



CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

May 3rd 2022

City Council Chambers – 4580 S 2300 E

Some Planning Commission members may participate virtually in this in-person meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

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

ACTION ITEMS

- 1. “Holladay Court Subdivision” – Preliminary Plan/Plat – 1770 E 3900 S (R-2-10)**
Review and consideration of a follow-up application by the Owner, Brandon Fry detailing development features of a four (4) lot, single-family home subdivision in the R-2-10 zone (Concept approved 01/25/2022). Review and considerations as per standards and procedures set forth in Holladay Ord. 13.08 and 13.10 File #22-1-01
- 2. Approval of 2022 Minutes** – Meeting dates; 01/25, 02/01 & 03/15

DISCUSSION ITEM

- 3. Review of Upcoming Ordinance Amendment’s**
Overview of statutory and needful amendments to Title 13 of the Holladay Land Use Management Code.

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

FILE# 22-1-01

"HOLLADAY COURT" PRELIMINARY SUB.

ADDRESS:

1770 E 3900 South

LEGAL DESCRIPTION: 16334050030000

Legal Description:
BEG 869.22 FT S & 105.63 FT E & S 5°40' E 39.16 FT & S 11°21'10" E 1.05 FT FR CEN OF SEC 33, T 1S, R 1E, S L M; N 89°59' E 114.9 FT; S 5°40' E 263.2 FT; W 108 FT; N 5°40' W 225.24 FT; N 29°54' W 5.74 FT; N 19°18' W 8.43 FT; N 11°21' 10" W 25.35 FT TO BEG. 0.65 A

APPLICANT/REPRESENTATIVE:

Brandon Fry

PROPERTY OWNER:

TADA HOME UTAH, LLC

ZONING:

R-2-10

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

REQUEST:

Subdivision

APPLICABLE REGULATIONS:

13.08
13.10

EXHIBITS:

Concept Subdivision
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

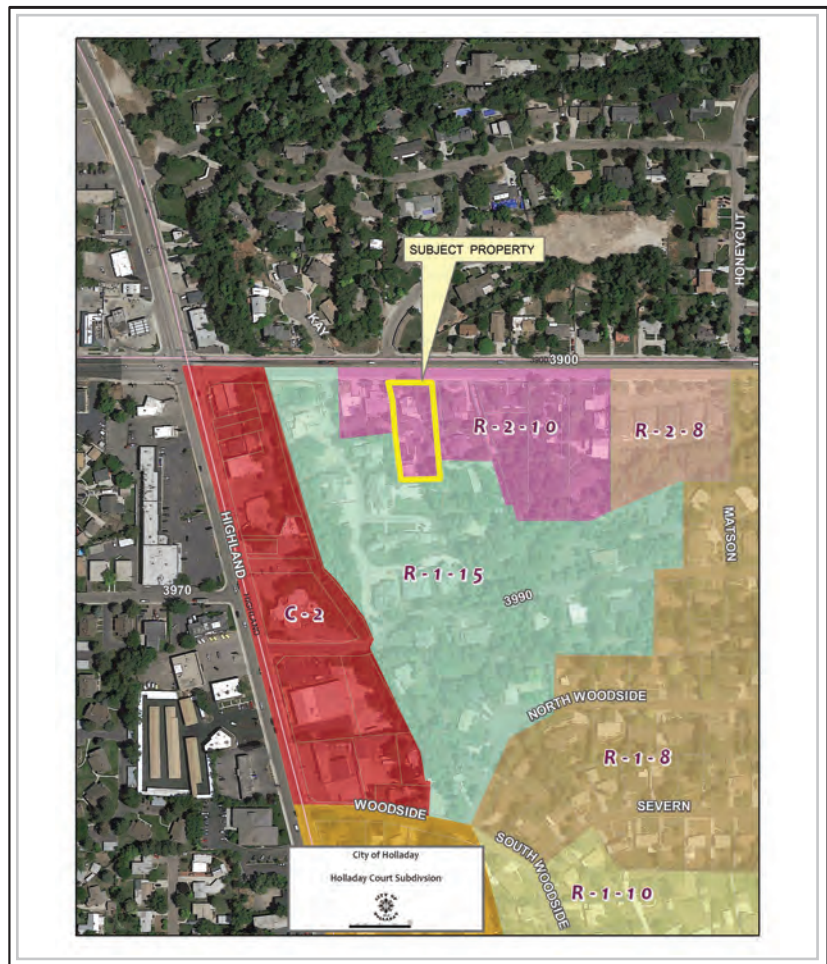
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:



Request: **RESIDENTIAL SUBDIVISION – PRELIMINARY PLAN REVIEW**
Project: “Holladay Court” Subdivision
Address: 1770 East 3900 South Holladay Utah 84124
Applicant: Brandon Fry, Owner
File No: 22-1-01
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.10.050B 13.10.080	PRELIMINARY SUBMISSION REQUIREMENTS SUBDIVISION APPROVAL STANDARDS
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REQUIRED PLANNING COMMISSION ACTION: Administrative

PC shall make a motion to either, approve 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 required submittals as listed in Holladay Ord. [13.06.050.B2](#) and [13.08.](#)

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.

SUMMARY

Having received conceptual approval (01/25/2022), property owner, Brandon Fry and been working with the TRC on a development details for his plan to divide the existing .657-acre (28,618 sq ft) lot facilitate the 4 new home lots each according to R-2-10 zoning regulations and development standards of 13.10.

