18 FT TO S LINE OF 4675 S STREET; E'LY ALG 229.88 FT RADIUS CURVE TO R 6.88 FT; E'LY ALG 279.88 FT RADIUS CURVE TO L 15.53 FT; S 40.06 FT TO PT ALSO BEING W BANK OF BIG COTTONWOOD LOWER CANAL; S 52^50'20"

APPLICANT/REPRESENTATIVE:

Paul Shupe

PROPERTY OWNER:

Heritage Office Building

ZONING:

RM - Residential Multi -Family

GENERAL PLAN DISTRICT:

HIGHLAND DRIVE MASTER PLAN / LDR-S

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Website, 10/28/2021, Mailed, 10/29/2021

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030 - Text and Zone Map Procedures
City of Holladay Zone Map

EXHIBITS:

Draft Map amendment

STAFF:

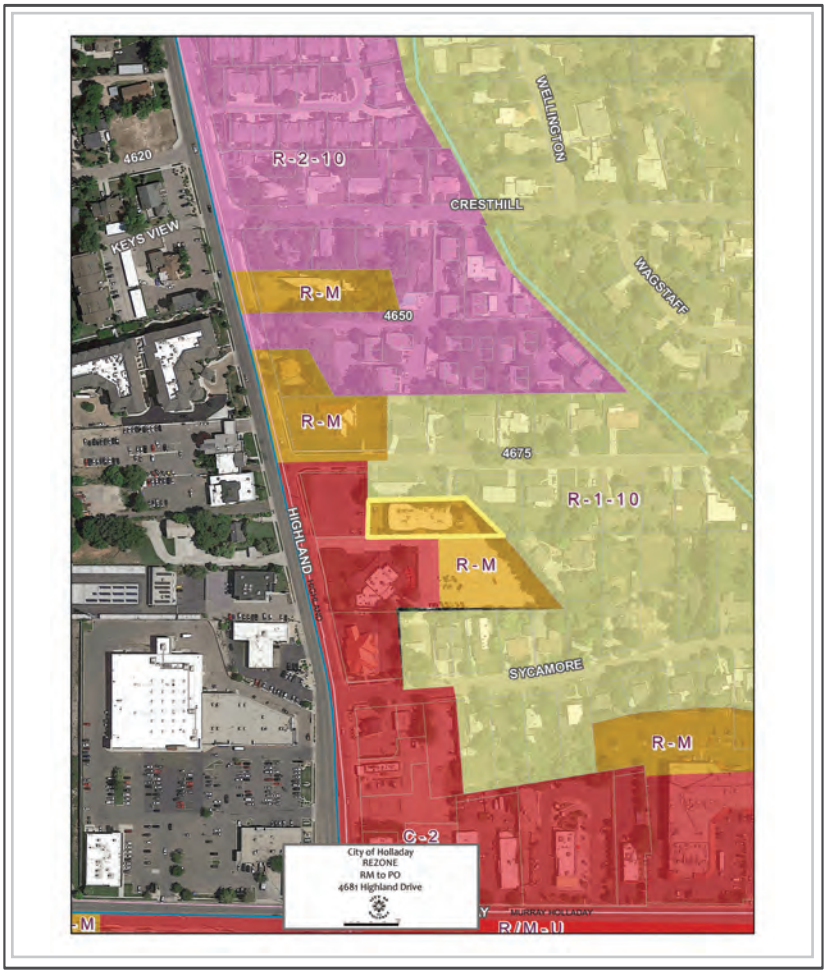
Jonathan Teerlink, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
November 9th 2021
Item #2

Request:	**ZONE MAP AMENDMENT: Residential Multi-Family (RM) to Professional Office (PO)**
Address:	4681 thru 4685 South Highland Drive (herein referred to as, The Property)
Applicant:	Paul Shupe, Agent for Heritage Office LLC
Project:	Rezone – City of Holladay Zone Map Amendment
File No:	21-4-08
Planner:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	AMENDMENT TO THE ZONE MAP
	General Plan	HIGHLAND DRIVE MASTER PLAN / LDR-P

REQUIRED PLANNING COMMISSION ACTION - *Legislative*
Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation. Holladay Ord. 13.06.050.F2,13.07

STANDARDS OF CONSIDERATION, FOR or AGAINST:
13.07.030G: Approval Standards:

1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:
    a. Adopt the amendment as recommended by the planning commission;
    b. Make any revisions to the proposed amendment that it considers appropriate;
    c. Remand the proposed amendment back to the planning commission for further consideration; or
    d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
    a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
    b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
    c. The extent to which the proposed amendment may adversely affect abutting properties; and
    d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

SUMMARY
Located on the corner of Highland Drive and 4675 South is an existing office building owned by Heritage Office LLC. The office building is developed on a .50 acre (21,780 sq ft) in the RM zone. The RM zone was established by Salt Lake County as mixed-use zone, allowing both multi-family residential and professional office uses. The property owner, having recently completed a major remodel of the building, would like to market new space available to businesses suitable for the PO zone.

In 2018 the City Council, seeing the limited number of allowable professional office type usesin the RM zone tasked the Holladay Community and Economic Development Dept and the Planning Commission with creating a new Professional Office Zone. This new zone, *intended for existing office buildings* in the RM zone, expanded the types of allowed uses, i.e. medical, dental, personal services (salon etc) was enacted with the expectation that rezone applications, submitted by a property owner, would receive expedited review and viewed favorable as an expected and anticipated application. **The application to rezone this property to PO** is expected by Council as a land use recommended by the City of Holladay General Plan.

REZONE APPROVAL STANDARDS: (13.07.030.G.2)
In reviewing a zone map amendment, the following factors are provided as to be strongly considered:

a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan
b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
c. The extent to which the proposed amendment may adversely affect abutting properties; and
d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation, water supply, and wastewater/refuse collection.

GENERAL PLAN APPLICATION/ANAYLSIS

Implementing zone regulations to accommodate land uses and anticipated growth needs/goals is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan (GP), the Highland Drive Master Plan (HDMP) and is supported by the Title 13 of the Land Use Ordnances of Holladay. The HDMP refers to this area as *Segment A*, as a section of Highland Drive with land use patterns which are primarily commercial and multi-family residential developments. Infill opportunities are limited, open spaces and energy resources are diminishing. The Plan suggests new zoning patterns along Highland Drive. Existing zoning in this segment has developed a healthy mix of commercial and higher density residential uses. Any changes to the current zoning patterns should be considered only if the new zoning will enhance the existing uses and strengthen the whole City.

Business is a key economic engine for the City of Holladay and the Plan recognizes its importance. Measures that attract economic vitality while protecting core community values should be encouraged along all segments of Highland Drive as allowed in this document.

THE PROFESSIONAL OFFICE ZONE:

Over the past 19 years the RM zone has been a common concern by the this and of Councils past. In 2018 Councilwoman Lynn Pace encouraged the city to separate the non-residential uses from the residential uses of the RM zone. Doing so would create a new land use zone; the Professional Office Zone (PO)

The Planning Commission worked on the draft text with staff at several meetings in 2018. The focus of the study was to;

1) Amend the RM zone by removing, all non-residential uses - without altering any other elements of the zone, ie density, height, setbacks etc.
2) Creation of a new Professional Office land use zone which will maintain or expand the needs of current office building owners/tenants operate from building in the RM zone
3) Create a map of current office buildings located in the RM zone. This map will later be used as a guide to the public indicating which properties could be rezoned, upon adoption of the ordinance

The Commission conducted ongoing work sessions culminating with required public hearings. The City Council approved the commission recommendation. A summary of this new zone includes:

LOT AREA:	10,000 SF
LAND USES:	A focus on professional and non-professional services within an office or clinical setting.
LOT WIDTH:	65 FT
SETBACKS:	Front:10 FT-minimum, Maximum no greater than the abutting buildings
	Side: Same as abutting properties, graduated height applies
	Corner side: 20 FT
	Rear: 20 FT, or 30 FT if abutting residential
HEIGHT:	40 FT
COVERAGE:	70% maximum with impervious surface provisions
LANDSCAPING:	Same as C-2 zone requirements; buffering against residential uses
SIGNAGE:	Same as previously required by the RM zone, monument and crown signs only
APPROVALS:	Standard approval procedures using the three-step method adopted in Chapter 3
LIGHTING,	Same as O-R-D zone standards
PARKING,	“ ‘
WALKWAYS,	“ “
SCREENING,	“ “
NUISANCE,	“ “
OUTSIDE STORAGE:	“ “

REZONE PROPOSAL ANALYSIS

The following measures are intended to guide analysis of this proposal as an existing office building

- Allow new zoning that fosters the grouping of compatible businesses in order to enhance economic synergy in the current commercial areas;
- Allow existing businesses to upgrade building architecture, landscaping and other site related factors to compliment the new vision of Highland Drive and to establish an ambience that is inviting for new businesses to locate within the existing commercial areas;
- Improve access, infrastructure, easy pedestrian movement and other business promoting factors
- Adopt zoning regulations that will invite more commerce and economic activity within current commercial areas;
- Streamline entitlement processes and permitting / fee structures in order to support development where appropriate;

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission allow the applicant time to present their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation. However, if a recommendation to the City Council can be derived from tonight's discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

Staff is in favor of the rezone application and recommends approval. The requested zone is quite obviously supported by previous legislation intented to expand land uses that support existing office buildings in order to be competitive in a leasing arrangement. Multiple long-rage envisioning documents established by the city via public participation have been established spur business retention and development along the city's strongest economic corridors and to dramatically retain, attract and improve the viability of the city's professional services.

Staff urges the Commission again to moderate the discussion around the following points and to forward a recommendation to the City Council for final consideration.

a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan
b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity
c. The extent to which the proposed amendment may adversely affect abutting properties; and
d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

MOTION EXAMPLES

"*Motion to forward a recommendation to the City Council to (approve, deny) an application by **Paul Shupe** to amend the Holladay Zoning Map for **.5 acres of land for the Heritage Office Bldg, located at 4681 S thru 4685 South Highland Drive** from **RM** to **PO**, based upon the following findings*"

"*Motion to continue the application by **Paul Shupe** to amend the Holladay Zoning Map for **.5 acres of land for the Heritage Office Bldg, located at 4681 S thru 4685 South Highland Drive** from **RM** to **PO**, to the next regularly scheduled meeting"*

PC REZONE HEARINGS: Heritage Office Bldg

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on Tuesday, the 9th day of November 2021 as close to 6:00 P.M. as possible. The purpose of the hearing is to consider an amendment to the Holladay Zone Map from RM zone to PO for approximately .5 acres of property located at 4681 – 4685 South Highland Drive, Holladay Utah.

Information regarding this matter is available for public inspection and may be examined during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

Dated this * day of * , 2021

PUBLISHED BY ORDER OF THE HOLLADAY PLANNING COMMISSION
Stephanie Carlson
Holladay City Recorder

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

PROPOSED REZONE RM to C2

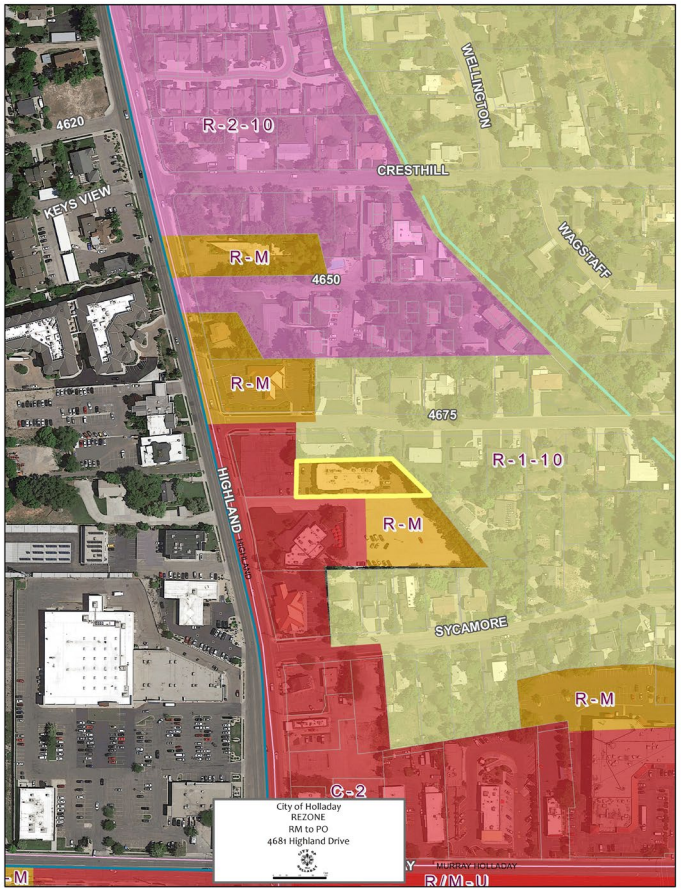
Date: **TUESDAY, NOVEMBER 9th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application submitted by **Heritage Office LLC.** The Application proposes to rezone approximately .50 acres of property located at 4681 S Highland from the RM (Residential Multifamily) Zone to the PO (Professional Office) Zone. The Planning Commission, during this meeting, will consider making a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

Please submit comments via email by 5:00 pm 11/08/2021 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 10/29/2021 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

PROPOSED REZONE RM to C2

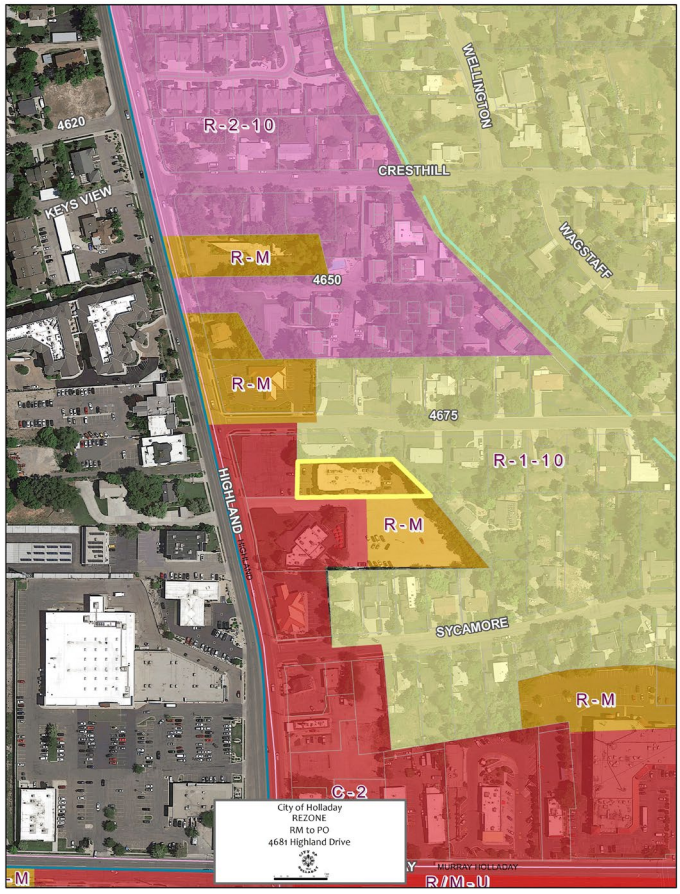
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Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

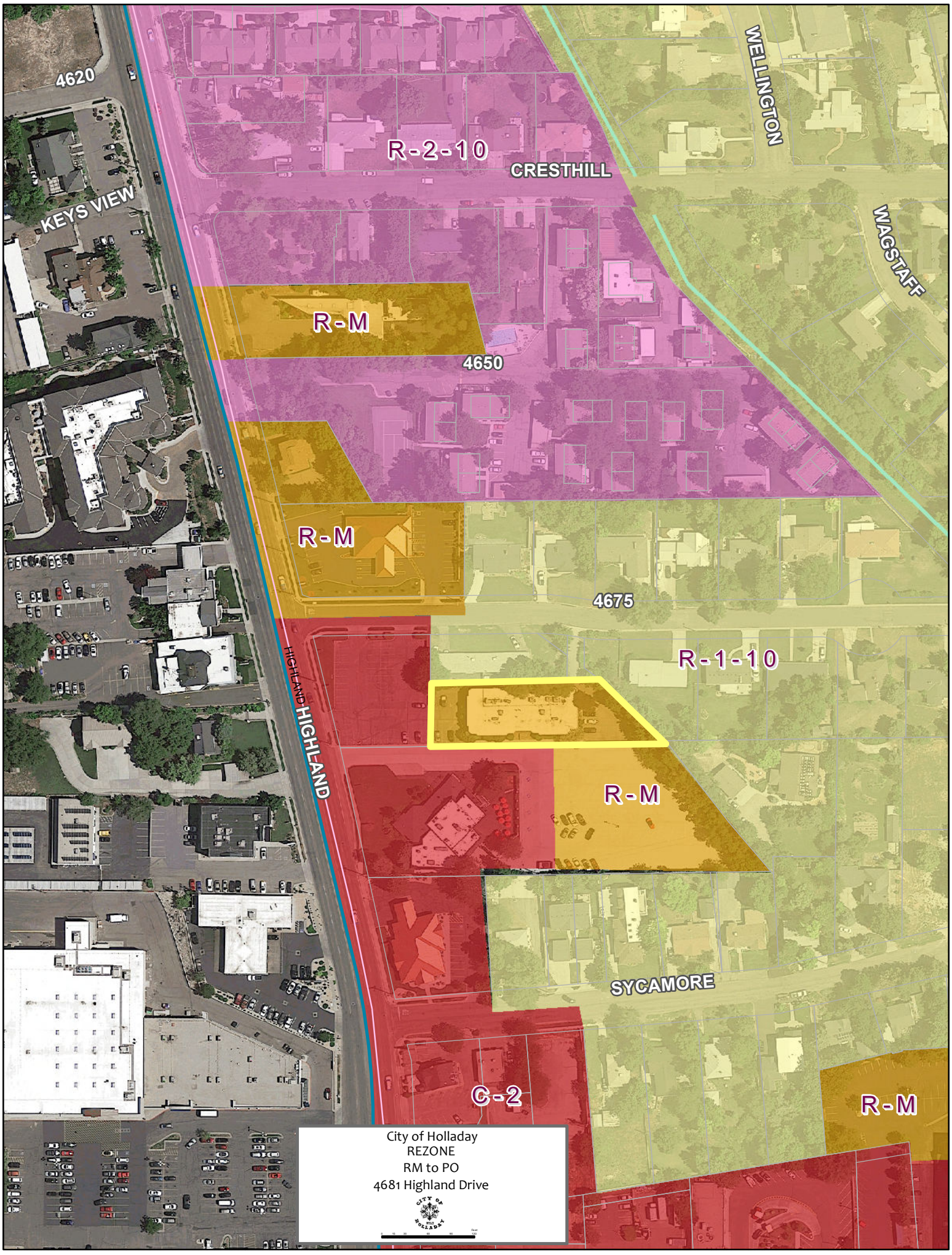
Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application submitted by **Robert Plumb**. The Application proposes to rezone approximately .31 acres of property located at 4049 South Highland Drive from the RM (Residential Multifamily) Zone to the C2 (Commercial) Zone. The Planning Commission, during this meeting, will consider making a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

Please submit comments via email by 5:00 pm 11/08/2021 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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4620
KEYS VIEW
R-2-10
CRESTHILL
WELLINGTON
WAGSTAFF
R-M
4650
R-M
4675
HIGHLAND
HIGHLAND
R-1-10
R-M
SYCAMORE
C-2
R-M
City of Holladay
REZONE
RM to PO
4681 Highland Drive

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-4-08 REZONE 4049 Highland Dr - RM to C2

ADDRESS:

4049 South Highland Drive

LEGAL DESCRIPTION: *16334520010000*

BEG 67 FT E & N 14^27' W 449.6 FT & 7 FT E FR SW COR OF SE 1/4 SEC 33, T 1S, R 1E, S L M; E 99.3 FT; N'LY 119.04 FT M OR L; W'LY 106.3 FT M OR L TO E LINE HIGHLAND DRIVE; S 14^27' E 123.46 FT TO BEG. 0.31 AC

APPLICANT/REPRESENTATIVE:

Robert Plumb

PROPERTY OWNER:

Robert Plumb

ZONING:

RM - Residential Multi -Family

GENERAL PLAN DISTRICT:

HIGHLAND DRIVE MASTER PLAN

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Website, 10/28/2021, Mailed, 10/29/2021

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07.030 - Text and Zone Map Procedures
City of Holladay Zone Map

EXHIBITS:

Draft Map amendment

STAFF:

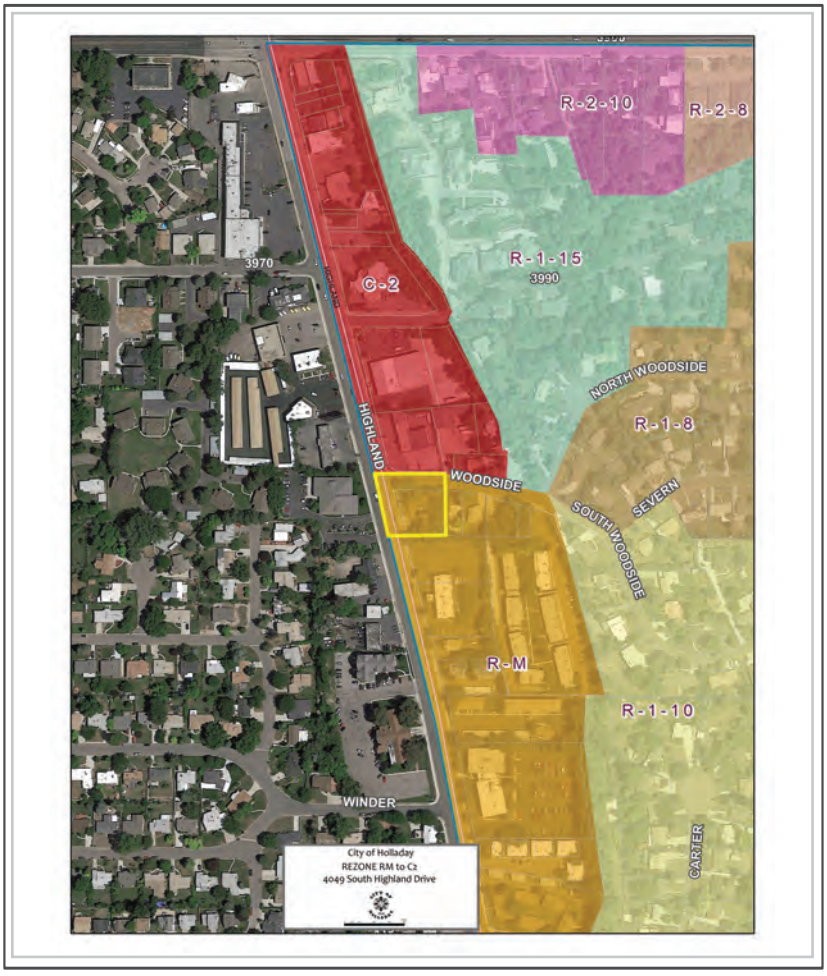
Jonathan Teerlink, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
November 9th 2021
Item #3

Request:	**ZONE MAP AMENDMENT: Residential Multi-Family (RM) to Commercial (C2)**
Address:	4049 South Highland Drive (herein referred to as, The Property)
Applicant:	Robert Plumb
Project:	Rezone – City of Holladay Zone Map Amendment
File No:	21-4-06
Planner:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	AMENDMENT TO THE ZONE MAP
	General Plan	HIGHLAND DRIVE MASTER PLAN

REQUIRED PLANNING COMMISSION ACTION - *Legislative*
Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation. Holladay Ord. 13.06.050.F2,13.07

STANDARDS OF CONSIDERATION, FOR or AGAINST:
13.07.030G: Approval Standards:

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    a. Adopt the amendment as recommended by the planning commission;
    b. Make any revisions to the proposed amendment that it considers appropriate;
    c. Remand the proposed amendment back to the planning commission for further consideration; or
    d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
    a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
    b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
    c. The extent to which the proposed amendment may adversely affect abutting properties; and
    d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

SUMMARY
Located on the corner of Highland Drive and Woodside Drive is an existing office building, "Professional Plaza", owned by Robert Plumb. The office building is developed on a .31 acre (13,503 sq ft) in the RM zone. The RM zone, established by Salt Lake County as mixed-use zone, allowed both multi-family residential and professional office uses. The property owner needs a land use which allows him to legally retains the currently "grandfathered" businesses using this building, while also attracting new potential businesses he deems suitable for this space. Mr. Plumb also intends pursue potential retail redevelopment for this site in the future – thus the request for C-2 rather than the previous application of PO.

REZONE APPROVAL STANDARDS: (13.07.030.G.2)
In reviewing a zone map amendment, the following factors are provided as to be strongly considered:

a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan
b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
c. The extent to which the proposed amendment may adversely affect abutting properties; and
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GENERAL PLAN APPLICATION/ANAYLSIS
Implementing zone regulations to accommodate land uses and anticipated growth needs/goals is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan (GP), the Highland Drive Master Plan (HDMP) and is supported by the Title 13 of the Land Use Ordnances of Holladay. The HDMP refers to this area as *Segment A*, as a section of Highland Drive with land use patterns which are primarily commercial and multi-family residential developments. Infill opportunities are limited, open spaces and energy resources are diminishing. The Plan suggests new zoning patterns along Highland Drive. Existing zoning in this segment has developed a healthy mix of commercial and higher density

residential uses. Any changes to the current zoning patterns should be considered only if the new zoning will enhance the existing uses and strengthen the whole City.

Business is a key economic engine for the City of Holladay and the Plan recognizes its importance. Measures that attract economic vitality while protecting core community values should be encouraged along all segments of Highland Drive as allowed in this document.

THE COMMERCIAL (C2) ZONE:

When compared, the C-1 and the C-2 zone is intended to provide for relatively more intense retail uses. The primary difference lies in the number of allowable uses (see land use table) and overall height intended to accommodate the needs of larger retail buildings. (35 feet in the C-2, 25 feet in the C-1).

REZONE PROPOSAL ANALYSIS

The following measures are intended to guide analysis of this proposal as an existing office building

- Allow new zoning that fosters the grouping of compatible businesses in order to enhance economic synergy in the current commercial areas;
- Allow existing businesses to upgrade building architecture, landscaping and other site related factors to compliment the new vision of Highland Drive and to establish an ambience that is inviting for new businesses to locate within the existing commercial areas;
- Improve access, infrastructure, easy pedestrian movement and other business promoting factors
- Adopt zoning regulations that will invite more commerce and economic activity within current commercial areas;
- Streamline entitlement processes and permitting / fee structures in order to support development where appropriate;

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Staff recommends that the Planning Commission allow the applicant time to present their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation. However, if a recommendation to the City Council can be derived from tonight's discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

While the PO zone is obviously well suited for this existing office building, the C-2 zone is currently a long established zone to the north of this site and from a planning point of view is long-term play, providing future expansion potential of this corner lot. Without dramatic redevelopment the site, the uses allowed in C-2 zone are inherently traffic heavy and may overwhelm this 20 or so stall property, which, could be the applicant's long-term redevelopment goal. On the other hand, the C-1 zone provides similar, small-scale retail uses that will work at a corner location. However, using the General Plan as a guide for long range envisioning for the city's economic viability the C-2 zone at this location warrants valid and strong consideration.

Staff urges the Commission again to moderate the discussion around the following points and to forward a recommendation to the City Council for final consideration.

a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan
b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity
c. The extent to which the proposed amendment may adversely affect abutting properties; and
d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

MOTION EXAMPLES

"*Motion to forward a recommendation to the City Council to (approve, deny) an application by **Robert Plumb** to amend the Holladay Zoning Map for **.31 acres of land for the "Professional Office" Bldg, located at 4049 South Highland Drive** from **RM** to **C2**, based upon the following findings*"

"*Motion to continue the application by **Robert Plumb** to amend the Holladay Zoning Map for **.31 acres of land for the "Professional Office" Bldg, located at 4049 South Highland Drive** from **RM** to **C2**, to the next regularly scheduled meeting"*

PC REZONE HEARINGS: Harvard Plumb LLC, 4049 S Highland Drive

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on Tuesday, the 9th day of November 2021 as close to 6:00 P.M. as possible. The purpose of the hearing is to consider an amendment to the Holladay Zone Map from RM zone to C2 for approximately .31 acres of property located at 4049 South Highland Drive, Holladay Utah.

Information regarding this matter is available for public inspection and may be examined during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

Dated this * day of * , 2021

PUBLISHED BY ORDER OF THE HOLLADAY PLANNING COMMISSION
Stephanie Carlson
Holladay City Recorder

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

PROPOSED REZONE RM to C2

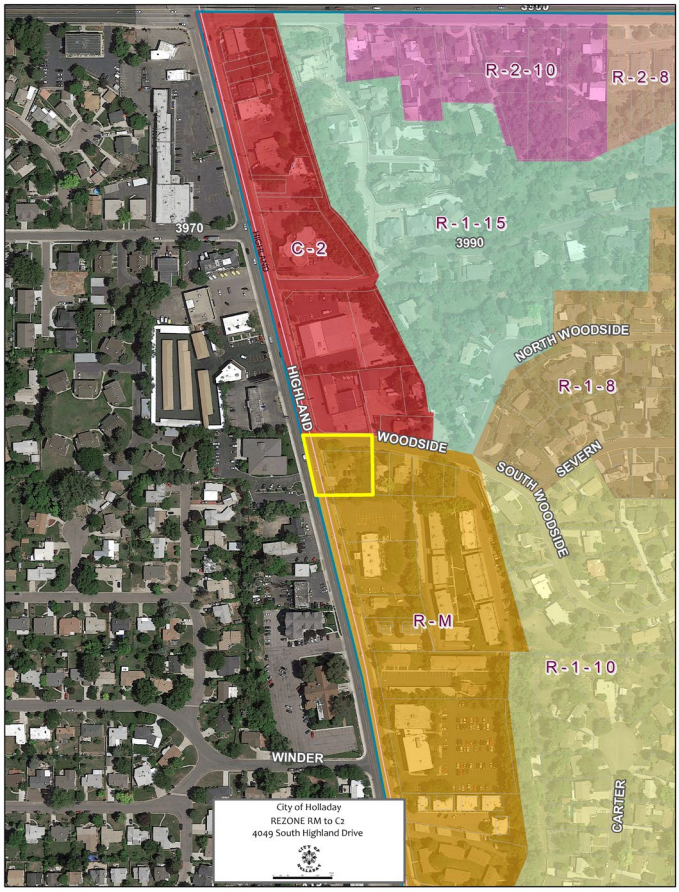
Date: **TUESDAY, NOVEMBER 9th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application submitted by **Robert Plumb.** The Application proposes to rezone approximately .31 acres of property located at 4049 South Highland Drive from the RM (Residential Multifamily) Zone to the C2 (Commercial) Zone. The Planning Commission, during this meeting, will consider making a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

Please submit comments via email by 5:00 pm 11/08/2021 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 10/29/2021 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

PROPOSED REZONE RM to C2

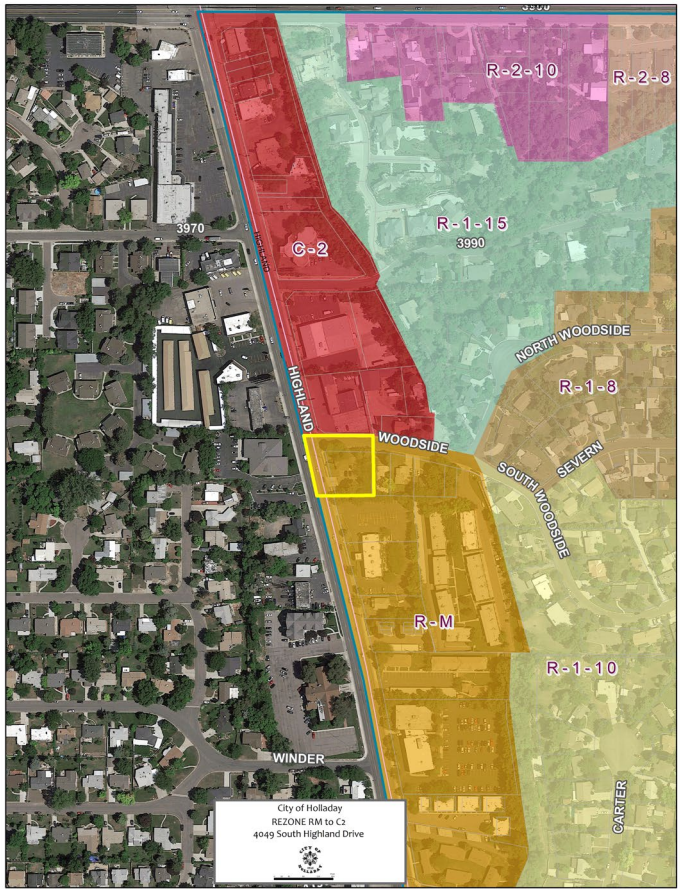
Date: **TUESDAY, NOVEMBER 9th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

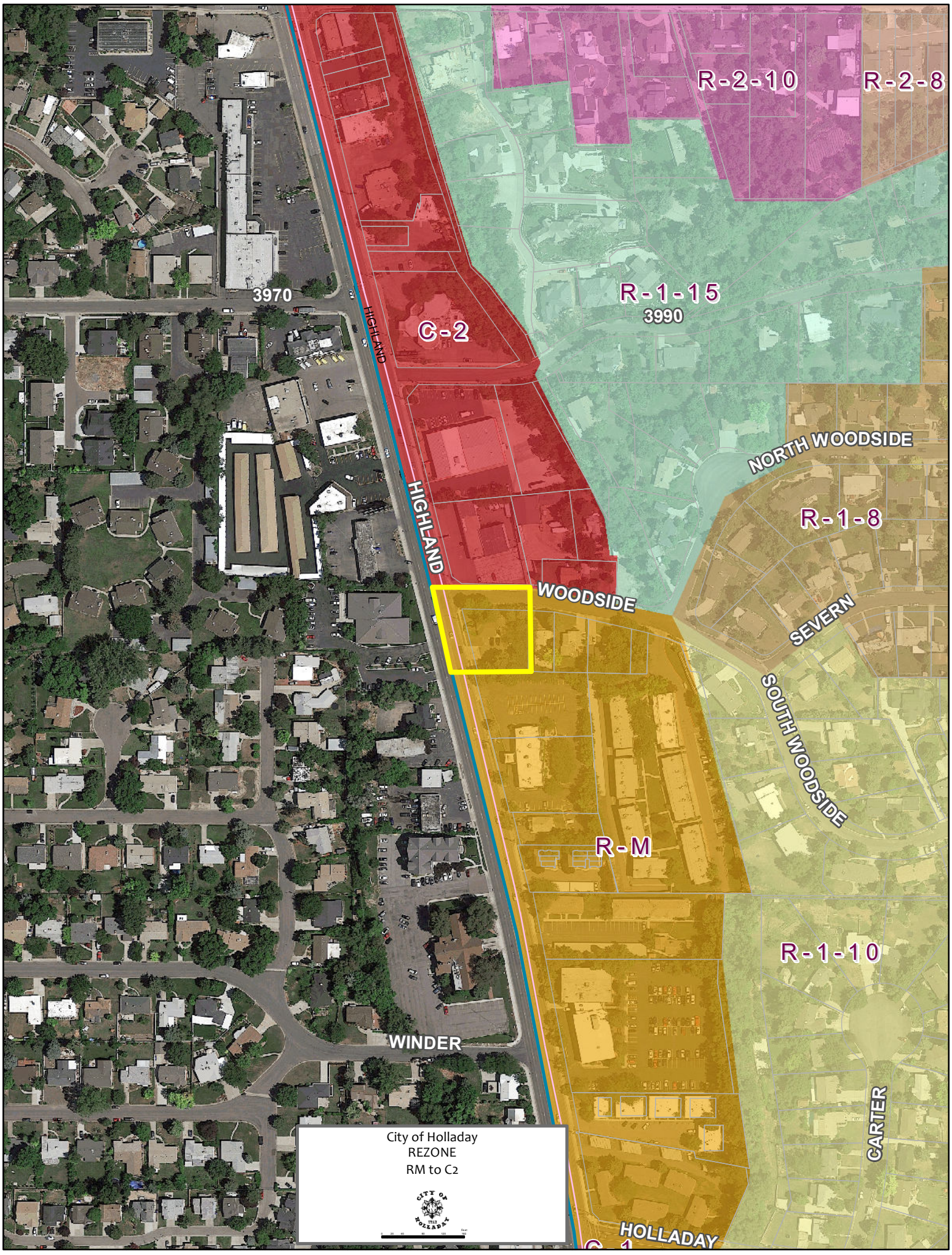
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Please submit comments via email by 5:00 pm 11/08/2021 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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R-2-10
R-2-8
3970
HIGHLAND
C-2
R-1-15
3990
NORTH WOODSIDE
R-1-8
HIGHLAND
WOODSIDE
SEVERN
SOUTH WOODSIDE
R-M
R-1-10
WINDER
CARTER
HOLLADAY
City of Holladay
REZONE
RM to C2

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-2-11 GULBRANSEN, C.U.P. ACCS. BLDG.

ADDRESS:

2999 East Tolcate Lane

LEGAL DESCRIPTION: *22141770180000*

BEG W 525.72 FT & N 33 FT FR CEN SEC 14, T 2S, R 1E, SLM; N 16^46' W 263.32 FT; S 73^40' W 42.95 FT; S 3^51'07" W 227.54FT; S 41^08'53" E 17.21 FT; E 121.14 FT TO BEG. 0.50 AC M ORL

APPLICANT/REPRESENTATIVE:

Ed Gulbransen

PROPERTY OWNER:

Ed Gulbransen

ZONING:

R-1-43, One Residential Home per Acre

GENERAL PLAN DISTRICT:

Low Density Residential-Protected (CE-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Website, 10/28/2021, Mailed, 10/29/2021

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.08.040 - CUP Review and Procedures
13.14.030.E - Size requirements, PC Authority
13.14.110 - Accessory Buildings

EXHIBITS:

Site Plan
Applicant Narrative

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
November 9th 2021
Item #4

Request:	**Conditional Use, Size Permit; Accessory Detached Garage Structure**
Applicant:	Ed Gulbransen (as Applicant and Owner)
Address:	2999 E Tolcate, Holladay Utah (herein referred as, The Property)
Zone:	R-1-43 zone
File No:	21-2-11
Planner:	Jonathan Teerlink

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

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Planning Commission Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

SUMMARY
Property owner, Ed Gulbransen is requesting Planning Commission approval to be allowed to construct on his Property an approximately 1320 square foot detached accessory garage. The garage's contemplated footprint size is, or would be, 370 square feet larger than allowed by code given the size of the Property.

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 on/ 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)

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. 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 and storage as the property owner plans his future expansion of the home
2. The detached garage is proposed to be a one-story structure (max 20') 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,
3. The proposed square footage overage, subjectively speaking, is not considered excessive for the area and serves to assist the overall floor plan of the garage to be more functional for the Applicant/Owner; and,
4. Staff has not received objections (written or verbally expressed) to-date respecting the CUP request…

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 without appropriate city approvals; 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.