TECHNICAL REVIEW COMMITTEE ANALYSIS: PRELIMINARY LEVEL ANALYSIS:

In accordance with Holladay Ord 13.08.010.D, upon receipt of a complete preliminary subdivision development application, the Community and Economic Development Director has distributed the application and associated development drawings to and has subsequently received recommendations from the Technical Review Committee. Review of submitted elements are compared against the preliminary plat [administrative checklist of required submittals 13.10.050B](#). As per concurrent review allowances set forth in ordinance 13.08.010.F, the following is provided to the Planning Commission as a summary of joint recommendation of unconditional preliminary plan subdivision approval from the TRC:

Zoning, City Planner:

- Verified the Project in submitted in form and format according to conceptual plan approval (1/25/2022)
- Utility connection letters provided; water, gas, sewer and power.
- *Required Plat notation – Tree Canopy Sustainability Ordinance require two (2) additional trees planted per lot

UFA, Area Fire Marshal:

- Accepted as submitted – 20-foot fire/emergency access turn-around, addressing

Engineering, City Engineer:

- Verify no dedication of 3900 south required
- Received and accepted clarification to storm water retention system construction details (Holladay Ord. Title 17)

Public Works, City Engineer:

- Private street proposed, no public services provided
- Notations clarified on the drawings that at any work proposed completed within the right of way will required a separate roadway work permit

Building Code, City Building Official

- Accepted as submitted

TRC RECOMMENDATION

The CED Director has found the submittal has been determined to be complete as per the City's submission requirements. Additionally, that all required construction elements of a residential Preliminary subdivision proposal have been reviewed and accepted or otherwise noted as modified by the TRC as per the City's submission requirements. The TRC has therefore recommended the commission approve the **PRELIMINARY PLAT** as provided. Additionally, if the commission is amenable, in accordance with 13.08.010.D5, a motion to delegate the **FINAL PLAT** approval to staff is recommended.

STAFF FINDINGS:

1. Construction details for the development comply with the approved Concept plan.
2. The required submittals for preliminary subdivision development have been provided where applicable and have been found to be complete and acceptable.
3. Preliminary level drawings were not subject to conditional approval (Concept Plan was approved, unconditionally)
4. Storm water detention areas and public improvements have been reviewed by the city engineer
5. Fire access has been approved by the UFA.
6. Vehicular access and utility easements to the rear is established

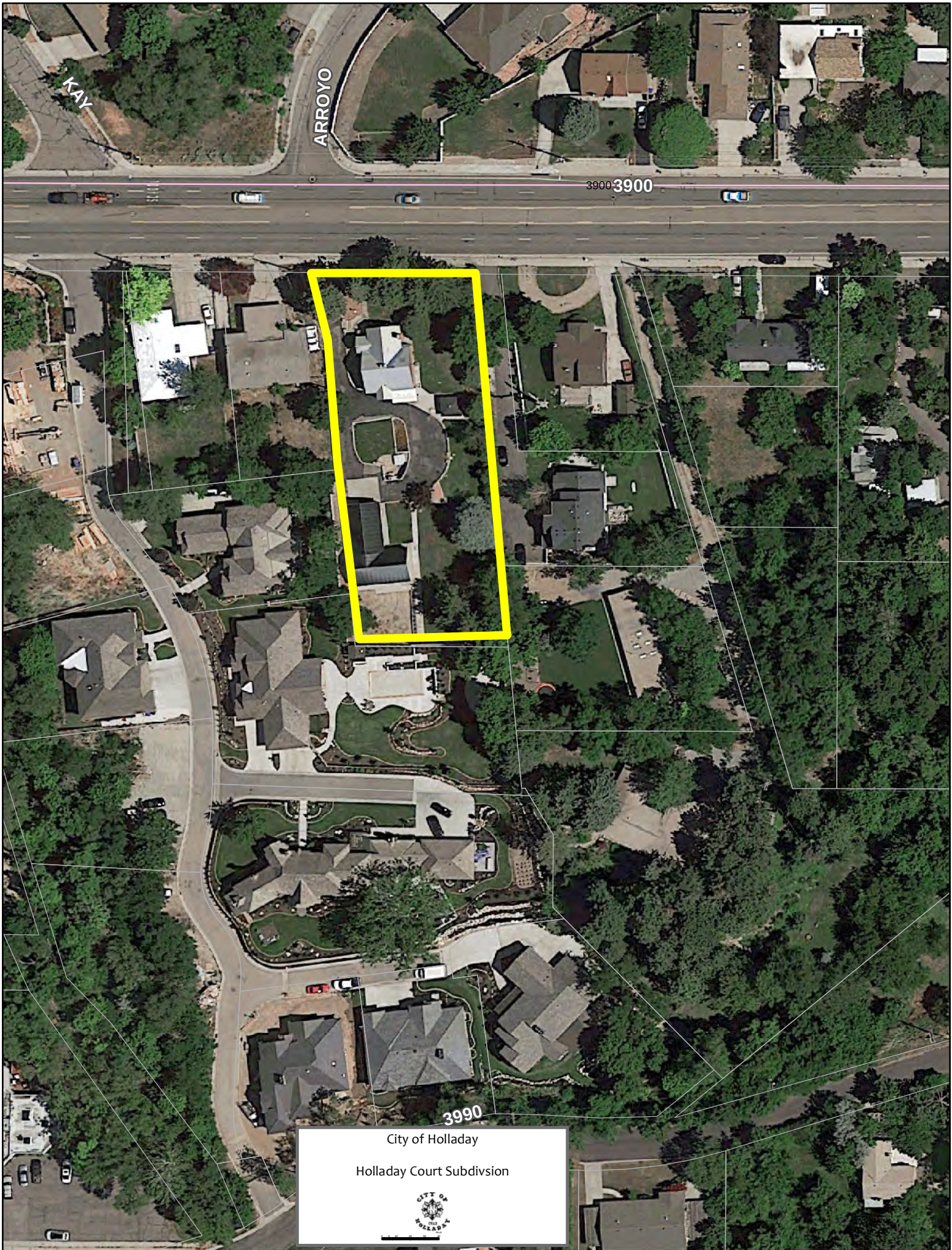
STAFF REQUIREMENTS; prior to a Final Plat Approval