EXAMPLE MOTION:

"I move that the Holladay Planning Commission (approve / deny) the application for a detached accessory garage sized at 1320 sq ft located at **2999 E Tolcate Lane**, based upon findings .....<*and any other Commission stated findings*>, contingent on Applicant's compliance with the following condition(s*)… (see above for Staff suggested conditions) …*

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: **Tuesday, November 9th 2021**
Time: **As close to 7:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

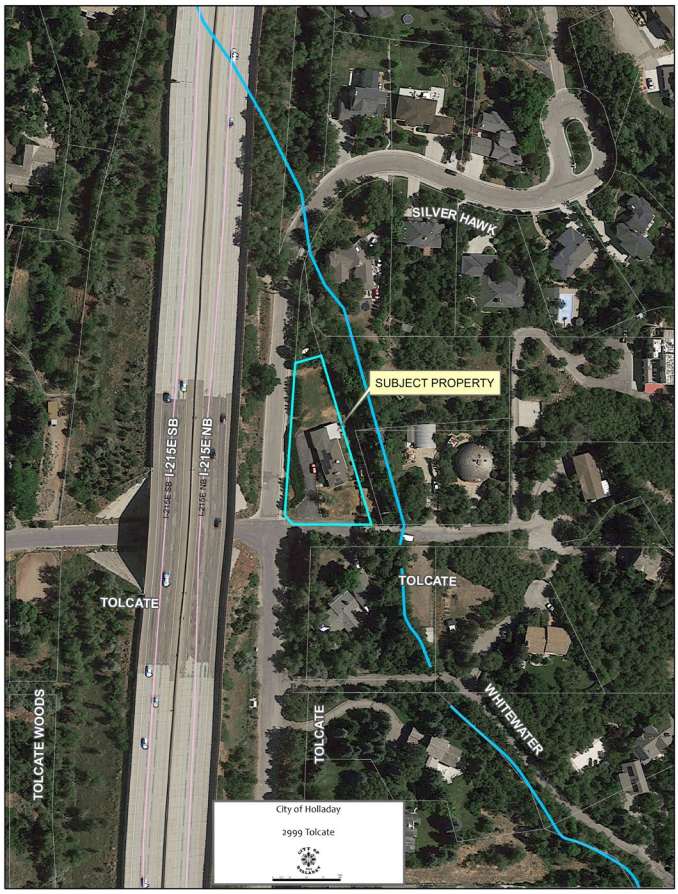
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Ed Gulbrandsen for a Conditional Use Permit for an accessory building [garage] on His property located at **2999 East Tolcate** in the R-1-21 zone. Proposal is in accordance with provisions in 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 11/08/2021 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 10/29/2021 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 PERMIT – Accessory Bldg Size

Date: **Tuesday, November 9th 2021**
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Hearing Body: **Planning Commission**

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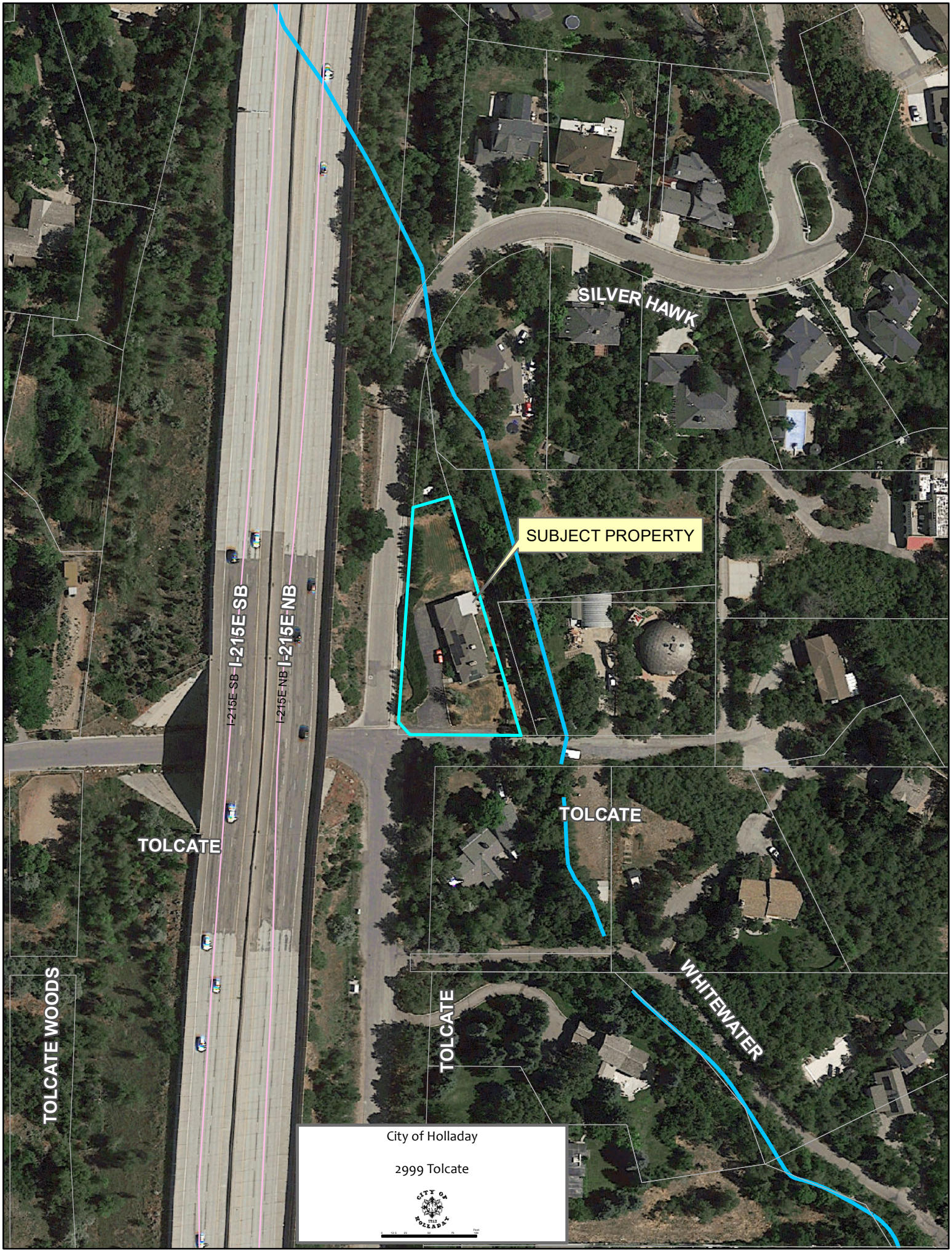
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SILVER HAWK
SUBJECT PROPERTY
I-215E SB
I-215E NB
I-215E SB
I-215E NB
TOLCATE
TOLCATE
TOLCATE
TOLCATE WOODS
WHITEWATER
City of Holladay
2999 Tolcate

October 4, 2021

Ed Gulbransen
2999 E. Tolcate Lane
Holladay, Utah 84121

Holladay City Planning Department
4580 South 2300 East
Holladay, Utah 84117

RE: Request for Conditional Use

To Whom It May Concern:

I am requesting the following C.U.P. to the current building code in order to build a detached garage on the north side of our property. Within the next few years my wife and I will be remodeling our current garage so that we can use the space from the current garage for an expanded and more useable kitchen for entertaining our family and friends. Our current kitchen (9'x11') is simply inadequate for our future needs.

Variance for your consideration:

Increased garage size to 1320 sq. ft.

The garage footprint is within all property set back requirements.

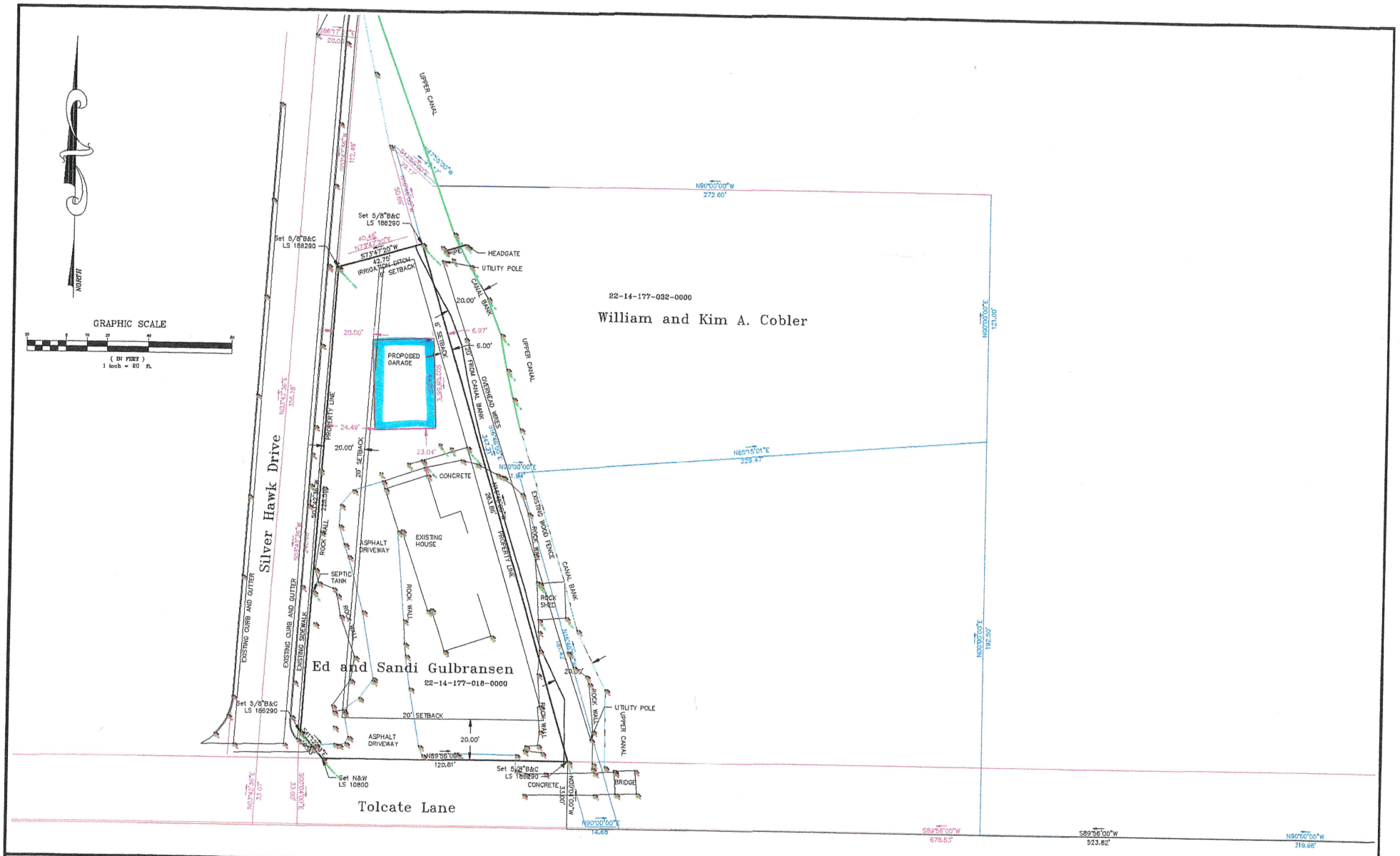
This is not a request for encroachment of set back just an increase from 950 sq. ft to 1320 sq. ft.

1. Size – 30' x 44'
    a. The driveway approach will be off Tolcate Lane and the roll up door will face south.

Thank you for your consideration of this request.

Best Regards,

Ed Gulbransen
Owner



RATHBUN ENGINEERING CONSTRUCTION AND LAND SURVEYING, PROJECT MANAGEMENT CIVIL AND MINING ENGINEERING 2368 E 6600 S, Cottonwood Heights, Utah 84121 PH. (801) 243-5567	STEVEN G. RATHBUN No. 186290 PROFESSIONAL LAND SURVEYOR STATE OF UTAH	Ed and Sandi Gulbransen 2999 E Tolcate Lane, Holladay, UT 84121 LOCATED IN SEC. 14, T.2S., R.1E., SLB&M. Salt Lake County, Utah	REVISIONS:	DRAWN BY: SGR CHECKED BY: SGR DATE: 09/23/2021	SURV'D BY: SGR CALC. BY: SGR FIELD BK:	SHEET DESCRIPTION: Site Plan	SHEET NO. 1 OF ONE

9/23/2021 5:50:23 PM

From: Jared at SAC
To: Jonathan Teerlink
Subject: 2999 East Tolcate
Date: Friday, November 5, 2021 9:38:08 AM

[External Email - Use Caution]

Hello,

I received the postcard in the mail. I live at 3045 Whitewater drive, Just SE of the Gulbrandsen property.

I pass this property commuting in/out of the neighborhood daily. I drove by the property this morning to assess. This conditional use request follows another property's conditional use request a few lots south on Tolcate

Mr. Gulbrandsen should be allowed to build an Accessory larger than the current code allows. The assumed position of the garage will not be affecting any neighbors and will be a great addition to the property.

Thanks,

Jared Hopkinson
Owner/Outfitter

Sawtooth Adventure Company
Rocky Mountain River Tours
Salmon River Anglers

Stanley, Idaho
208.345.2400
jared@sawtoothadventure.com

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-2-10 BYWATER C.U.P. ACCS. BLDG.

ADDRESS:

4981 South Cottonwood Lane

LEGAL DESCRIPTION: *22102550500000*

BEG S 89¿53' E 796.84 FT & N 0¿07' E 307.05 FT FR CEN SEC 10, T2S, R1E, SLM; NE'LY ALG A 731.90 FT RADIUS CURVE R 165.31 FT (CH N 34¿23'35" E 164.96 FT); S 53¿33'41" E 69.53 FT; S 44¿05'17" E 64.95 FT; S 83¿37'26 E 8.70 FT; S 45¿38'11" E 35.22 FT; S 49¿30'03" E 119.93 FT; S 13¿44'47" W11.36 FT; S 63¿49'13" E 71.62 FT; S 18¿15' W 125.24 FT M OR L; N 56¿09'58" W 407.31 FT M OR L TO BEG.

APPLICANT/REPRESENTATIVE:

James Jones, Architect

PROPERTY OWNER:

David & Stephanie Bywater

ZONING:

R-1-43, One Residential Home per Acre

GENERAL PLAN DISTRICT:

Low Density Residential-Protected (CE-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Website, 10/28/2021, Mailed, 10/29/2021

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.08.040 - CUP Review and Procedures
13.14.030.E - Size requirements, PC Authority
13.14.110 - Accessory Buildings

EXHIBITS:

Site Plan
Applicant Narrative

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
November 9th 2021
Item #5

Request:	**Conditional Use, Size Permit; Accessory Detached Garage Structure**
Applicant:	Stephanie Bywater (as Applicant and Owner)
Address:	4981 S Cottonwood Lane, Holladay Utah (herein referred as, The Property)
Zone:	R-1-43 zone
File No:	21-2-10
Planner*:*	Jonathan Teerlink

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

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Planning Commission Action Required (Approve, Approve with Conditions, Table/Postpone, or Deny)

SUMMARY
Property owner, Stephanie Bywater is requesting Planning Commission approval to be allowed to construct on her 1.92 acre Property an approximately 4,500 square foot detached accessory barn. The barn's contemplated footprint size is, or would be, 3,100 square feet larger than allowed by code given the size of the Property. Maximum lot coverage for this property is 16,722 sq ft (13.14.080). Current coverage: 8,450 sqft. * The proposed height is over maximum allowed by 15.5 feet, please keep this in mind as an issue the applicant must address via a variance application.

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 on/ 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)

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit allowing a **footprint size** increase to be complete. *The applicant has been made keenly aware that the proposal is designed over the maximum height* allowed for an accessory building. The applicant is anticipating a height variance application pending the outcome of this meeting. It could be argued that a variance request should have been of primary issue, to be addressed prior to this meeting. However, it is of staff's assertion is that the use of the structure (basketball Court) is directly related to the footprint size and this department has seen a handful of recreation courts recessed down into the grade, lowering the overall height to comply with the 20' height rule set forth in section 13.14.110. The use, overall combined lot coverage and architecture is compliant. Height and footprint combined is directly related to the mass of a building, an element the city zoning code is very sensitive to as potential adverse impact.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for 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 structure will provide accessory private recreation uses (basketball court)
2. The detached is proposed to be a one-story structure with a roof height of 32.5 ft (max height is limited to 20')
3. The detached 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 for the area 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…

Suggested Conditions of Approval:

1. The Owner/Applicant shall combine the two abutting owned properties in accordance with 13.76.050A
2. The project is subject to height and setback compliance regulations 13.14.110
3. 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,
4. The Owner/Applicant shall not establish or use the structure as an commercial amenity; and,
5. 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,
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…>*

* 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.

EXAMPLE MOTION:

"I __ move that the Holladay Planning Commission (approve / deny) the application for a detached accessory garage sized at 4,500 sq ft located at **4981 S Cottonwood Lane**, based upon findings…….. *<and any other Commission stated findings>*, contingent on Applicant's compliance with the following condition(s)*… (see above for Staff suggested conditions) …*

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: **Tuesday, November 9th 2021**
Time: **As close to 7:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

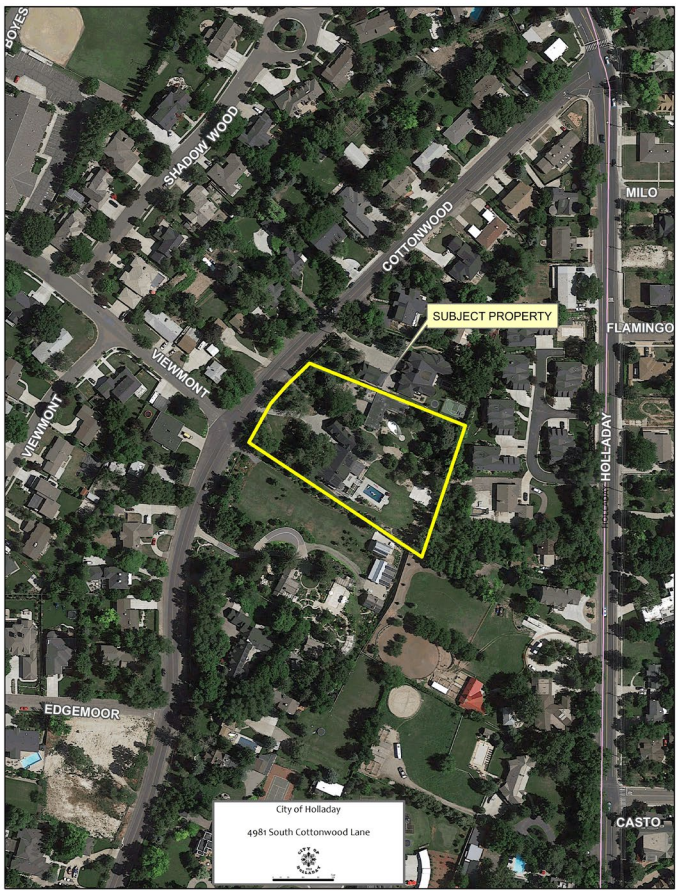
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Stephanie Bywater for a Conditional Use Permit for an accessory building on Her property located at **4981 South Cottonwood Lane** in the R-1-21 zone. Proposal is in accordance with provisions 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 11/08/2021 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 10/29/2021 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 PERMIT – Accessory Bldg Size

Date: **Tuesday, November 9th 2021**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

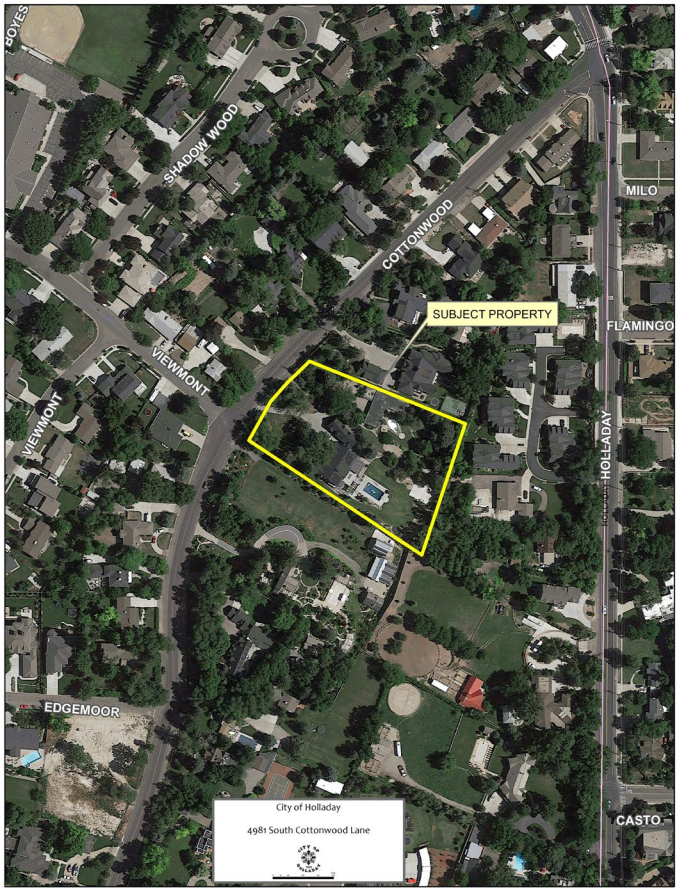
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HEBDONSTUDIOS
ARCHITECTURE + DESIGN

Holladay City Planning Commission
4580 South 2300 East
Holladay, UT 84117
Re: Bywater Basketball Barn – CUP narrative

Date: 10/25/2021

Dear Holladay City Planning Commission,

This letter is provided on behalf of David and Stephanie Bywater.

The Bywater's are requesting approval to build a 4,500 square foot basketball barn on the rear portion of their consolidated lot located in the R 1-43 Zone. The accessory building footprint exceeds the allowable amount in the City Ordinance. Stephanie mentioned several neighbors in the local vicinity completing builds of similar size and use type within the last several years.

Northland Design analyzed the existing site and created a pleasing master-planned landscape design. Special attention has been given to provide physical and visual buffers between the existing primary residence, Japanese-style guest house, yard spaces, and neighboring yards. The basketball barn is situated in the Northeast corner of the Bywater's wooded and fenced lot adjacent to the Holladay Pines PUD and Ken & Kristen Keller's backyard sports court play area. The project will have minimal impact to neighboring views while enhancing the Bywater's backyard experience.

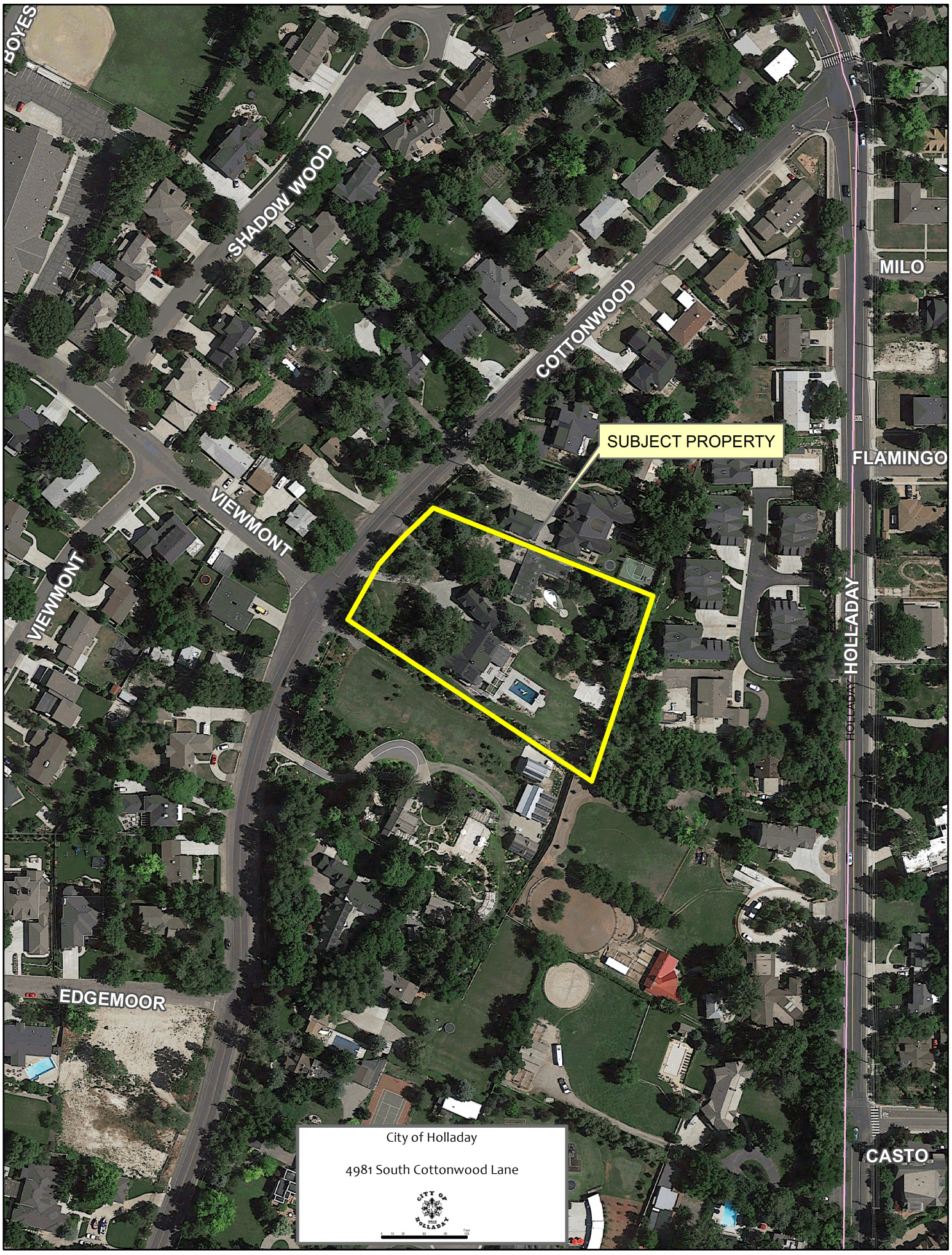
The submitted Site, Main Floor Plan, and schematic Elevation have been refined with input from Jon Teerlink, Holladay City Urban Planner, in prior meetings at the Holladay City Office. The Basketball Barn will house sporting activities such as Basketball, Volleyball, Pickleball, and other family gatherings. Accessory restroom and storage uses are also incorporated into the vaulted single-story floor plan design. The gabled exterior architectural design will follow the lead of the English Country primary residence.

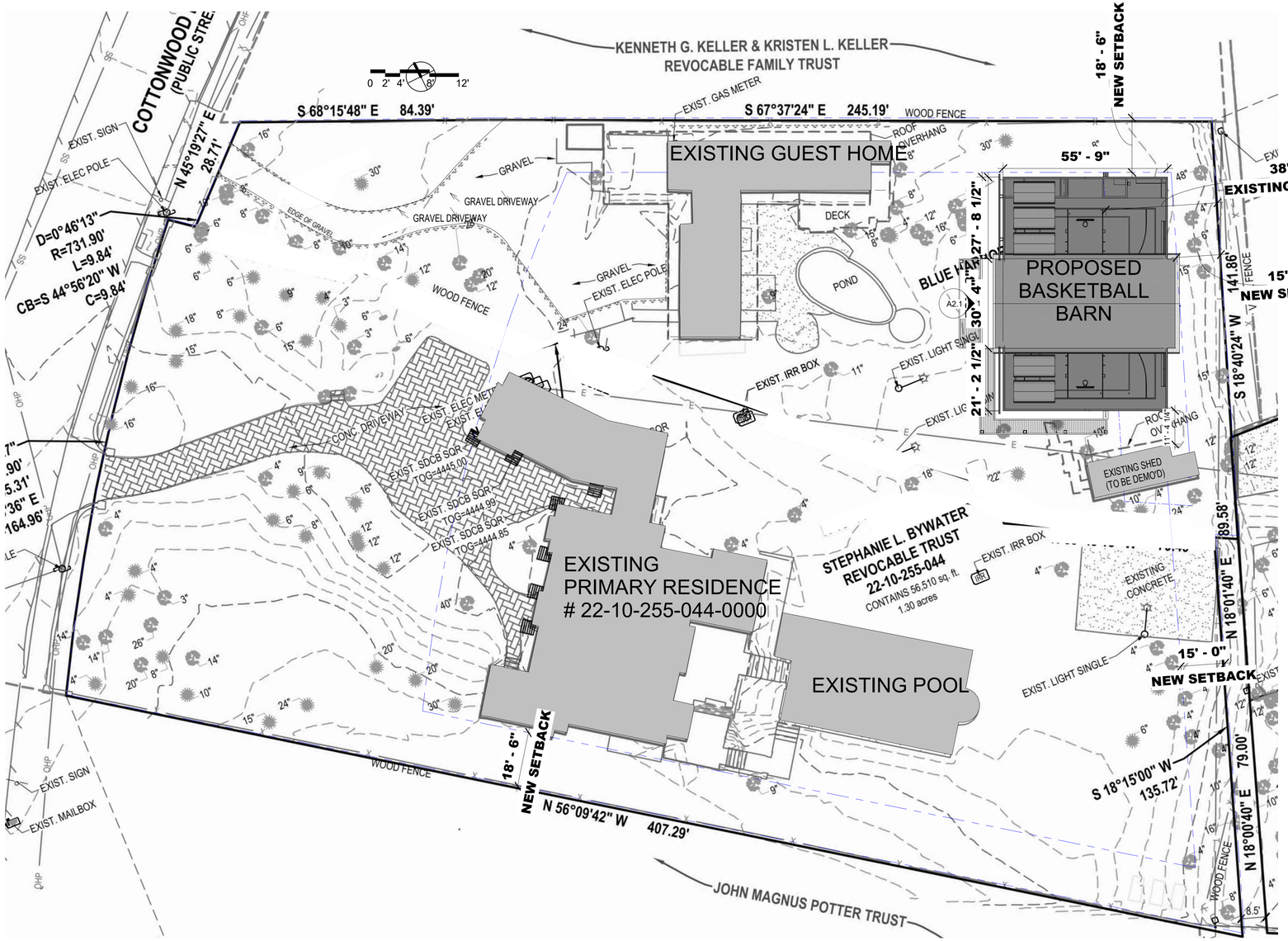
We seek your approval to move forward with the proposed building footprint size increase. Thank you for your time and consideration.

Sincerely,

James Jones, AIA

Senior Project Manager & Design Architect
Hebdon Studios, LLC
James@hebdonstudio.com
801.376.3395


BOYES
SHADOW WOOD
COTTONWOOD
MILO
SUBJECT PROPERTY
FLAMINGO
VIEWMONT
VIEWMONT
HOLLADAY
HOLLADAY
EDGEMOOR
CASTO
City of Holladay
4981 South Cottonwood Lane



1 SITE
scale: 1" = 20'-0"

GENERAL NOTES - SITE

1. DUST, MUD & EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
2. NEW CURB & GUTTER OR REPLACEMENT OF EXISTING DAMAGED CURB & GUTTER ALLONG THE FRONTAGE OF THIS PROJECT SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
3. CONTRACTOR SHALL SECURE AN EXCAVATION PERMIT FROM CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-0F-WAY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY OWNER OF SIGNIFICANT VARIATIONS THAT MAY EFFECT CONSTRUCTION AS DELINEATED IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCING WORK ON THE SIDE. PERMITS SHALL INCLUDE SITE DISTURBANCE AND EXCAVATION PERMIT, UTILITY AND NEW CONSTRUCTION PERMITS.
6. CONTRACTOR SHALL TIE INTO EXISTING UTILITY STUB-INS AND EXTEND UTILITIES AS NECESSARY TO SERVICE ALL NEW CONSTRUCTION. SUCH SERVICES SHALL INCLUDE WATER, SEWER, ELECTRICAL, TELEPHONE, AND GAS LINES. WHERE SUCH WORKS REQUIRED IN THE PUBLIC WAY SHALL BE ACCORDING TO LOCAL CITY REQUIREMENTS.
7. PROPOSED WATER SERVICE CONNECTIONS TO THE MAIN SHALL BE INSTALLED PER CITY ORDINANCES.
8. PROPOSED SANITARY SEWER LATERAL CONNECTION PER CITY STANDARDS OR APWA PLAN NO. 431
9. CONTRACTOR SHALL MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. HE/SHE SHALL PROVIDE AND MAINTAIN AN ON-SITE REFUSE CONTAINER TO BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS. REFUSE CONTAINER SHALL BE EMPTIED AS NECESSARY AND/OR COVERED TO PREVENT DEBRIS FROM BEING DISTRIBUTED BY WINDS, ETC. CONTRACTOR SHALL MAINTAIN ROADWAYS UTILIZED TO ACCESS THE SITE IN A CLEAN CONDITION AT ALL TIMES. MUD, ROCKS AND OTHER DEBRIS DEPOSITED ON THE ROADWAYS DUE TO TRUCK OR OTHER TRAFFIC TO AND FROM THE SITE SHALL BE IMMEDIATELY REMOVED BY BROOMING OR WASHING AS MAY BE NECESSARY.
10. ALL ROADWAY WORK (DRIVEWAY, ASPHALT TIE-IN, SIDEWALK, ETC.) SHALL MEET CITY STANDARDS OR 2012 APWA STANDARD PLANS AND SPECIFICATIONS
11. PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE ENGINEERING PERMITS OFFICE, AND MAY REQUIRE A TRAFFIC CONTROL PERMIT FROM LOCAL TRANSPORTATION
12. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 VERTICAL SEPARATION FROM ANY NONSEWER UTILITIES.

GENERAL NOTES - UTILITIES

SEWER LATERAL
CONNECT TO EXIST SEWER LATERAL
EXTEND 4" SDR-35 PVC SEWER TO HOUSE
WITH 2 % MIN SLOPE

WATER METER
NEW 1" WATER METER PER APWA
PLAN NO. P-521

WATER LINE
CONNECT TO METER WITH 1" TYPE "K"
COPPER WATER LINE FROM NEW METER
TO HOUSE

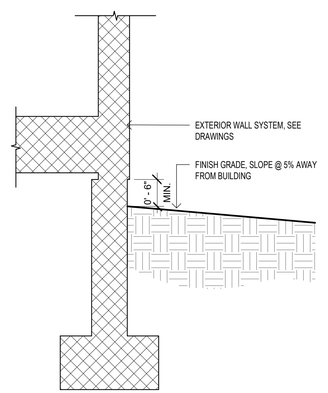
GAS & WATER
METER LOCATIONS, SEE
ELEVATIONS. SET WATER METER
PER APWA 551

CURB AND GUTTER
SHALL BE CONSTRUCTED PER APWA
205A AND 251 or
or LOCAL CITY REQUIRMENTS

ELECTRICAL METER
LOCATION, METER GROUNDING
PER NEC CODE

ALUMINUM UNDERGROUND ELECTRICAL
SERVICE LINE CONNECT TO EXISTING
ELECTRICAL BOX

Blue Stakes of UTAH 811 bluestakes.org



2 SITE DRAINAGE

HEBDON STUDIOS
ARCHITECTURE + DESIGN
740 E 3900 S, SUITE 302
SALT LAKE CITY, UT 84107
e. brian@hebdonstudios.com
p. 801.503.2460

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HEBDON STUDIOS.

NOT FOR CONSTRUCTION

PROJECT: BYWATER BASKETBALL BARN
4981 SOUTH COTTONWOOD LANE
HOLLADAY, UT 84117

REVISIONS:

TITLE: SITE PLAN

SHEET: A0.2

ISSUE DATE : OCTOBER 2021

SCHEMATIC DESIGN

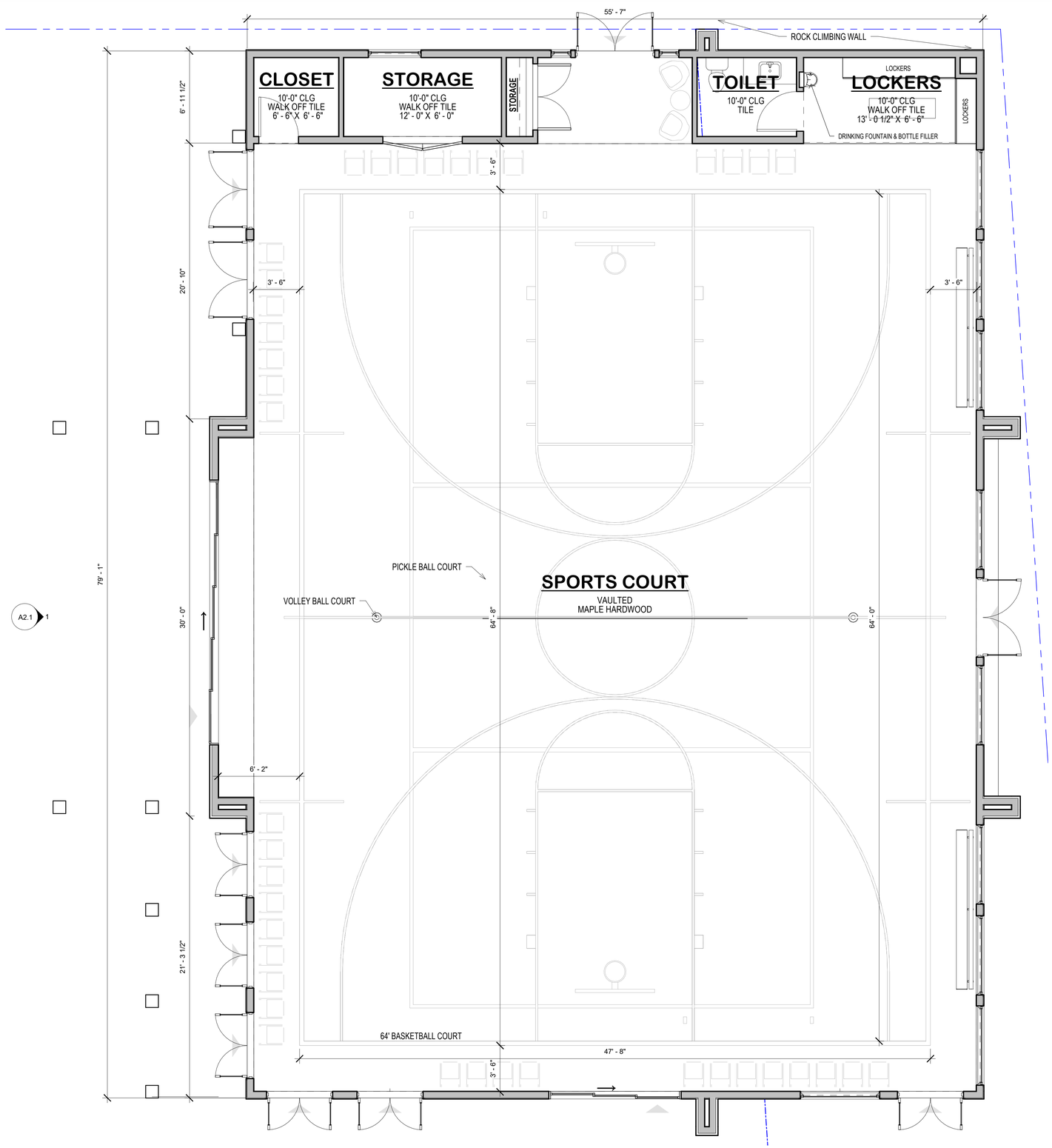


Bywater concept plan

20 scale(24" x 36"

north

northland



1 MAIN LEVEL
scale: 1/4" = 1'-0"

FINISHED SQUARE FOOTAGE

LEVEL	SQ. FEET
BASEMENT	0 SF
MAIN LEVEL	4,490 SF
UPPER LEVEL	0 SF
TOTAL:	**3,425 SF**
SITE	2.04 AC

HEBDON STUDIOS
ARCHITECTURE + DESIGN

740 E 3900 S, SUITE 302
SALT LAKE CITY, UT 84107
e. brian@hebdonstudios.com
p. 801.503.2460

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PROJECT:
BYWATER BASKETBALL BARN
4981 SOUTH COTTONWOOD LANE
HOLLADAY, UT 84117

NOT FOR CONSTRUCTION

REVISIONS:

TITLE:
MAIN LEVEL FLOOR PLAN

SHEET:
A1.2

ISSUE DATE : OCTOBER 2021

SCHEMATIC DESIGN





1 WEST ELEVATION
scale: 1/4" = 1'-0"

ELEVATIONS LEGEND ***SEE A0.1 FOR GEN NOTES***

NATURAL STONE VENEER. TYPE AND COLOR AS SELECTED BY OWNER.

STUCCO, COLOR BY OWNER/ARCHITECT

0 1' 2' 4' 6'

HEBDON STUDIOS
ARCHITECTURE + DESIGN

740 E 3900 S, SUITE 302
SALT LAKE CITY, UT 84107
e. brian@hebdonstudios.com
p. 801.503.2460

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PROJECT:
BYWATER BASKETBALL BARN
4981 SOUTH COTTONWOOD LANE
HOLLADAY, UT 84117

NOT FOR CONSTRUCTION

REVISIONS:

TITLE:
ELEVATIONS

SHEET:
A2.1

ISSUE DATE : OCTOBER 2021

SCHEMATIC DESIGN

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-1-14 "HOLLADAY GATEWAY" SUBDIVSION

ADDRESS:

2300 East 4500 South, Approx.

LEGAL DESCRIPTION:

22032520240000
22032520110000,
22032520120000,
22032520130000,
22034010010000,
22034010030000 and 22034010040000

APPLICANT/REPRESENTATIVE:

Jake Christensen

PROPERTY OWNER:

45th South LLC - Atlas Ventures

ZONING:

R-2-10, One Residential Home per 6,250sqft

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed, 10/29/2021

REQUEST:

Site Plan Review- CONCEPT

APPLICABLE REGULATIONS:

13.08.010 - Site Plan 3 Step Review
13.08.020 - Planned Unit Development
13.10 - Subdivision Development Reg.
13.32 - R-2 Development Regulations

EXHIBITS:

Site Plan
Applicant Narrative

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
November 9th 2021
Item #6

Request:	**RESIDENTIAL SUBDIVISION – CONCEPT PLAN**
Project:	Holladay Gateway Subdivision a Planned Unit Development
Address:	2300 East 4500 South
Zone:	R-2-10
Applicant:	Jake Christensen
File No:	21-1-14
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: ***Administrative***
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 10/20/2021

SUMMARY

- Having been approved for rezone of this project area by the City Council, the applicant is now submitting conceptual subdivision plan for detached single family homes, in conformance with the current zone – R-2-10
- The proposal is to reorganize and subdivide 1.95 acres of several existing parcels into 13 home lots. Four of the existing homes are intended to be rehabilitated, to remain in place.
- The development is proposed to be services by a private lane off 2300 east only – only one home will access 4500 south
- Conceptual landscaping plan has been submitted for review
- Applicant is currently in discussions with Salt Lake Public utilities regarding the corner well site – no decisions yet.