1. Final Plat notations shall include:
 - a. *Tree Canopy Sustainability Ordinance requires two (2) additional trees planted per lot*
2. Post development Bonding requirements as determined by the City engineer.
3. Provide CC&R, specifically detailing maintenance of access lane and storm water retention areas.

SUGGESTED MOTIONS

"I ____ Motion to (approve / continue for further discussion) the **PRELIMINARY PLAN** application by property owner, Brandon Fry for Holladay Court, a four (4) lot residential subdivision, located at 1770 East 3990 South, in the R-2-10, based upon the findings... subject to the following requirements ... ".

"Also, within in one year and in accordance with 13.08.010.D5, to defer administrative review and approval of the **FINAL PLAT** for Holladay Court by the Community & Economic Development Director - following a positive, written recommendation from TRC."



KAY

3900

3990

City of Holladay
Holladay Court Subdivision



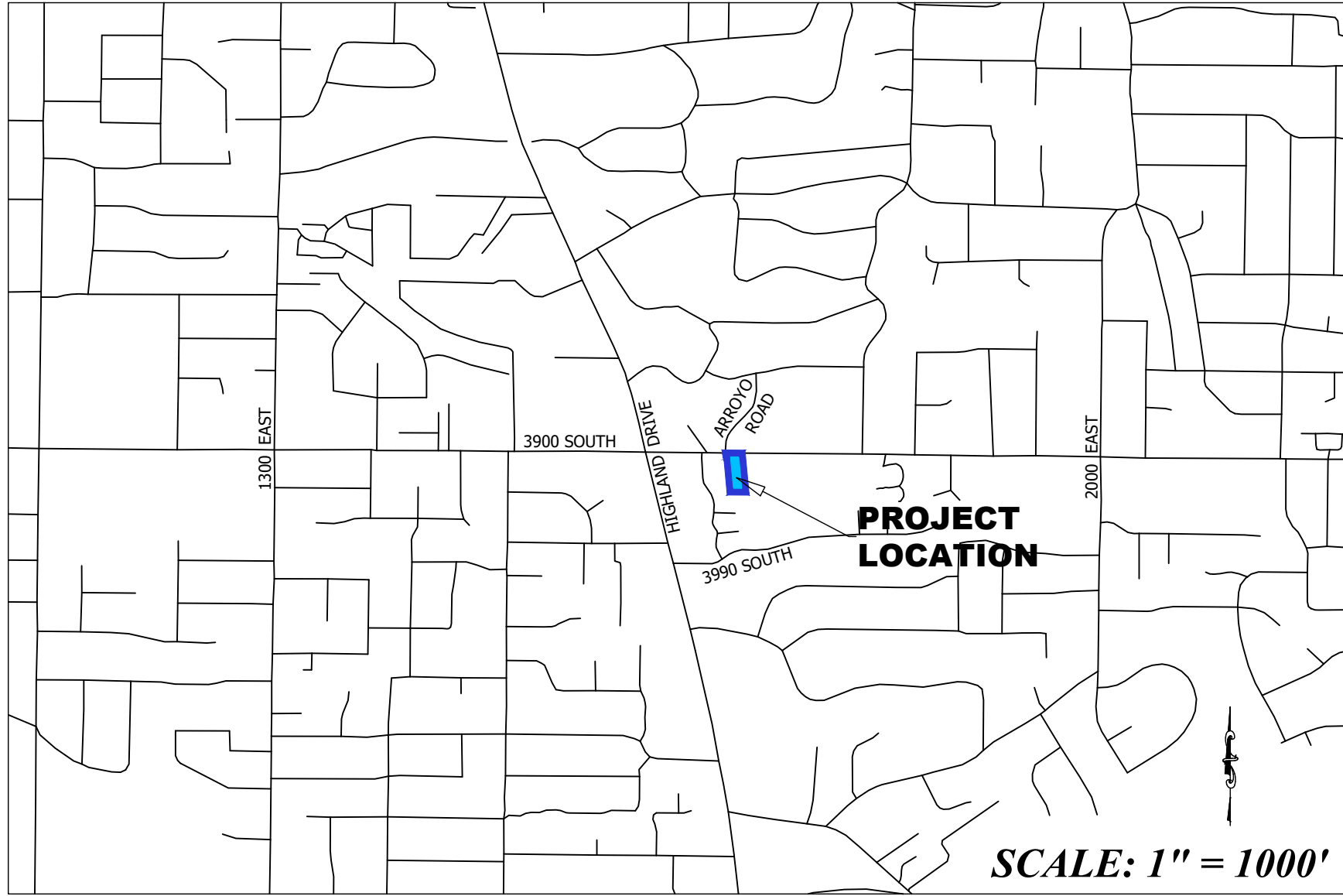
HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH