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 lots

RECOMMENDATION
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
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 detached single-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.

MOTION EXAMPLES
"I ____ *Motion to (approve / continue for further discussion) an application by* ***Jake Christensen*** *for* ***Holladay Gateway a 13-unit residential subdivision, located at the corner of 2300 E 4500 S in the R-2-10****, based upon the findings… subject to the following requirements … "*

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
RESIDENTIAL SUBDIVSION

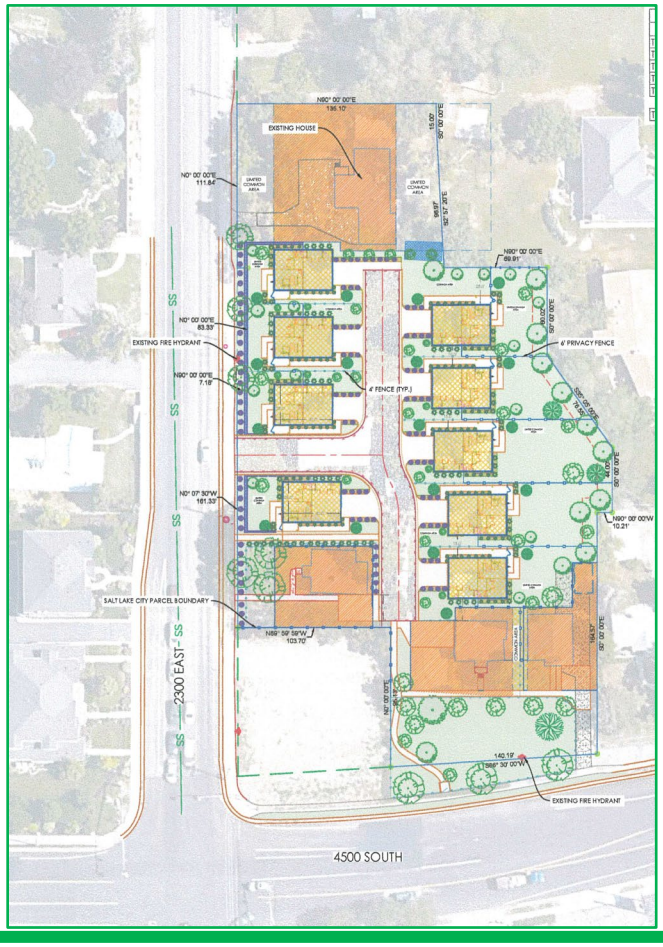
Date: **Tuesday, NOVEMBER 9th 2021**
Time: **As close to 7:30 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

NOTICE is hereby given that the City of Holladay Planning Commission will review a Conceptual site plan application submitted by the property owner, Jake Christensen to redevelop 1.95 acres of property located at approximately 2300 East 4500 South in the R-2-10 zone, into a 13 lot, single-family home subdivision, Planned Unit Development. As per Holladay Ordinance 13.08

Please submit comments via email by 5:00 pm 11/08/2011 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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CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
RESIDENTIAL SUBDIVSION

Date: Tuesday, NOVEMBER 9th 2021
Time: As close to 7:30 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

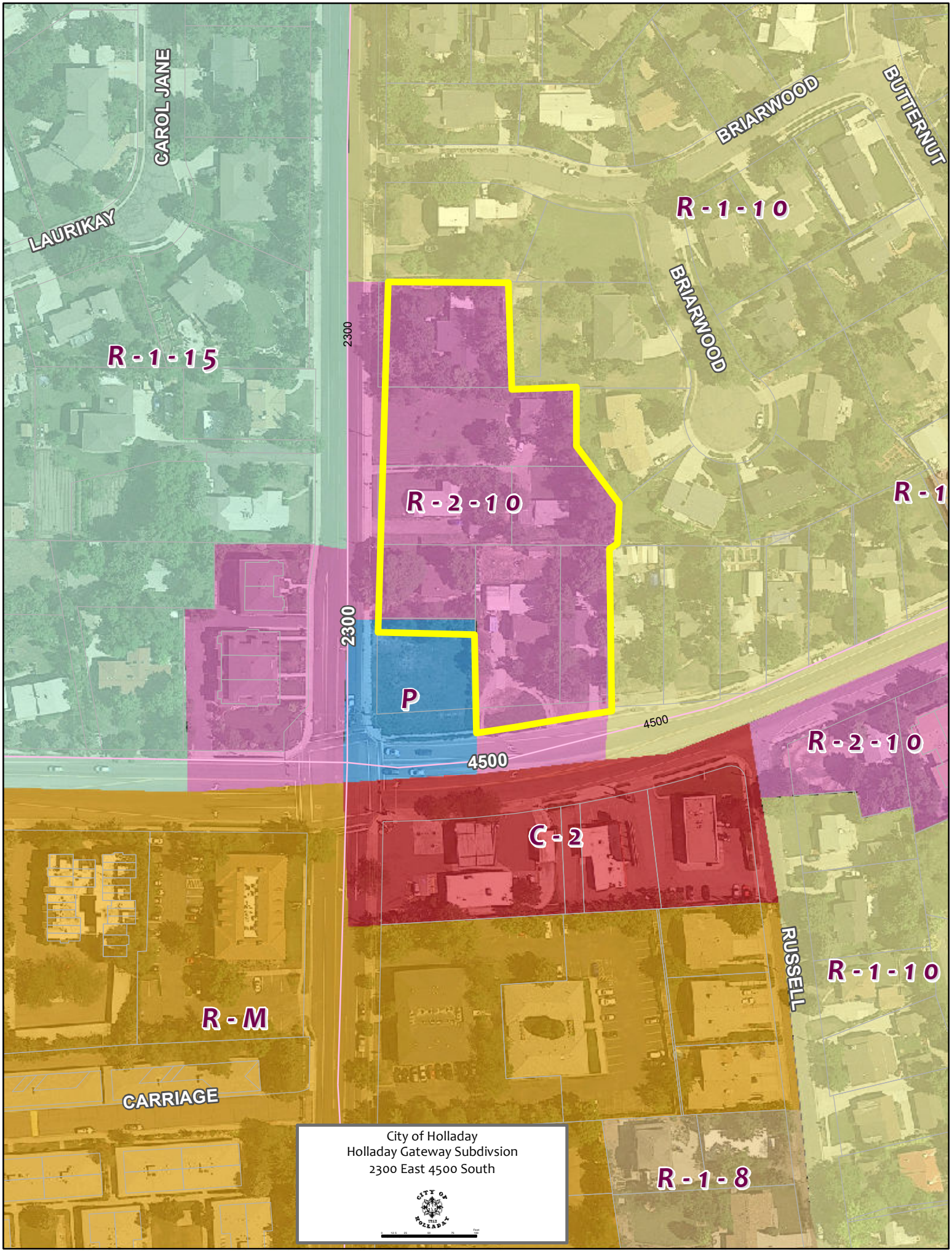
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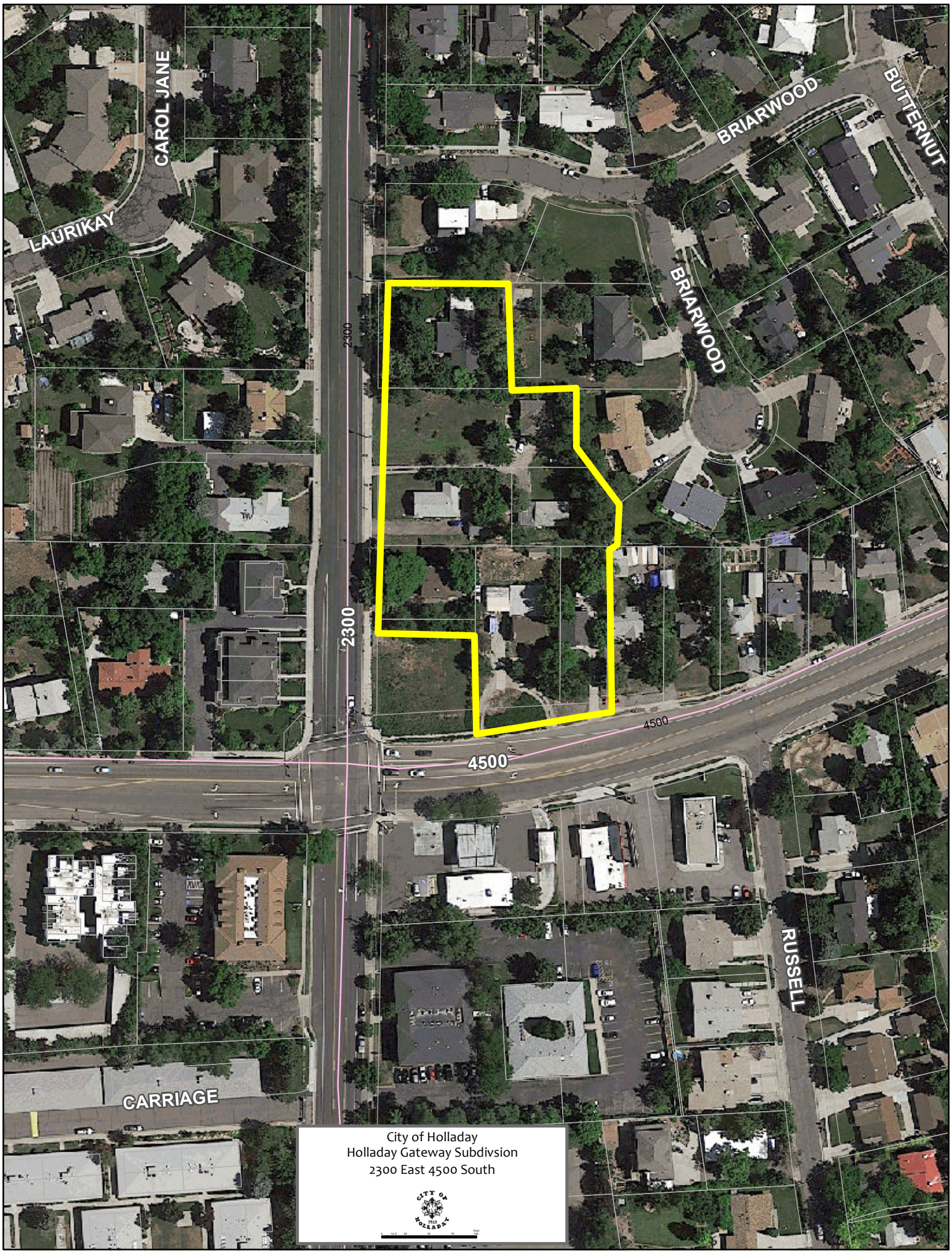
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CAROL JANE
LAURIKAY
BRIARWOOD
BUTTERNUT
BRIARWOOD
R - 1 - 10
R - 1 - 15
2300
R - 2 - 10
R - 1
2300
P
4500
4500
R - 2 - 10
C - 2
RUSSELL
R - 1 - 10
R - M
CARRIAGE
R - 1 - 8
City of Holladay
Holladay Gateway Subdivsion
2300 East 4500 South


CAROL JANE
LAURIKAY
BRIARWOOD
BUTTERNUT
BRIARWOOD
2300
2300
4500
4500
RUSSELL
CARRIAGE
City of Holladay
Holladay Gateway Subdivsion
2300 East 4500 South



4500 SOUTH 2300 EAST - PUD			
DESCRIPTION		AREA SF	% OF TOTAL
TOTAL AREA (ACRES)	1.95	84,813	
TOTAL BUILDING AREA		15,110	17.82%
TOTAL IMPERVIOUS AREA		15,691	18.50%
TOTAL LANSCAPED AREA (OPEN SPACE)		54,012	63.68%
TOTAL EXISTING TREE CANOPY COVERAGE		35,304	41.63%

TOTAL DWELLING UNITS=	13	UNITS/ACRES	7

DRAWING TITLE

SITE PLAN

CLIENT

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

4500 SOUTH 2300 EAST
NORTH HOLLADAY
GATEWAY DEVELOPMENT

GENERAL

N

S

30 0 15 30 60

Scale (24"x 36") 1 in. = 30 FT.

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL · PLANNING · SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229-9668

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STAMP

PROJECT NO. W-20-32

DATE 10/08/21

DRAWN BY: JACOB WEBER, P.E.

CHKD BY:

SHEET NUMBER C-01

Blue Stakes of Utah 811



DRAWING TITLE

TREE CANOPY EX.

CLEINT

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT

4500 SOUTH 2300 EAST
NORTH HOLLADAY
GATEWAY DEVELOPMENT

GENERAL

TREE CANOPY NOTES

TOTAL EXISTING TREE CANOPY AREA = 35,304 SQFT.

TREE CANOPY AREA TO BE REMOVED = 9,900 SQFT.

*NEW TREES WILL REPLACE A MINIMUM OF = 10,000 SQFT.

N

S

30 0 15 30 60

Scale (24" x 36") 1 in. = 30 FT.

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL • PLANNING • SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229 9661

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STAMP

PROJECT NO. W-20-32
DATE 10/07/21
DRAWN BY: (N.W. WEBER, P.E.)
CHKD BY:
SHEET NUMBER C-02

Blue Stakes of UTAH 811

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 19-9-19-5 H.H. BLOCK "E"- CONCEPT PLAN

ADDRESS:

1924 East Rodeo Walk Dr.

LEGAL DESCRIPTION:

Block E, Royal Holladay Hills Phs 2

APPLICANT/REPRESENTATIVE:

Steve Peterson

PROPERTY OWNER:

KMW Development, LLC

ZONING:

R-M/U

GENERAL PLAN DISTRICT:

SDMP, Land Use District: "Open"

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed, 10/29/2021

REQUEST:

Site Plan Review- CONCEPT

APPLICABLE REGULATIONS:

13.03
13.06
13.08.050
13.65 R-M/U zone

EXHIBITS:

Site Plan
Concept Elevations
Land use break downs
SDMP
Applicant Narrative

STAFF:

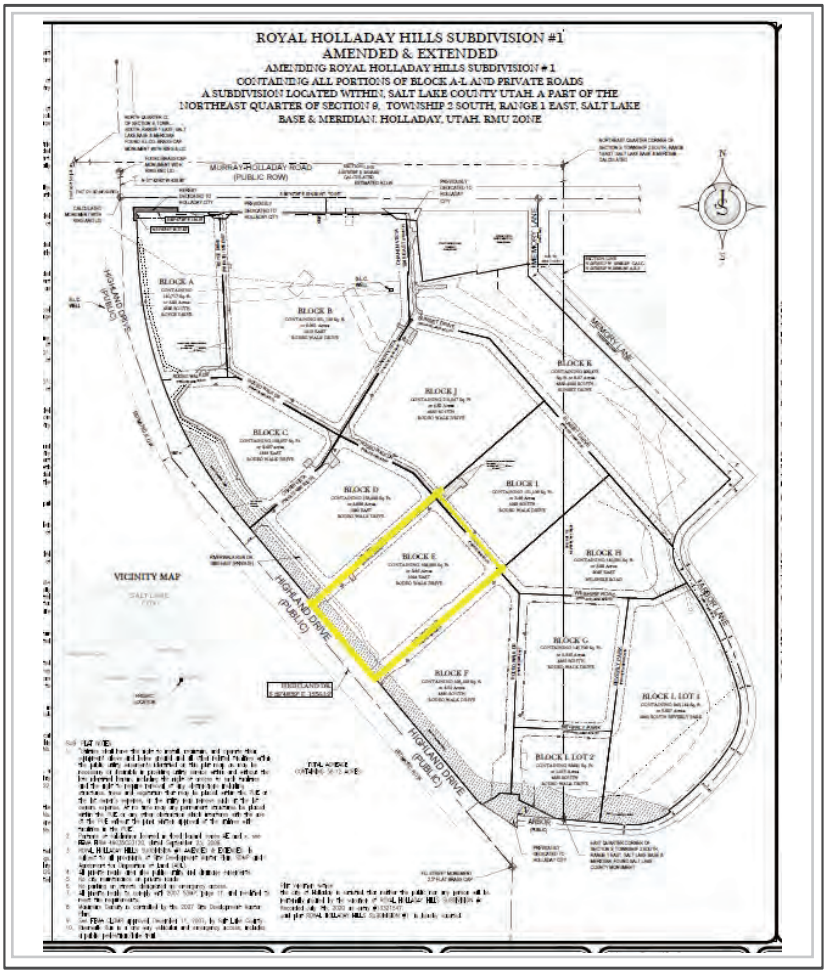
Jonathan Teerlink, City Planner

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
November 9th 2021
Item #7

Request:	**Concept Plan - Block "E" – Royal Holladay Hills**
Project:	Conceptual Subdivision Review of approximately 3.86 acres of land for mixed-use development as per 2007 Site Development Master Plan (SDMP)
Address:	1920 East Rodeo Walk Dr. Holladay Utah 84117
Applicant:	Steve Peterson, Holladay Hills, LLC
File No:	19-9-19-05
Notice:	Mailed – 10/28/2021
Planner:	Jonathan Teerlink
N'hood Mtg:	Held on 10/25/2021

GOVERNING ORDINANCES:	13.65.070(C)	Regional Mixed-Use Zone (RM-U)
	13.03	SUBMISSION REQUIREMENTS
	13.06	ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES
	13.08.050	SITE PLAN
	SDMP,2007	SITE DEVELOPMENT MASTER PLAN (SDMP)

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***

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 must be made 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.

Public hearing required. PC shall make a motion based upon the 2007 SDMP and R-M/U zone to either approval or to continue the application. 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

SUMMARY

- The first page of the SDMP gives a great deal of direction regarding the development of the Royal Holladay Hills site as a whole including minimum and maximum requirements/allowances for residential and commercial space, etc. It will be important for the developer, Commission and TRC to track the progression of built space with each block/phase of the overall project to make sure there is overall compliance with the stated tolerances. The following is a breakdown of approved uses thus far:

Block	Royal Holladay Hills residential counts
D	216
E	171
L	44
Total	**431**

- The applicant requests approval for a conceptual site plan approval for Block "E" of the proposed Holladay Hills mixed-use development *consistent with pages 1 and 4 of the 2007 SDMP "Conceptual Phasing/Subdivision Plan"*
- The proposed development pattern of Block "E" includes a mix of residential and commercial uses on the same block and in the same building (portions) all of which complies with the Holladay Ord 13.65 RM-U Zone, and pages 1 and 3, "Permitted Land Uses by District and Building Functions", of the 2007 SDMP.
- The uses and building heights for this block comply with allowances of page 3, "Open District", page 6, "Building Massing and Heights Plan", and page 1 of the SDMP.
- Final approval of this Block is subject to the terms of the Development Agreement *and is not appropriate for discussion or consideration by the Commission.*
- Details such as grading, drainage, utilities, traffic, parking and other civil engineering matters will be considered in greater detail at the next stage; **preliminary plat.** However, it should be noted that many of the details are already known and have been substantially addressed within the SDMP and the final site development plans for the entire Royal Holladay Hills Subdivision.