TAX PARCEL #16-33-405-003

LOCATED IN THE N 1/2 OF SECTION 33, T.1 S., R.1 E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY COUNTY, UTAH

VICINITY MAP



SHEET INDEX

SHEET	TITLE
C100	COVER
C101	NOTES & LEGEND
C200	TOPOGRAPHICAL SURVEY
C300	DEMO PLAN
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C500	GRADING PLAN
C600	UTILITY PLAN
C610	WATER PLAN
C620	SEWER & STORM DRAIN
C700	PLAN & PROFILE
C900	SITE DETAIL
C901	SITE DETAIL
C910	SEWER DETAIL
C920	WATER & STORM DRAIN DETAIL
EC100	EROSION CONTROL PLAN

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Client **BRANDON FRY**
Contact **BRANDON**
Phone **(801) 718-1331**
Address **1770 EAST 3900 SOUTH #9
HOLLADAY, UT 84117**

BENCHMARK RIVET IN SIDEWALK NORTH WEST CORNER OF PROPERTY
ELEVATION 4361.43

GENERAL NOTES

- ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

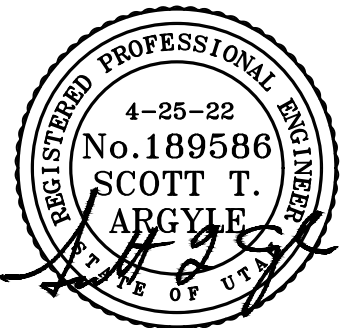
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HOLLADAY COURT
SUBDIVISION

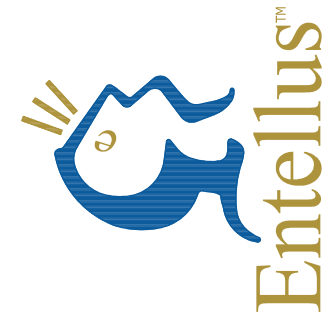
1522005

CIVIL
JH
02/03/2022
SURVEY
JRC
02/03/2022
ENGINEER
STA
02/03/2022

REV #	BY	DATE



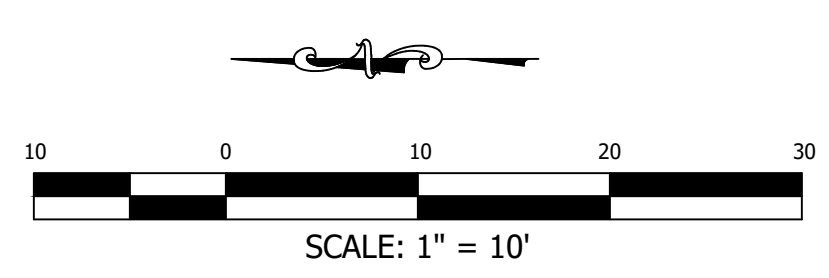
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



C100
COVER

GENERAL NOTES		UTILITY NOTES		GRADING NOTES		LEGEND		LEGEND		ABBREVIATIONS	
1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. 2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3. 3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. 4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. 5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. 6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. 7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. 8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. 9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. 10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS. 11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS. 13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. 14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS. 16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS. 17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. 19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. 20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.		1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E. 2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS 3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN. 4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. 5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE. 6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK. 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS. 8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE. 10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED. 11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSLINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) 13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED. 14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE. 15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. 16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS. 17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS. 18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS. 21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS. 22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY. 23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. 24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER. 25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS. 26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK. 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - HOLLIDAY WATER COMPANY SEWER - MOUNTAIN OLYMPUS STORM DRAIN - HOLLADAY CITY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY		1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. 2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. 3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. 4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER. 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES. 6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: • PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. • THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE. • THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. • THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.		</					

[illegible]



TAX PARCEL# 16-33-405-011

TOPOGRAPHIC PLAN
THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY	---
EDGE OF PAVEMENT	---
CURB, GUTTER, SIDEWALK	---
WIRE FENCE LINE	---
CHAINLINK FENCE LINE	---
VYNAL FENCE LINE	---
CONCRETE WALL	---
ROCK WALL	---

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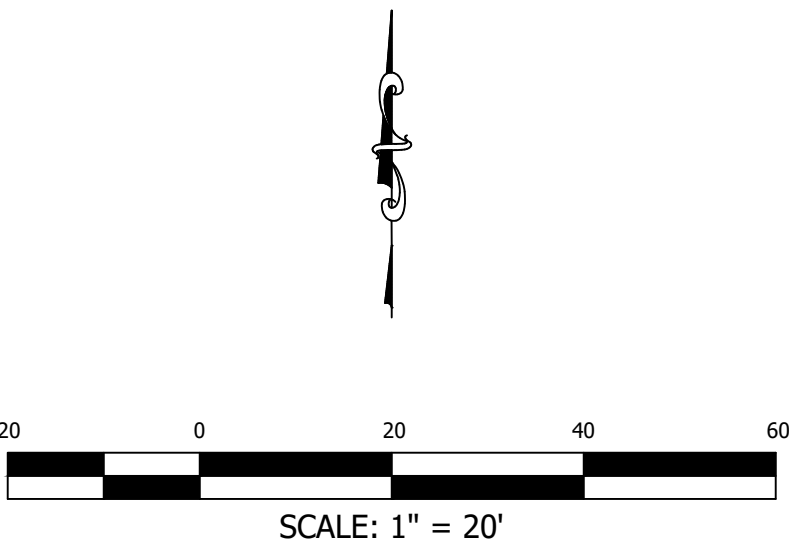
BRANDON FRY

1770 EAST 3900 SOUTH
TAX PARCEL #16-33-405-003
LOCATED IN THE NORTH 1/2 OF SECTION 33, T.1S., R.1E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UT-4H

REV #	DATE	COMMENT

DRAWN: SMB
APPROVED: JRC
PROJECT #: 1522005
BOUNDARY 1522005.dwg

C200
TOPOGRAPHIC SURVEY



DEMOLITION LEGEND	
	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	STRUCTURE TO BE REMOVED
	CLEAR AND GRUB
	TREES TO BE REMOVED

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER
4-25-22
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: BRANDON FRY
Contact: BRANDON
Phone #: (801) 718-1331
Address: 4625 SOUTH 2300 EAST #9
HOLLADAY, UT 84117
Email: brandon@frydevelopment.com

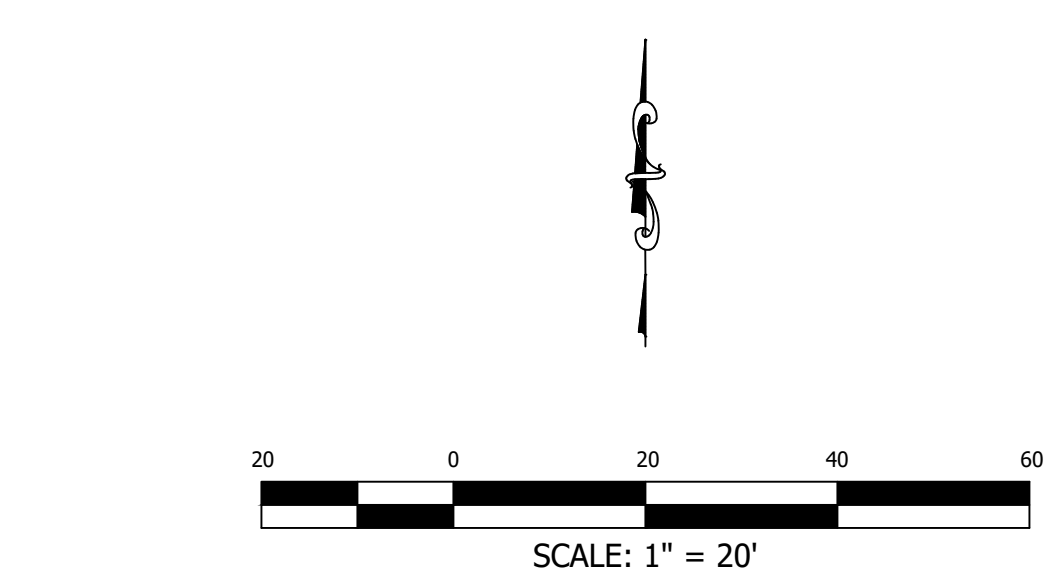
HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
TAX PARCEL # 16-33-405-003
LOCATED IN THE N 1/4 OF SECTION 33, T1 S., R1 E., S.L.B. & M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1522005
PLANSET-1522005.dwg

C300
DEMOLITION PLAN



Line Table		
LINE #	DIRECTION	LENGTH
L1	N29° 54' 00"W	5.74'
L2	N19° 18' 00"W	8.43'
L3	N11° 21' 10"W	26.40'
L4	N05° 40' 00"W	0.77'
L5	S89° 57' 10"E	1.51'
L6	S88° 57' 10"E	20.35'
L7	S11° 21' 10"E	20.54'
L8	S23° 35' 28"E	15.20'
L9	S05° 40' 00"E	68.00'
L10	N90° 00' 00"E	25.04'
L11	S00° 00' 00"E	20.00'
L12	S00° 00' 00"E	10.00'
L13	S00° 00' 00"E	10.00'
L14	N90° 00' 00"E	18.00'
L15	N05° 40' 00"W	27.00'
L16	N84° 20' 00"E	20.00'
L17	S05° 40' 00"E	168.22'
L18	S23° 35' 28"E	14.19'
L19	S11° 21' 10"E	26.16'
L20	S05° 40' 00"E	0.54'
L21	S05° 40' 00"E	5.37'
L22	S05° 40' 00"E	62.63'
L23	S89° 57' 10"E	14.83'
L24	N05° 40' 00"W	29.54'

Curve Table					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.00'	41.213'	084° 20' 00"	S47° 50' 00"E	37.59'
C2	28.00'	46.752'	095° 40' 00"	N42° 10' 00"E	41.51'

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING
MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48
(2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

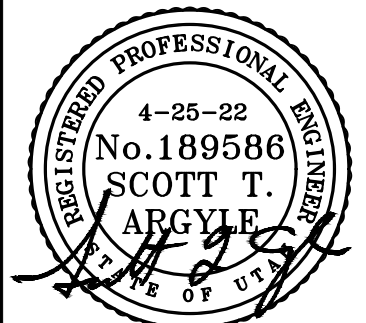
ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%, THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
BEVELED).