TECHNICAL REVIEW COMMITTEE RECOMMENDATIONS AND FUTURE ISSUES

- TRC recommends approval of the Conceptual Site Plan for Block "E" upon discussion of the following points:
    1. Minimum and maximum parking calculations for the overall parking needs for the Block.
    2. Clarification of the building elevation directions and/or street frontages.
    3. Identification of the owned and for rent units and commercial spaces

SUPPORTING MATERIALS

- Applicant narrative
- Proposed Conceptual Site Plan
- Building elevations
- Permitted Land Use by District and Building Functions (Page 3 SDMP)
- Conceptual Phasing/Subdivision Plan (Page 4 SDMP)
- "Building Massing and Heights Plan" (Page 6 SDMP)
- Public notice

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Conceptual Site Plan – Holladay Hills "BLOCK E"

Date:	**Tuesday, NOVEMBER 9th 2021**
Time:	**As close to 7:30 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

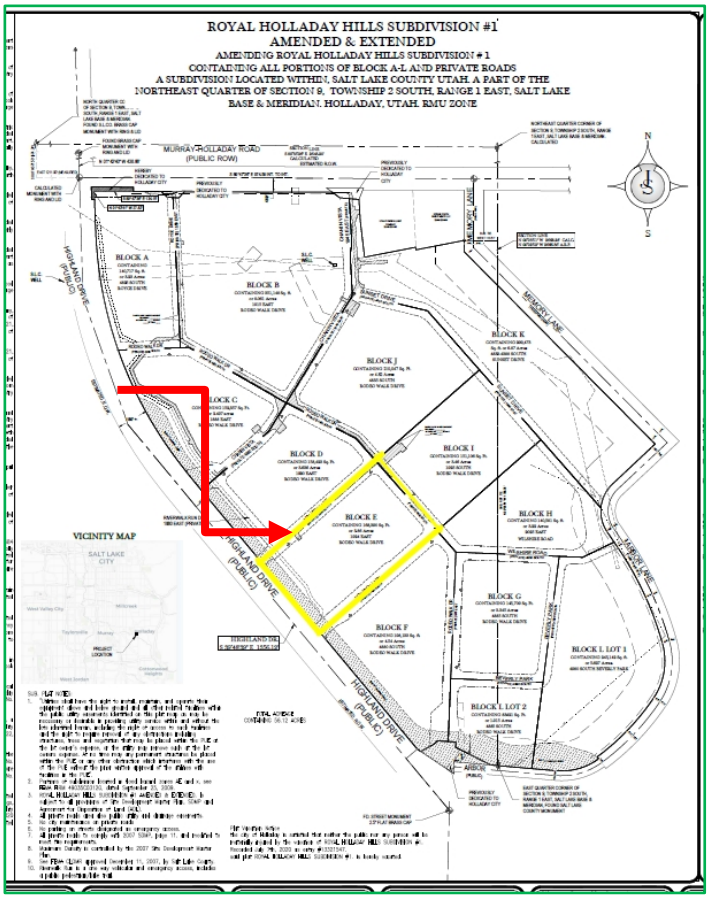
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a conceptual site layout and land uses for "BLOCK E" (3.86 acres) within "Royal Holladay Hills" mixed-use development in the R/M-U zone located at 4835 South Highland Drive (Cottonwood Mall). All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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

Please submit comments via email by 5:00 pm 11/08/2021 to Jonathan Teerlink jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission

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

ATTENTION: This notice was mailed on 10/29//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

Conceptual Site Plan – Holladay Hills "BLOCK E"

Date:	**Tuesday, NOVEMBER 9th 2021**
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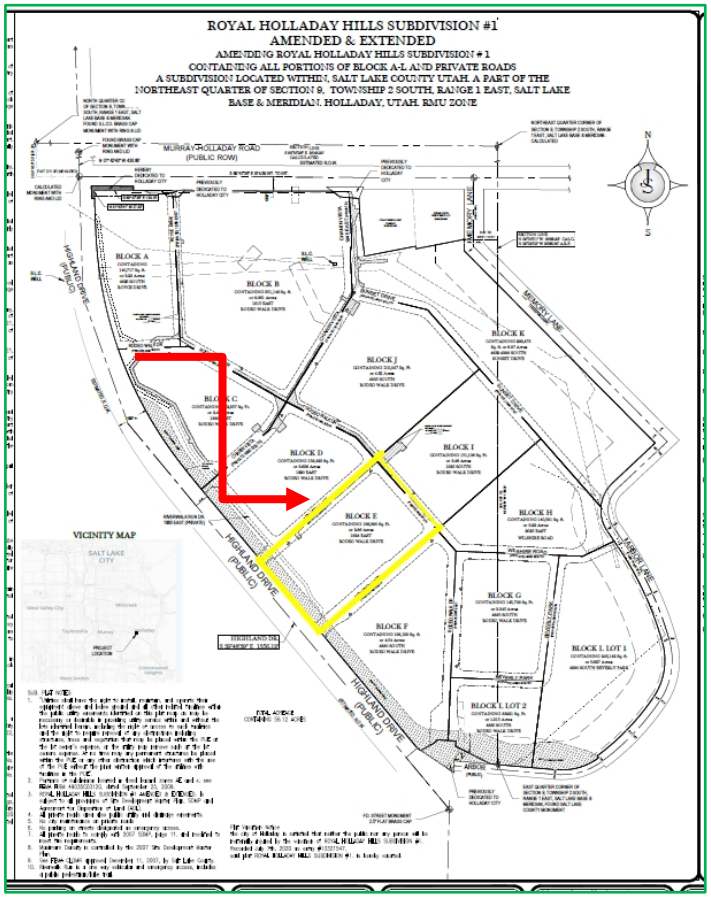
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review of a conceptual site layout and land uses for "BLOCK E" (3.86 acres) within "Royal Holladay Hills" mixed-use development in the R/M-U zone located at 4835 South Highland Drive (Cottonwood Mall). All considerations will be reviewed by the Planning Commission for compliance with the SDMP (2007) and Holladay Ordinance 13.65.070(C).

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

Please submit comments via email by 5:00 pm August 2nd 2021 to LaNiece Davenport ldavenport@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission

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

ATTENTION: This notice was mailed on 07/22/2021 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 Neighborhood Meeting

10/25/2021

Holladay Hills, LLC

6510 South Millrock Drive , Suite #450

Holladay, Utah 84121

801-365-2001

Dear Neighbor:

A neighborhood meeting will be held **Saturday November 6th , 10:00 to 11:00 am** at our offices located at 6510 South Millrock Drive (first floor business lounge), Holladay, Utah 84121, to discuss a proposed Subdivision Concept Site Plan for **Block "E"** of the Site Development Master Plan, (SDMP) approved by the City of Holladay in 2007.

Please join us to discuss and share your feelings and thoughts **concerning** Block E parcel of land (old cottonwood mall site , 4835 S. Highland Dr). We are rebranding the land and future development as "Holladay Hills" a high end mixed use project and submitting application to the City under the existing SDMP 2007 approvals.

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.

Thank You,

Steve Peterson

Holladay Hills,

6510 South , Suite 450, Holladay, Utah 84121

801-365-2001

Owner of 22092280400000	2207 S BERKELEY ST	SALT LAKE CITY UT 84109
Owner of 22092280410000	2733 E PARLEYS WY	SALT LAKE CITY UT 84109
Owner of 22092280420000	6510 S MILLROCK DR	SALT LAKE CITY UT 84121
Owner of 22092280430000	6510 S MILLROCK DR	SALT LAKE CITY UT 84121
Owner of 22092280440000	6510 S MILLROCK DR	SALT LAKE CITY UT 84121
Owner of 22092280450000	6510 S MILLROCK DR	SALT LAKE CITY UT 84121
Owner of 22092760020000	7181 S CAMPUS VIEW DR	WEST JORDAN UT 84084
Owner of 22092760030000	2733 E PARLEYS WY # 300	SALT LAKE CITY UT 84109
Owner of 22092780180000	2464 E ARNETT DR	SALT LAKE CITY UT 84109
Owner of 22101510240000	6510 S MILLROCK DR	SALT LAKE CITY UT 84121
Owner of 22101510250000	2733 E PARLEYS WY	SALT LAKE CITY UT 84109

Owners within 500 ft Block "E" of Royal Holladay Hills Subdivision.

Cottonwood

Site Development Master Plan (SDMP)
Regional Mixed-Use Development
City of Holladay, County of Salt Lake, State of Utah





Project Vicinity Boundary

Legal Description

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MURRAY-HOLLADAY ROAD, SAID POINT BEING SOUTH 00°03'51" EAST ALONG THE SECTION LINE 658.03 FEET TO THE CENTER LINE OF SAID MURRAY-HOLLADAY ROAD AND NORTH 89°47'36" WEST ALONG SAID CENTER LINE 632.67 FEET AND SOUTH 54°39'59" EAST 83.42 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) COURSES: (1) NORTH 54°39'59" WEST 26.07 FEET, (2) SOUTH 89°47'36" EAST 127.55 FEET TO THE WESTERLY LINE OF THE UTAH POWER AND LIGHT PARCEL; THENCE ALONG SAID UTAH POWER AND LIGHT PARCEL THE FOLLOWING (4) COURSES: (1) SOUTH 21°59'01" WEST 42.15 FEET, (2) SOUTH 03°30'59" EAST 72.00 FEET, (3) SOUTH 06°38'59" EAST 127.12 FEET, (4) NORTH 78°59'01" EAST 179.90 FEET TO THE WESTERLY LINE OF THE SPRING FORTH INVESTMENTS PARCEL; THENCE ALONG SAID SPRING FORTH INVESTMENTS PARCEL THE FOLLOWING (2) COURSES: (1) SOUTH 02°59'59" EAST 8.99 FEET, (2) NORTH 78°59'01" EAST 167.85 FEET, MORE OR LESS, TO THE WESTERLY LINE OF MEMORY LANE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING (2) COURSES: (1) SOUTH 00°00'59" EAST 38.90 FEET, (2) SOUTH 44°45'59" EAST 929.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF ARBOR LANE, AS PER DEDICATION PLAT RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK N OF PLATS ON PAGE 1; THENCE ALONG SOUTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING (10) COURSES: (1) SOUTH 46°48'01" WEST 200.20 FEET TO A POINT OF CURVATURE, (2) SOUTHWESTERLY ALONG THE ARC OF A 127.34 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°03'00" A DISTANCE OF 180.13 FEET (CHORD BEARS SOUTH 06°16'31" WEST 165.49 FEET), (3) SOUTH 34°14'59" EAST 64.50 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 1121.28 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°38'00" A DISTANCE OF 364.65 FEET (CHORD BEARS SOUTH 24°55'59" EAST 363.05 FEET) TO A POINT OF COMPOUND CURVATURE, (5) SOUTHWESTERLY ALONG THE ARC OF 225.79 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°37'00" A DISTANCE OF 195.53 FEET (CHORD BEARS SOUTH 09°11'31" WEST 189.48 FEET) TO A POINT OF COMPOUND CURVATURE, (6) SOUTHWESTERLY ALONG THE ARC OF A 821.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°35'00" A DISTANCE OF 280.61 FEET (CHORD BEARS SOUTH 43°47'31" WEST 279.25 FEET), (7) SOUTH 36°24'59" EAST 8.50 FEET TO A POINT ON THE ARC OF A 214.51 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 36°24'59" WEST), (8) SOUTHWESTERLY ALONG THE ARC OF SAID 214.51 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 41°24'00" A DISTANCE OF 155.00 FEET (CHORD BEARS SOUTH 74°17'01" WEST 151.65 FEET), (9) NORTH 85°00'59" WEST 351.80 FEET, (10) SOUTH 00°36'39" EAST 40.93 FEET TO A POINT ON THE WESTERLY LINE OF HIGHLAND DRIVE; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING (8) COURSES: (1) NORTH 56°10'59" WEST 151.55 FEET, (2) NORTH 39°48'39" WEST 1124.58 FEET TO A POINT OF SPIRAL CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF SAID SPIRAL CURVE, SAID CURVE BEING CONCENTRIC WITH AND 50.00 FEET RADIALLY DISTANT EASTERLY FROM A 200.00 FOOT TEN-CHORD SPIRAL FOR A 4° CURVE TO THE RIGHT, 196.50 FEET, MORE OR LESS, TO A POINT OF CURVATURE OF A 1381.83 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 54°11'10" EAST), (4) NORTHWESTERLY ALONG THE ARC OF SAID 1381.83 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 30°02'13" A DISTANCE OF 724.42 FEET (CHORD BEARS NORTH 20°47'43" WEST 716.15 FEET), MORE OR LESS, TO A POINT OF SPIRAL CURVATURE, (5) NORTHWESTERLY ALONG THE ARC OF SAID SPIRAL CURVE, SAID CURVE BEING CONCENTRIC WITH AND 50.00 FEET RADIALLY DISTANT EASTERLY FROM A 200.00 FOOT TEN-CHORD SPIRAL FOR A 4° CURVE TO THE RIGHT, 196.50 FEET, MORE OR LESS, TO A POINT OF TANGENCY, (6) NORTH 01°43'40" WEST 3.89 FEET, (7) SOUTH 88°12'51" WEST 10.00 FEET, (8) NORTH 01°43'40" WEST 43.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID MURRAY-HOLLADAY ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING (3) COURSES: (1) SOUTH 89°47'36" EAST 144.66 FEET, (2) SOUTH 00°11'01" WEST 15.00 FEET, (3) SOUTH 89°47'36" EAST 682.56 FEET TO THE POINT OF BEGINNING.

***Council Member Orton moved to adopt Resolution 07-51 and the site plan as presented with the date of December 11, 2007 with the inclusion of page 26 dated December 12, 2007 with the following addition: It is intended that height be the maximum as stated therein with the requirement that if additional height is requested by the developer that they must first appear before the Planning Commission and City Council for proper approvals. Council Member Peterson seconded the motion. Motion was unanimously approved by The City Council.

Owner/Developer Primary Contact
Kathy Olson
General Growth Properties, Inc.
35 Century Park Way
Salt Lake City, Utah 84115
(801) 486-3911

General Development Guidelines

Zoning: Regional Mixed-Use (R/M-U)
Total Site Acreage: 57.37 Acres
Building Height*:
- **Restricted:**
  - **Maximum: 40 Feet Height*****
  - **Maximum: 35 Feet Height for single family lots greater than .20 acres *****
  - **Minimum: No Dwellings shall contain less than one story**
- **Limited:**
  - **Maximum: 60 Feet Height (4 Stories)*****
  - **Minimum: No Dwellings shall contain less than one story**
- **Open:**
  - **Maximum: 90 Feet Height (5 Stories); including screening walls, architectural features and mechanical equipment.*** Not to exceed 80 Feet Height in 50% or less of Total Square Footage located in District Area Architectural Tower Feature not subject to height restrictions**
  - **Minimum: No Dwellings shall contain less than one story**

All Height Measurements are measured on New Proposed Grade Levels and shall be measured from the center point average of each building structure (see page 23 of the SDMP for proposed finished grade elevations)

Parking: Stalls (Min/Max) 2,643/4,421
Density:
- **Residential Units (Min/Max): 454 Units/614 Units**
- **Average DU/A (Min/Max): 7.91 Units per Acre/10.70 Units per Acre**

Setbacks:
- **45 Foot Average Setback from Big Cottonwood Creek to Building. Minimum of 40 Foot Setback along Big Cottonwood Creek to Building.**
- **Protected Zone: Minimum 10 Foot Setback from Right of Way along Memory Lane and Arbor Lane. Minimum 25 Foot Setback for 4 Single Family Lots over 0.20 Acres on Arbor Lane. 0 Foot Setback for Murray/Holladay Road and Highland Drive (excluding creek section) from Right of Way.**

Total Open Space (Min/Max):
- **479.232 square feet/648,372 square feet**
- **11.00 acres/14.88 acres**

Total Square Footage by Uses**:
- **Commercial (Min/Max): 579,169 square feet/772,225 square feet**
- **Residential (Min/Max): 762,141 square feet/ 1,031,131 square feet**

Developer is required to submit building permit approvals for the minimum required commercial square feet by block/subdivision (page 4) on or before the time of building permit approvals are granted for residential building uses by each block/subdivision.

Contents

1. General Guidelines/Site Statistics
2. Project Description and Vision Statement
3. Permitted Land Uses by District and Building Functions
4. Conceptual Phasing/Subdivision Plan
5. Land Use Regulating Plan - Uses by Story
6. Building Massing and Heights Plan
7. Conceptual Massing Renderings
8. Site Parking Plan
9. Site Parking Average Analysis
10. Thoroughfare locations, types and travel direction
11. Thorough Fare Types & Street Cross Sections
12. Traffic Study and Impacts
13. Traffic Study and Impacts, Continued
14. Streetscape Design Examples/Branding Precedents
15. Open and Gathering Space Plan
16. Sample Building Materials and Design Guidelines
17. Conceptual Site Lighting and Signage Plan
18. Utility Capacity and Availability
19. Civil Plans: Site
20. Civil Plans: Grading and Drainage
21. Civil Plans: Creek Relocation Model
22. Civil Plans: Topographical Model
23. Civil Plans: Center Building Point Elevations
24. Civil Plans: Utility Model
25. Environmental and Energy Efficiency Statement of Intent
26. Site Construction/Environmental Quality Control Plan
27. Geotechnical Data and Studies Summary
28. Geotechnical Data and Studies Summary

Site Mixed-Use Allocations Summary by Total Square Footage

Total Site Square Feet (Vertical & Horizontal)

	Max SF	Min SF	Average %
Commercial Building	772,225	579,169	16%
Residential Building	1,031,131	762,141	21%
Landscaping & Open Space	648,372	479,232	13%
Impervious Structures (Parking Decks/Street)	3,013,173	1,386,398	49%
TOTAL Allocations	5,464,901	3,206,939	100%

Site Mixed-Use Allocations Summary by Site Acreage (Avg.)

Total Site Acreage: 57.37 Acres/2,499,057 Square Feet

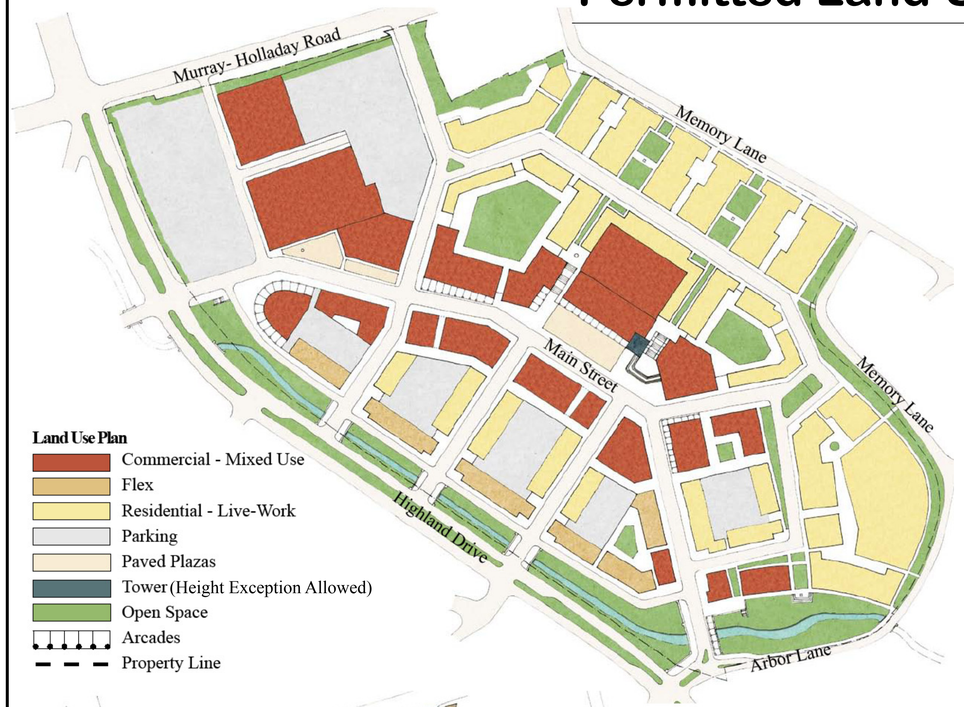
	Average Footprint (Acres)	Average %
Commercial/Residential Footprint	24	42%
Landscaping & Open Space	13	23%
Impervious Structures Footprint (Parking Decks/Street)	20	35%
TOTAL Allocations	57.37 Acres	100%

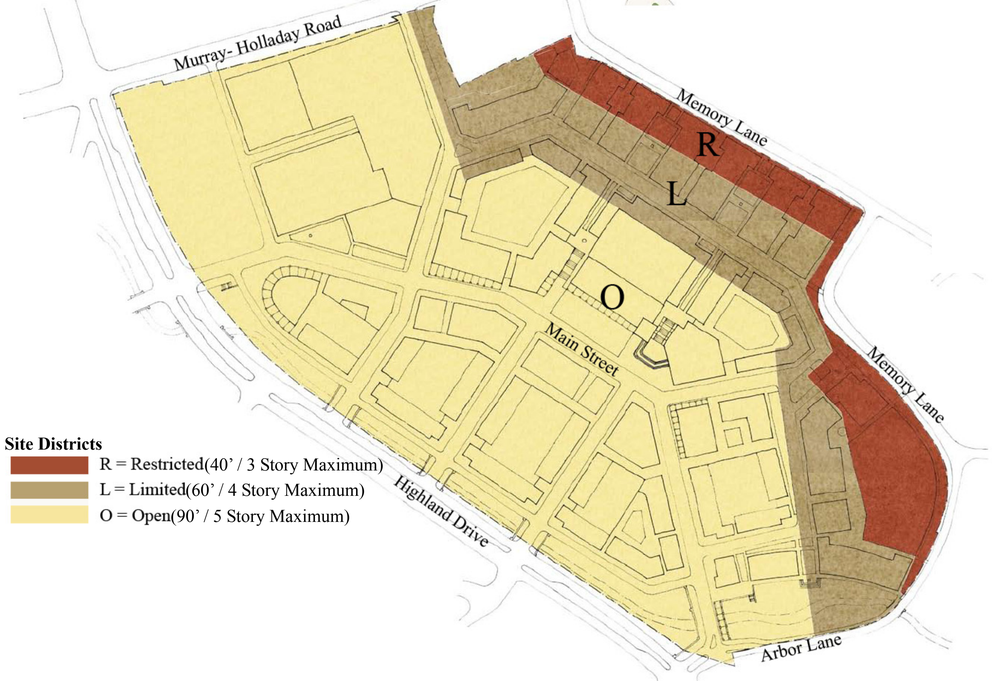
Minimum and Maximum Allocations Represented in this Document are included for project use flexibility but are not used to be dictated as absolute amounts.