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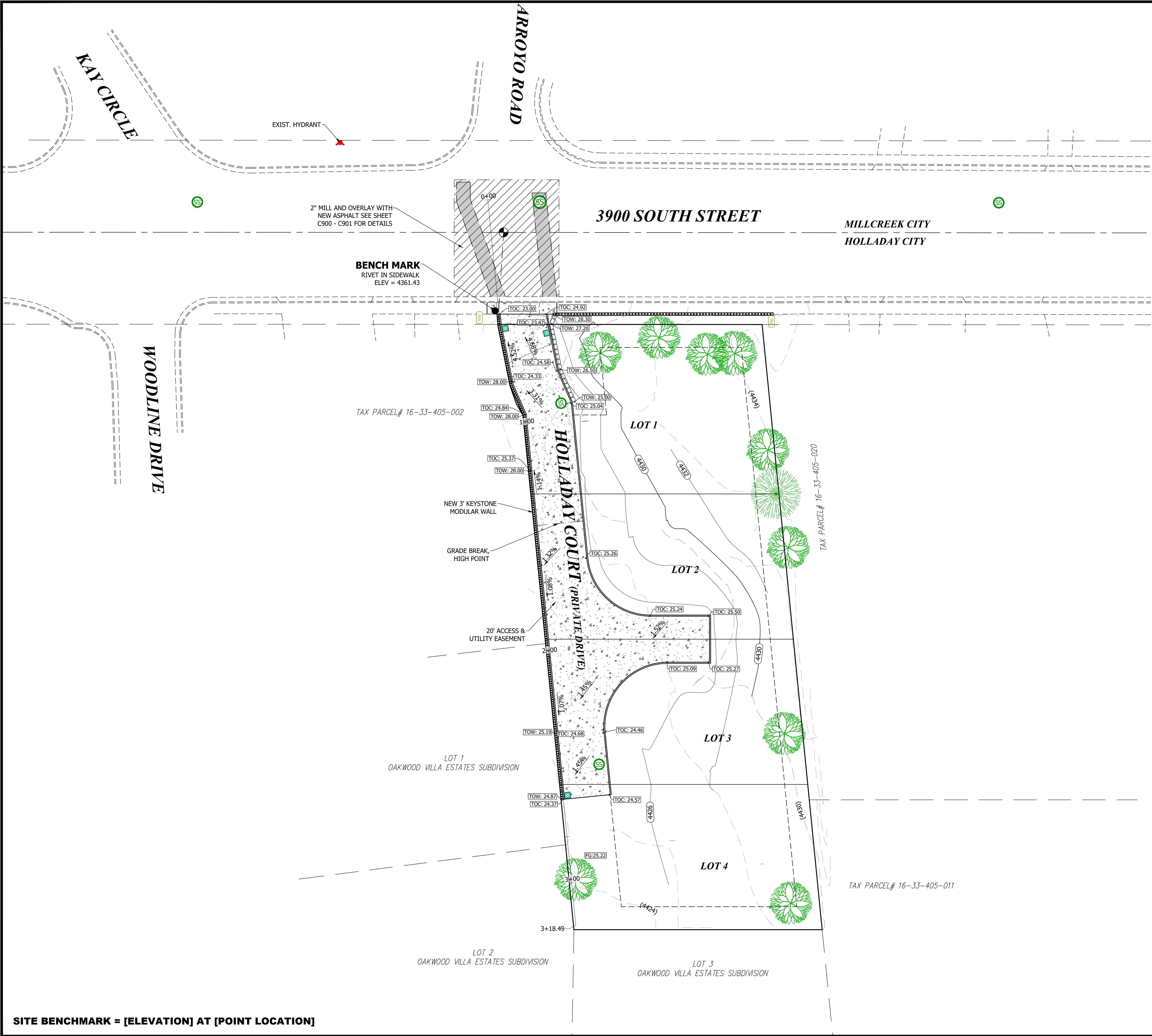
Client: BRANDON FRY
Contact: BRANDON
Phone #: (801)718-1331
Address: 4625 SOUTH 2300 EAST #9
HOLLADAY, UT 84117
Email: brandon@frydevelopment.com

HOLLADAY COURT SUBDIVISION
1770 EAST 3900 SOUTH
TAX PARCEL #16-33-005-003
LOCATED IN THE N 1/4 OF SECTION 33, T.1 S., R.1 E., S.L.R.# 1
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

	REV #	COMMENT	DATE
DRAWN:	JH		
APPROVED:	STA		
PROJECT #:	1522005		
<i>PLANSET-1522005.dwg</i>			

C400

SITE PLAN



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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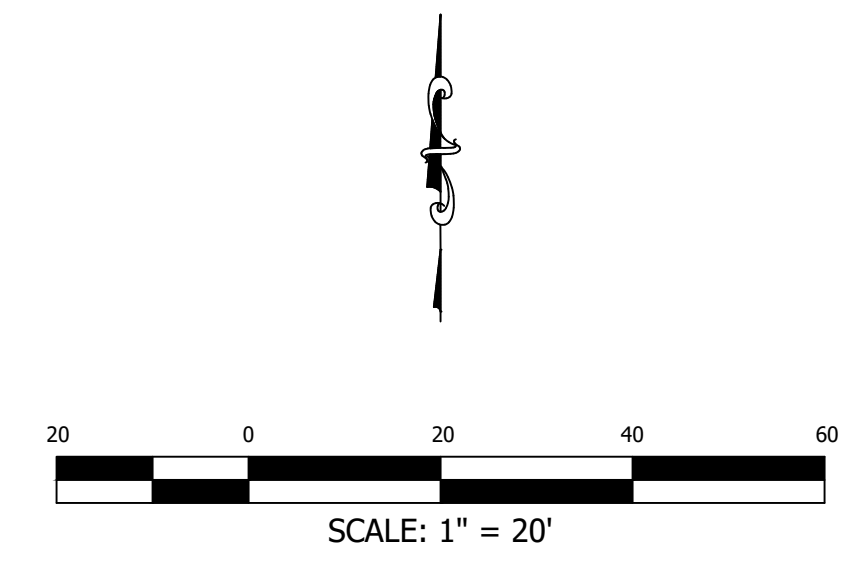
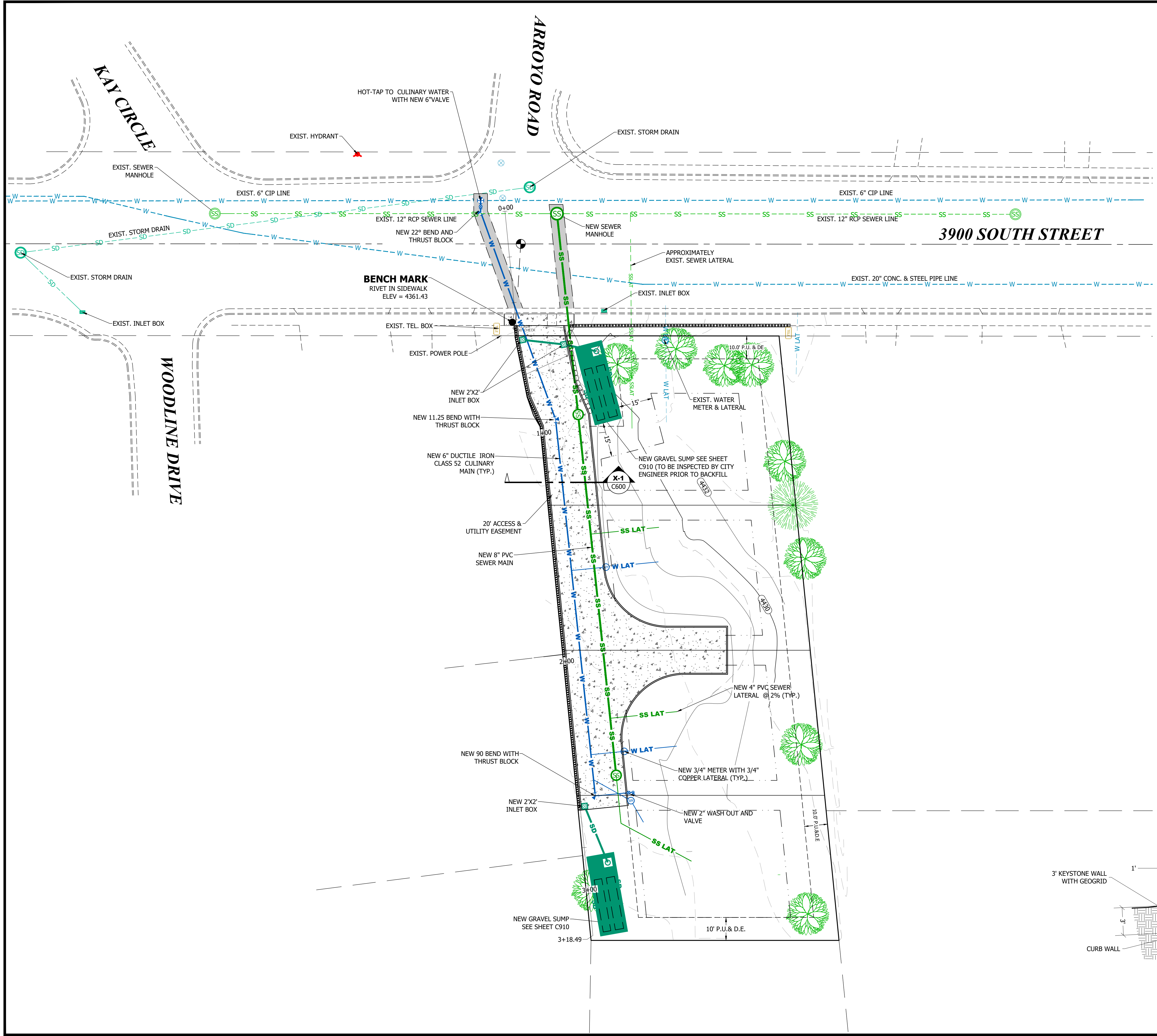
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HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
TAX PARCEL #16-33-405-003
LOCATED IN THE N 1/4 OF SECTION 33, T1 S., R1 E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1522005
PLANSET-1522005.dwg
C500
GRADING PLAN