Draft Date: 12/11/07

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Permitted Land Uses by District and Building Functions





This table sets forth Land Use categories to delegate specific Functions and uses within established Districts

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		■	■
Detached housing	■	■	■
Ancillary Units (only permitted on lots greater than 0.20 acres	■		
LODGING			
Hotel (no room limit)			■
Inn (up to 12 rooms)			■
Bed and Breakfast (up to 5 rooms)		■	■
School Dormitory			■
COMMERCIAL			
Office		■	■
Live-Work Unit		■	■
Open-Market Building			■
Retail Building			■
Department Store Building			■
Display Gallery			■
Push Cart (mobile)			■
Restaurant			■
Kiosk (fixed)			■
Liquor Selling Establishment			*****
CIVIC			
Bus Shelter	■	■	■
Assembly Spaces			■
Fountain or Public Art	■	■	■
Library		■	■
Live Theater			■
Movie Theater			■
Museum			■
Outdoor Auditorium			■
Parking Structure			■
Playground	■	■	■
Surface Parking Lot		■	■
Religious Assembly			■
CIVIL SUPPORT			
Police Station			■
Funeral Home			■
Hospital			■
Medical Clinic			■
Postal Office			■
EDUCATION			
College			■
Trade School			■
Elementary School			■
Childcare Center			■

■ Permitted by Right

***** Permitted subject to compliance with applicable State of Utah regulation

Note: Live/Work Units are not regulated as home occupational units

BUILDING FUNCTIONS

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	**Restricted Residential:** The number of dwellings on each Lot is restricted to one within a principal building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the accessory dwelling shall not exceed 1,000 square feet. Accessory buildings are only permitted on lots greater than 0.20 acres.	**Limited Residential:** The number of dwellings on each Lot is limited by the requirement of 2.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.	**Open Residential:** The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.
LODGING		**Limited Lodging:** The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Open Lodging:** The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times.
OFFICE		**Limited Office:** The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	**Open Office:** The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
RETAIL			**Open Retail:** The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Il 60606
(312) 960-5000

Cottonwood

Site Development Master Plan - Regional Mixed-Use Development

City of Holladay, County of Salt Lake, State of Utah

Duany Plater - Zyberk & Co. Architects and Town Planners

Torti Gallas and Partners

McNEIL Engineering, Inc.

SB Architects

SASAKI

RTKL

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ROYAL HOLLADAY HILLS SUBDIVISION #2

AMENDING ROYAL HOLLADAY HILLS SUBDIVISION # 1
CONTAINING ALL PORTIONS OF BLOCK A-L AND PRIVATE ROADS
A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, & PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

BOUNDARY DESCRIPTION

A parcel of land being twenty entire tracts described in that Royal Holladay Hills Subdivision #1, Block A, B, C and D as platted and recorded at Entry #13321547, in Book 2020P, on Page 168, *and in Special Warranty Deed, recorded at Entry #*13330116, in Book 10980, on Page 2307 *and in* that Special Warranty Deed, recorded at Entry #13305288, in Book 10965, on Page 5317 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point that is located North 00°03'51" West 1799.35 feet along Section Line and West 113.51 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian; said point also lies on the westerly R.O.W of Memory Lane.
Thence along said Memory Lane South 0°00'59" East a distance of 38.90 feet, Thence South 44°45'59" East a distance of 929.25 feet to Northerly R.O.W. of Arbor Lane, Thence along Arbor Lane South 46°48'01" West a distance of 200.20 feet to the beginning of a curve, said curve bears to the left through an angle of 81°03'00", having a radius of 127.34 feet along the arc a distance of 180.13, and whose long chord bears South 06°16'31" West a distance of 165.49 feet, Thence South 34°14'59" East a distance of 64.50 feet to the beginning of a curve, Said curve bears to the right through 10°09' 55", having a radius of 1121.28 feet along the arc a distance of 198.93 feet, and whose long chord bears South 29°10'02" East a distance of 198.67 feet to the beginning of a non–tangential curve, Said curve bears to the right through 08°28'05", having a radius of 1121.28 feet along the arc a distance of 165.72 feet, and whose long chord bears South 19°51'02" East a distance of 165.57 feet to the beginning of a non–tangential curve, said curve bears to the right through 49°37'00", having a radius of 225.79 feet along the arc a distance of 195.53 feet, and whose long chord bears South 09°11'31" West a distance of 189.48 feet to the beginning of a non–tangential curve, said curve bears to the right through 10°16'29", having a radius of 821.00 feet along the arc a distance of 147.23 feet, and whose long chord bears South 39°08'15" West a distance of 147.03 feet to the beginning of a non–tangential curve, Said curve bears to the right through an angle of 09°18'31", having a radius of 821 .00 feet along the arc a distance of 133.38 feet, and whose long chord bears South 48°55'45" West a distance of 133.24 feet to a point of intersection with a non–tangential line, Thence South 36°24'59" East a distance of 8.50 feet to the beginning of a non–tangential curve, said curve bears to the right through an angle of 41°24'00", having a radius of 214.51 feet along the arc a distance of 155.00 feet, and whose long chord bears South 74°17'01" West a distance of 151 .65 feet; Thence North 85°00'59" West a distance of 224.11 feet, Thence North 63°22'13" West a distance of 135.83 feet, Thence North 02°20'32" East a distance of 18.68 feet, Thence North 87°03'34" West a distance of 63.70 feet to the beginning of a non–tangential curve, said curve bears to the right through an angle of 23°04'22", having a radius of 56.00 feet along the arc a distance of 22.55 feet, and whose long chord bears South 49°52'46" West a distance of 22.40 feet, Thence South 61°24'57" West a distance of 45.21 feet to the Easterly R.O.W. Highland Drive, Thence Along said Highland Drive the following courses: North 56°10'59" West a distance of 13.95 feet, Thence North 39°48'39" West a distance of 1124.58 feet to the beginning of a ten cord spiral curve , said curve bears to the right through 00°01'38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39°47'50" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 0°07'20", having a radius of 9216.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39°42'57" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°12'13", having a radius of 5529.60 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39°33'11" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°17'06", having a radius of 3949.71 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39°19'31" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°21'59", having a radius of 3072.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 38°58'58" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord bears North 38°34'32" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears North 38°05'13" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°36'39", having a radius of 1843.20 feet along the arc a distance of 19.65 feet, and whose long chord bears North 37°31'01" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°41'32", having a radius of 1626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears North 36°51'55" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°47'14", having a radius of 1430.07 feet along the arc a distance of 19.65 feet, and whose long chord bears North 36°07'56" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 30°02'13", having a radius of 1381 .83 feet along the arc a distance of 724.42 feet, and whose long chord bears North 20°47'43" West a distance of 716.15 feet to the beginning of a ten cord spiral curve, said curve bears to the right through 00°43'03", having a radius of 1430.07 feet along the arc a distance of 17.91 feet, and whose long chord bears North 05°15'53" West a distance of 17.91 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°41'32", having a radius of 1626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears North 04°34'00" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°36'39", having a radius of 1843.20 feet along the arc a distance of 19.65 feet, and whose long chord bears North 03°54'54" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears North 03°20'42" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°51'23" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°21'59", having a radius of 3072.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°26'57" West a distance of 19.65 feet to the beginning of a non–tangential curve, said curve bears to the right through 00°17'06", having a radius of 3949.71 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°07'24" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°12'13", having a radius of 5529.60 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01°52'45" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through 00°07'20", having a radius of 9216.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01°42'58" West a distance of 19.65 feet to the beginning of a non–tangential curve, Said curve bears to the right through an angle of 00°01'38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01°38'05" West a distance of 19.65 feet to a point of intersection with a non–tangential line, Thence North 01°43'40" West a distance of 3.89 feet, Thence South 88°12'51" West a distance of 10.00 feet, Thence North 01°43'40" West a distance of 43.18 feet to Southerly R.O.W. of Murray Holladay Road , Thence along said Murray Holladay Road the following courses South 89° 47' 36" East a distance of 144.66 feet, Thence South 00°11'01" West a distance of 15.00 feet, Thence South 89°47'36" East a distance of 95.81 feet, Thence South 46°19'00" East a distance of 27.52 feet, Thence South 86°40'30" East a distance of 39.22 feet, Thence North 43°40'39" East a distance of 29.03 feet, Thence South 89°47'36" East a distance of 507.67 feet, Thence South 52°39'07" East a distance of 31.14 feet, Thence South 85°08'59" East a distance of 65.97 feet to the West bounds of Utah Power and Light parcel # 22–09–228–015, Thence South 03°30'59" East a distance of 72.00 feet, Thence South 06°38'59" East a distance of 127.12 feet, Thence North 78°59'01" East a distance of 179.85 feet to the West bounds of Spring Fourth investments parcel # 22–09–228–004, Thence South 02°59'59" East a distance of 8.99 feet, Thence North 78°59'01" East a distance of 167.85 feet to the point of beginning.
Containing 56.12 Acres or 2,444,645 Sq. Ft.
BASIS OF BEARING SECTION LINE N 00°03'51" W 2668.28'

TITLE EXCEPTIONS

6. A perpetual right of way for water lines granted to Miller Ditch Company by Easement Agreement dated September 6, 1934, recorded September 20, 1934 as Entry No. 744227 in Book 125 of Liens and Leases, Pages 560 and 561. (Plotted hereon North vicinity of property)

7. Easement dated November 25, 1935, in favor of the State Road Commission, for the purpose of constructing a fill slope for a sidewalk and incidental purposes recorded January 9, 1936 as Entry No. 773980 in Book 157 at Page 194. (exact location not disclosed)

8. Right of Way Agreement, dated April 2, 1954, in favor of Salt Lake City, a perpetual right of way for pipelines and incidental purposes, recorded April 16, 1954 as Entry No. 1368561 in Book 1079 at Page 630 and also recorded April 20, 1954 as Entry No. 1368777 in Book 1080 at Page 264. (plotted hereon North vicinity of property)

9. Easement dated January 19, 1962, in favor of Utah Power and Light Company, for electric transmissions facilities and incidental purposes over, under and across the said property, recorded May 18, 1962 as Entry No. 1846319 in Book 1923 at Page 307. Partial Release of Easement, recorded January 17, 2020 as Entry No. 13172572, in Book 10886, at Page 1358. (intentionally removed from the survey, removed/abandoned)

10. Pole Line Easement dated December 26, 1963, in favor of Utah Power and Light Company, recorded April 20, 1965 as Entry No, 2075985 in Book 2317 at Page 517. (plotted hereon South portion of property)

11. Pole Line Easement dated April 17, 1964, in favor of Utah Power and Light Company, recorded April 20, 1965 as Entry No. 2075986 in Book 2317 at Page 518. (plotted hereon easterly vicinity of property)

12. Pole Line Easement dated July 22, 1965, in favor of Utah Power and Light Company, recorded September 1, 1965 as Entry No. 2107858 in Book 2371 at Page 200. (plotted hereon easterly vicinity of property)

13. Pole Line Easement, dated July 1, 1965, in favor of Utah Power and Light Company, recorded September 1, 1965 as Entry No. 2107892 In Book 2371 at Page 237. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821738 in Book 10218 at Page 6086. *(plotted hereon easterly vicinity of property)*

14. Agreement dated May 17, 1966, by and between Spring Creek Irrigation Company and Cottonwood Mall Shopping Center, Inc., recorded May 26, 1966 as Entry No. 2157469 in Book 2462 at Page 565. (plotted hereon North portion of property)

15. Pole Line Easement dated November 22, 1967, in favor of Utah Power and Light Company, recorded May 2, 1968 as Entry No. 2243656 in Book 2654 at Page 387. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821737 in Book 10218 at Page 6083. (plotted hereon easterly vicinity of property)

16. Easement and Right of Way dated June 12, 1968, in favor of Salt Lake City, recorded June 21, 1968 as Entry No. 2249801 in Book 2668 at Page 190. (plotted hereon easterly vicinity of property)

17. Pole Line Easement dated June 6, 1968, in favor of Utah Power and Light Company, recorded July 2, 1968 as Entry No. 2250955 in Book 2671 at Page 14. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821736 *in Book 10218 at Page 6080. (plotted hereon Southerly vicinity of property)*

18. Agreement by and between S. M. Horman and Veoma Horman, his wife and Cottonwood Inc. and the terms and provisions thereof, as disclosed by an Assignment recorded June 12, 1980 as Entry No. 3443023 in Book 5110 at Page 1259. Modification of Agreement between Price Development Company, Limited Partnership, a Maryland limited partnership, an affiliate of General Growth Properties, Inc (Owner) and Cottonwood, Inc., a Utah non–profit corporation (Cottonwood), recorded October 9, 2007 as Entry No. 10244996 in Book 9524 at Page 1799. (plotted hereon along the easterly and southerly bounds of property)

19. Reservation in Special Warranty Deed in favor of Utah Power and Light Company, recorded April 13, 1981 as Entry No. 3553961 in Book 5236 at Page 681. (nothing to plot)

20. *Easement dated May 14, 1981, in favor of Utah Power and Light Company, recorded September 1, 1981, as Entry No. 3600434 in Book 5287 at Page 761.* (plotted heron north portion of property)

21. Easement and right of way granted to Utah Power & Light Company by Easement recorded August 13, 1982 as Entry No. 3640358 in Book 5332 at Page 684 .(plotted heron north portion of property)

22. Acknowledgment and Disclosure recorded January 24, 1997 as Entry No. 6556273 in Book 7584 at Page 7, which states, in part, that the property described herein is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for Surface Fault Rupture and High Liquefaction Potential. (no precise location known blanket in nature a portion of parcel see doc.)

23. Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded January 11, 2008 as Entry No. 10321105 in Book 9558 at Page 2317. (plotted hereon northeasterly positions of property)

24. Agreement for Development of Land (ADL), between Cottonwood Mall, LLC, a Delaware limited liability company (Developer), City of Holladay, a Utah community development and renewal agency (Agency) and City of Holladay, a Utah municipal corporation (City), and the terms and provisions thereof, recorded June 16, 2009 as Entry No. 10730729 in Book 9736 at Page 572. (nothing to plot see doc.)

25. Flood Control Creek Maintenance Access Easement, and the terms and provisions thereof, in favor of Salt Lake County Flood Control, recorded March 2, 2020, as Entry No. 13206849, in Book 10904, at Page 895. (plotted hereon westerly portion of property "cottonwood creek")

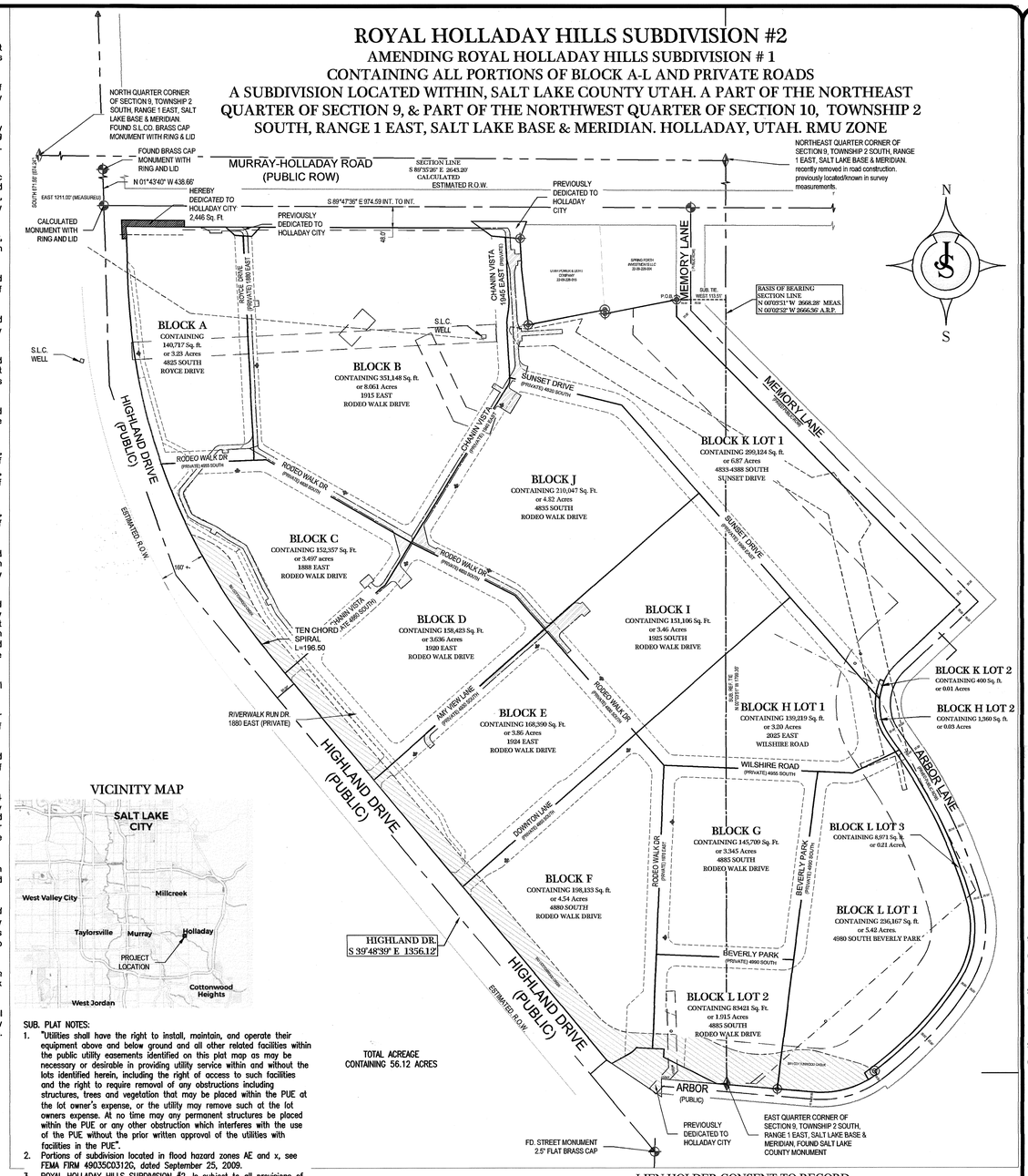
26. Easements, terms, and provisions of that certain Holladay Hills Development and Reciprocal Easements Agreement dated June 15, 2020, as disclosed by that certain Memorandum of Holladay Hills Development and Reciprocal Easements Agreement, recorded June 22, 2020 as Entry No. 13305289 in Book 10965 at Page 5324. (blocks and parcels as shown).

30. Irrigation Pipeline Easement Agreement by and between KMW Development L.L.C., a Utah limited liability company, Peterbuilt HH, L.L.C., a Utah limited liability company, JM Cheney Holladay Holdings, LLC, a Utah limited liability company, and RL Cheney Holladay Holdings, LLC, a Utah limited liability company and Big Ditch Irrigation Company, a Utah non–profit corporation, dated October 30, 2020 *and recorded November 2, 2020* as Entry No. 13447958 *in Book 11052 at Page 4699. (plotted* hereon)

32. Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 6, 2021, as Entry No. 13524396, in Book 11094, at Page 4637.(plotted hereon)

34. Terms and provisions of a lease dated June 15, 2020 by and between Peterbuilt HH, L.L.C., a Utah limited liability company (Landlord) and KMW Development, L.L.C., a Utah limited liability company (Tenant), as disclosed in that certain Memorandum of Ground Lease recorded June 22, 2020 as Entry No. 13305290 in Book 10965 at Page 5334. (blocks and lots as shown)

Plat Vacation Notice
the city of Holladay is satisfied that neither the public nor any person will be materially injured by the vacation of ROYAL HOLLADAY HILLS SUBDIVISION #1.
Recorded July 7th, 2020 as entry #13321547.
said plat ROYAL HOLLADAY HILLS SUBDIVISION #1. is hereby vacated.



VICINITY MAP

SUB. PLAT NOTES:
1. "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE at the lot owner's expense, or the utility may remove such at the lot owners expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE".
2. Portions of subdivision located in flood hazard zones AE and x, see FEMA FIRM 49035C0312G, *dated September 25, 2009.*
3. ROYAL HOLLADAY HILLS SUBDIVISION #2. is subject to all provisions of Site Development Master Plan, SDMP and Agreement for Disposition of Land (ADL).
4. All private roads area also public utility and drainage easements.
5. No city maintenance on private roads
6. No parking on streets designated as emergency access.
7. All private roads to comply with 2007 SDMP, page 11. and modified to meet fire requirements.
8. Maximum Density is controlled by the 2007 Site Development Master Plan.
9. See FEMA CLOMR approved December 11, 2007, by Salt Lake County.
10. Riverwalk Run is a one way vehicular and emergency access, includes a public pedestrian/bike trail.

LIEN HOLDER CONSENT TO RECORD

KMW Development L.L.C. and Peterbuilt HH, L.L.C., as well as the undersigned lien holders, hereby consent to this plat

WASHINGTON FEDERAL BANK, National Association — By: _____

By: Woodbury Corporation, a Utah corporation, its Manager — By: _____, President

By: _____, COO

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No.7075114 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17–23–17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as ROYAL HOLLADAY HILLS SUBDIVISION #2.

STATE OF UTAH — No. 7075114 — R. SHANE JOHANSON — 5-27-21 — PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

Let it be known that the undersigned are the owners of the tract of land described herein, having caused the same to be subdivided into lots hereafter known as ROYAL HOLLADAY HILLS SUBDIVISION #2 and hereby dedicate for perpetual use of the public the parcels of land shown on this plat as intended for public use.

KMW DEVELOPMENT L.L.C., a Utah limited liability company — By: _____

By: Woodbury Corporation, a Utah corporation, its Manager — By: _____, President

By: _____, COO

By: Millrock Capital II, LLC, a Utah limited liability company, its Manager — By: _____, Steven Peterson, Manager

PETERBUILT HH, L.L.C., a Utah limited liability company — By: _____, Steven Peterson, Manager

JM CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company and RL CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company, as tenants–in–common — By: _____, Joseph D. Rich, Manager for each tenant–in–common

HOLLADAY HILLS BLOCK D L.L.C., a Delaware limited liability company

By: WCL GP L.L.C., a Delaware limited liability company, its Manager — By: _____, President

By: Woodbury Corporation, a Utah corporation, its Manager — By: _____, President

By: _____, COO

By: KMW Development L.L.C., a Utah limited liability company, its Manager — By: _____, President

By: Woodbury Corporation, a Utah corporation, its Manager — By: _____, President

By: _____, COO

By: Millrock Capital II, LLC, a Utah limited liability company, its Manager — By: _____, Steven Peterson, Manager

ACKNOWLEDGMENT

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 28th day of May 2021 by D. Randall Woodbury in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 28th day of May 2021 by E. Taylor Woodbury in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 18th day of May 2021 by Joseph D. Rich in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 28th day of May 2021 by Steve Peterson, Melynda Bullock in the capacities referenced above.
Notary Public
NOTARY PUBLIC MELYNDA BULLOCK 709535 COMMISSION EXPIRES DECEMBER 9, 2023 STATE OF UTAH

LIEN HOLDER CONSENT TO RECORD

ACKNOWLEDGMENT

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 9th day of June 2021 by Brian Jeppesen in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 14th day of June 2021 by D. Randall Woodbury in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

State of Utah) ss. County of Salt Lake)
The foregoing instrument was acknowledged before me this 14th day of June 2021 by E. Taylor Woodbury in the capacities referenced above.
Notary Public
TIFFANY M. STEELE, NOTARY PUBLIC -STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

ROYAL HOLLADAY HILLS SUBDIVISION #2
AMENDING ROYAL HOLLADAY HILLS SUBDIVISION # 1
CONTAINING ALL PORTIONS OF BLOCK A-L AND PRIVATE ROADS
A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, & PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

150 75 0 150 300
(IN FEET)
1 inch = 150 ft.

OWNER:S :KMW DEVELOPMENT, LLCPETERBUILT HH, LLC JM CHENEY AND RL CHENEY HOLLADAY HOLDINGS
DEVELOPER: KMW Development L.L.C., a Utah limited liability company, 2733 E. Parleys Way Suite 300 Salt Lake City, UT. 84109

JOHANSON PROFESSIONAL LAND SURVEYORS — SURVEY • DESIGN • SEPTIC • PLANNING — SURVEYING — P.O. BOX 1364 SALT LAKE CITY, UTAH 84110 Shane Johanson P.L.S. 801-815-2941
PREPARED: 5-27-2021

LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = REPRESENTS PROPERTY LINE
- = EXISTING FIRE HYDRANT
- = EXISTING LIGHT POLE
- TYP. P.U.E. & PRIVATE UTILITY & EGRESS/ INGRESS
- S.L.Co. FLOOD EASE.
- = DEDICATION AREA

SALT LAKE COUNTY SURVEYOR

APPROVED THIS 2 DAY OF June, 2021.
ROS # NONE
Salt Lake County Surveyor

City Engineer

Approved this 3 day of June A.D., 20 21.
City of Holladay Engineer — 6/3/21 Date

Community Development

Approved this 3 day of June A.D., 20 21.
Community Development Director.

Health Department

Approved this 24 day of June A.D., 20 21.
Salt Lake County, Health Department.

Planning Commission

Approved this 3rd day of June A.D., 20 21 by the Holladay Planning Commission.
Planning Commission Chair

City Attorney

Approval as to form this 3rd day of June A.D., 2021
City of Holladay Attorney

City of Holladay Approval

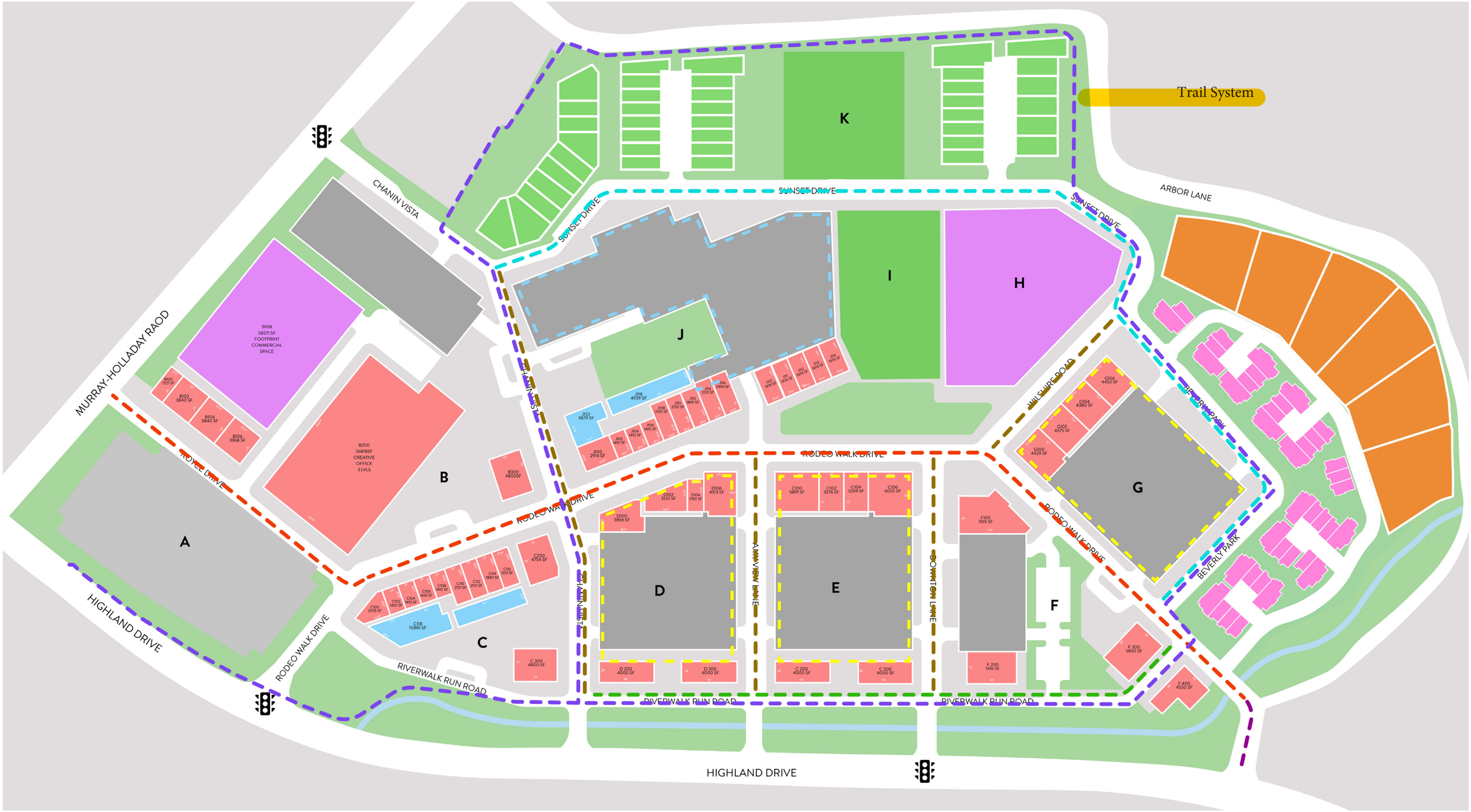
Approved and accepted this 3rd day of June, A.D. 20 21.
Manager
Recorder

Recorded # 13700581

State of Utah, County of Salt Lake, recorded and filed at the request of KMW Development LLC
Date 06/25/21 Time 10:04 AM Book 2021P Page 171
$22.00 Fee $
Salt Lake County Recorder

Number _____
Account _____
Sheet _____
of _____ Sheets

22-09-22 $ 222.00
22-10-12
22-09-228-023 thru 03
22-10-151-007 thru 009 & 011 thru 013



CS-78-38

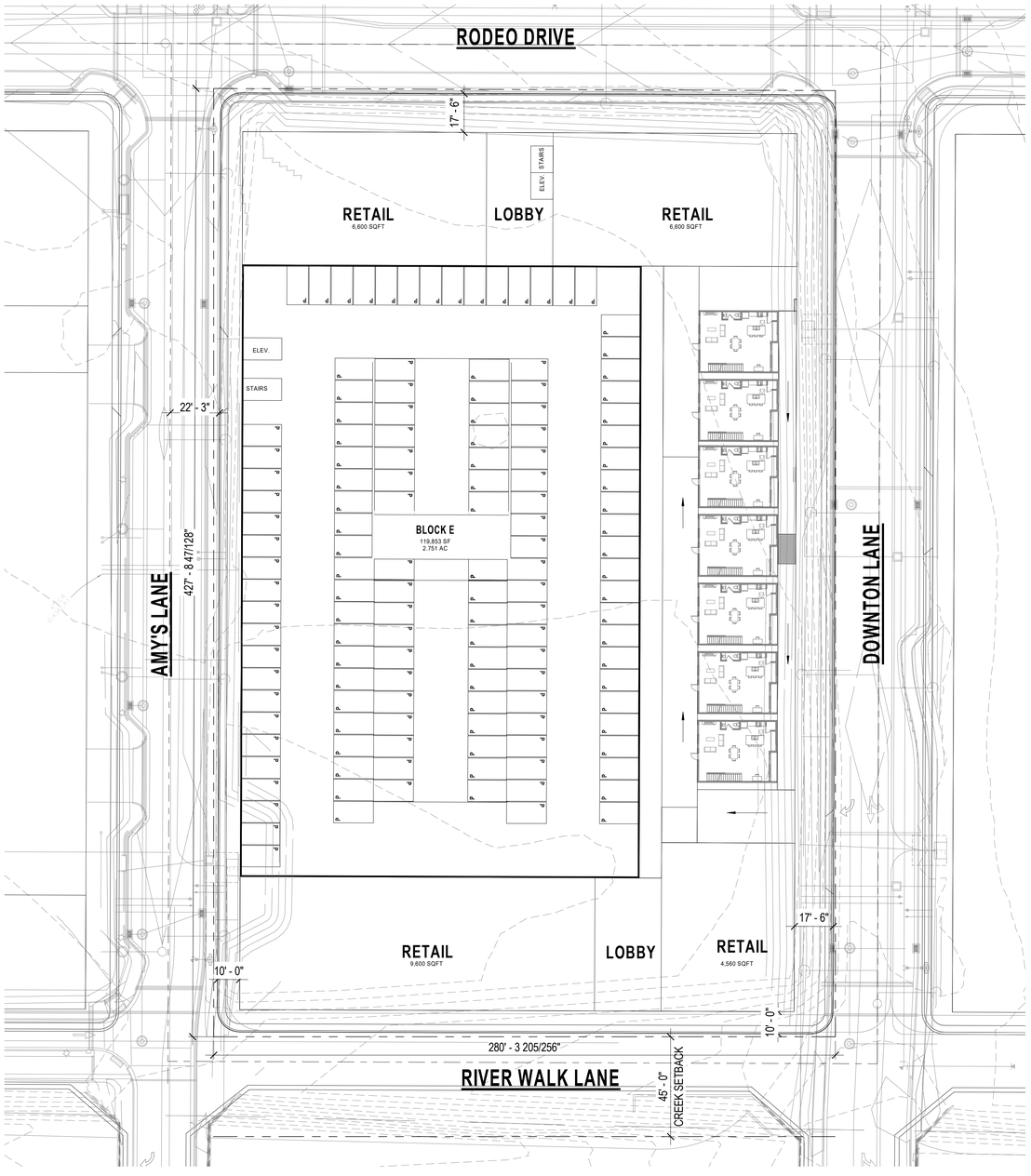
CS-68-38

ST-62-38

ST-50-36

ST-35-20

DISCLAIMER: This is a representation of a multi-faceted Development/Project/Site involving multiple parties, and is subject to change without notice.



1 A101 **LEVEL 01 - OVERALL FLOOR PLAN**
1" = 30'-0"

10/21/2021 5:15:56 PM

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
D. DO NOT SCALE DRAWINGS.
E. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)



UNIT SCHEDULE	
UNIT TYPE	COUNT
STUDIO	22
1 BEDROOM	37
1 BEDROOM +	29
2 BEDROOM	29
2 BEDROOM +	9
3 BEDROOM LOFT	14
BROWNSTONE	7
SUBTOTAL UNITS:	**147**
CONDOS	24
TOTAL UNITS:	**171**

RETAIL:	**27,360 SQFT (3 STALLS PER 1,000SF)**
TOTAL STALLS NEEDED	**81.9 STALLS**

PARKING STRUCTURE	
LEVEL	COUNT
LEVEL P1	107 STALLS
LEVEL P2	139 STALLS
LEVEL P3	139 STALLS
STEET PARKING	10 STALLS
TOTAL STALLS:	395 STALLS
RATIO:	1.8 PER UNIT

LEGEND

BLOCK BOUNDARY

CENTER LINE OF ROAD

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Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
T 801.924.5000
http://www.archnexus.com

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WOODBURY CORPORATION
MILLROCK CAPITAL

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

WOODBURY CORPORATION/ MILLROCK CAPITAL

HOLLADAY HILLS BLOCK E

#	Date	Revision

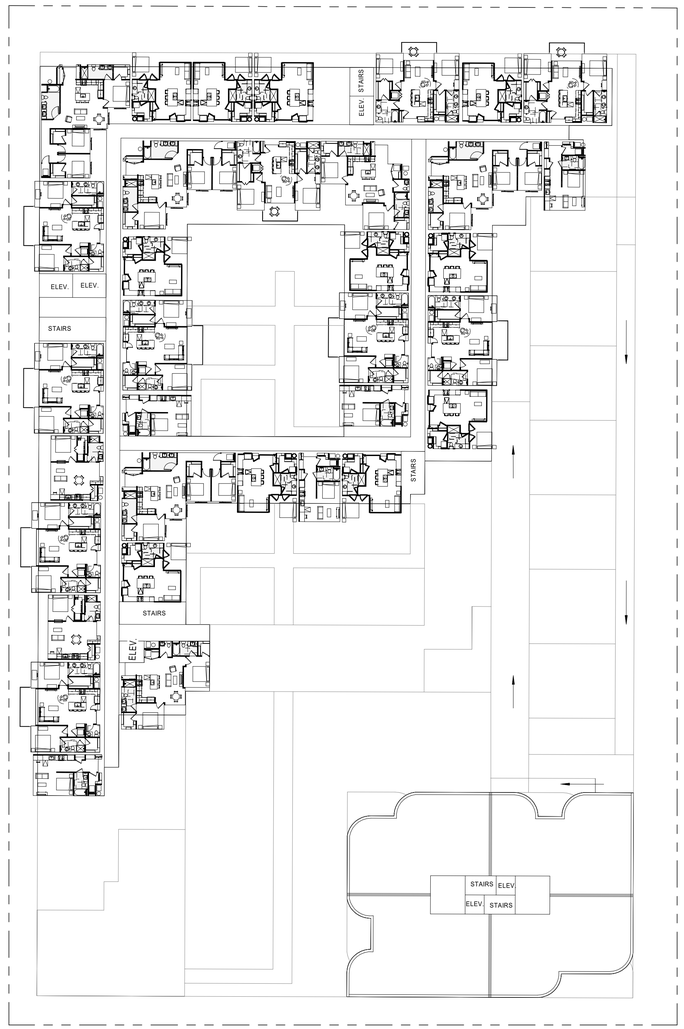
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

NEXUS PROJECT #: 21089
CHECKED BY: Checker
DRAWN BY: Author
DATE: October 25, 2021

CONCEPTUAL LEVEL 1 OVERALL FLOOR PLAN

A101



1 A104 LEVEL R4 - OVERALL FLOOR PLAN
1" = 30'-0"

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GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
D. DO NOT SCALE DRAWINGS.
E. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)



UNIT SCHEDULE	
UNIT TYPE	COUNT
STUDIO	22
1 BEDROOM	37
1 BEDROOM +	29
2 BEDROOM	29
2 BEDROOM +	9
3 BEDROOM LOFT	14
BROWNSTONE	7
SUBTOTAL UNITS:	**147**
CONDOS	24
TOTAL UNITS:	**171**

RETAIL:	27,360 SQFT (3 STALLS PER 1,000SF)
TOTAL STALLS NEEDED	81.9 STALLS

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6510 S Millrock Drive Suite 450
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CONCEPTUAL LEVEL 4 OVERALL FLOOR PLAN

A104



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CONCEPTUAL MASSING

CM001

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CONCEPTUAL MASSING

CM002

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DATE: October 25, 2021

CONCEPTUAL MASSING

CM003

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CITY of HOLLADAY

2022 Calendar

DRAFT

January

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	18	26	27	28	29
30	31					

February

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

PLANNING COMMISSION CITY COUNCIL HOLIDAY - OFFICES CLOSED

Federal Holidays 2022

Jan 1	New Year's Day	Jun 20	Juneteenth (obs.)	Nov 24	Thanksgiving Day
Jan 17	Martin Luther King Day	Jul 4	Independence Day	Dec 25	Christmas Day
Feb 21	Presidents' Day	Sep 5	Labor Day	Dec 26	Christmas Day (obs.)
May 30	Memorial Day	Oct 10	Columbus Day		
Jun 19	Juneteenth	Nov 11	Veterans Day		