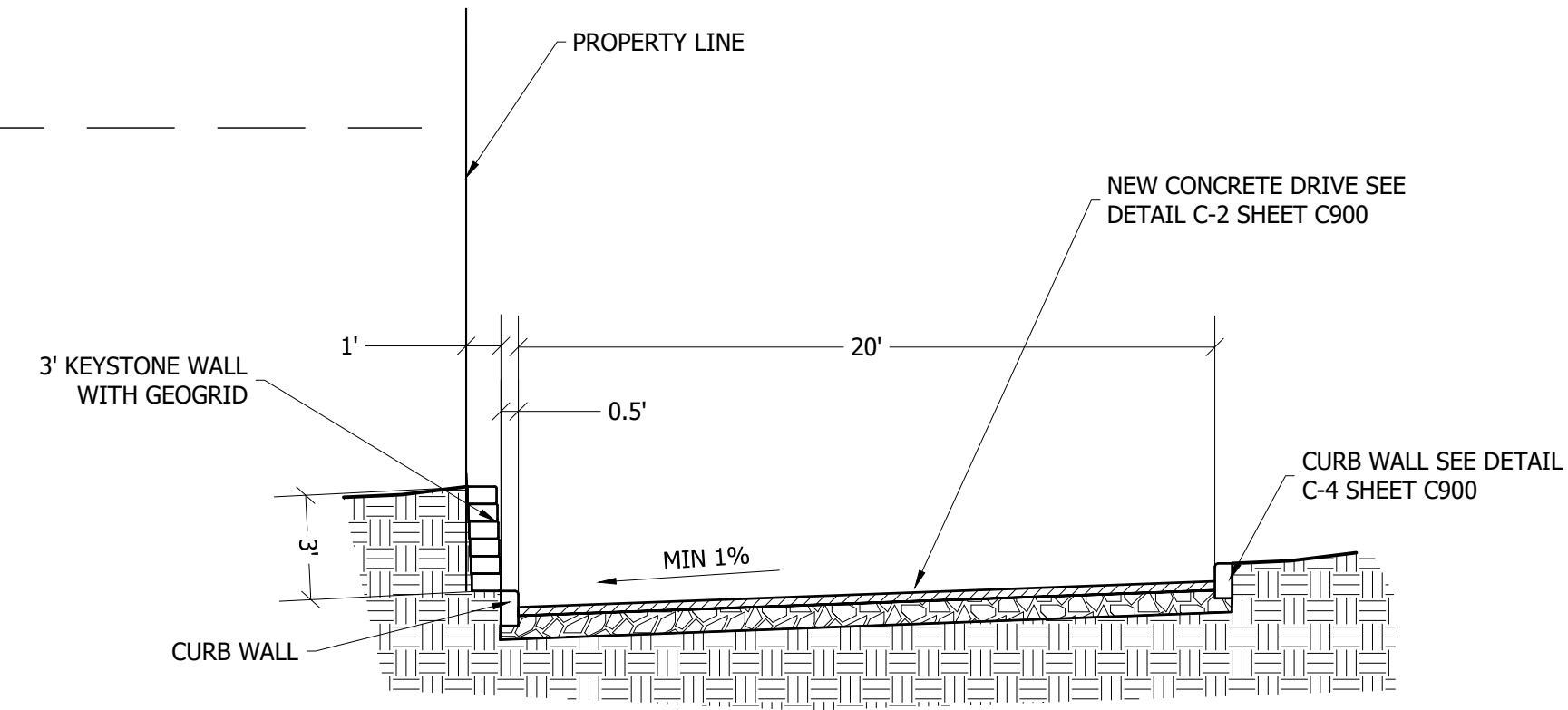
DRAINAGE CALCULATIONS				
22-Mar-22				
Pre-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	3,334	0.08	0.85	
Improvements	6,479	0.15	0.90	
Landscape	18,809	0.43	0.15	
Total	28,622	0.66	0.40	
Post-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	10,000	0.23	0.85	
Improvements	6,906	0.16	0.90	
Landscape	11,716	0.27	0.15	
Total	28,622	0.66	0.58	
100 Year Storage Analysis				
NOAA Precipitation Frequency Data Server				
Latitude: 41.0129°		Longitude: -111.9491°		
Allowable Runoff		0.02	cfs/acre	
Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
5	7.130	809	4	805
10	5.420	1,230	8	1,222
15	4.480	1,525	11	1,513
30	3.020	2,056	23	2,033
60	1.870	2,546	46	2,500
120	1.090	2,968	92	2,876
180	0.746	3,047	138	2,909
360	0.396	3,235	275	2,959
720	0.231	3,774	551	3,223
1440	0.131	4,280	1,101	3,179
Required Retention				3,223

NOTES

FOR AN AVERAGE PERCOLATION RATE OF 1 INCH PER HOUR, OVER THE TWO SUMP AREA OF EACH 12'X35', WE GET A 0.020 FOR AN ALLOWABLE RUNOFF.

PROVIDED DRAINAGE VOLUME

1896 CU. FT. PER SUMP, SEE SHEET C910 FOR DETAIL AND CALCULATIONS
TOTAL PROVIDED VOLUME = 3792 CU. FT.



DRIVEWAY SECTION X-1

1470 South 600 West
Woods Cross, UT 84010
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EntellusTM

REGISTERED PROFESSIONAL ENGINEER
4-25-22
No. 189586
SCOTT T. ARGYLE
UTAH

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Contact: BRANDON
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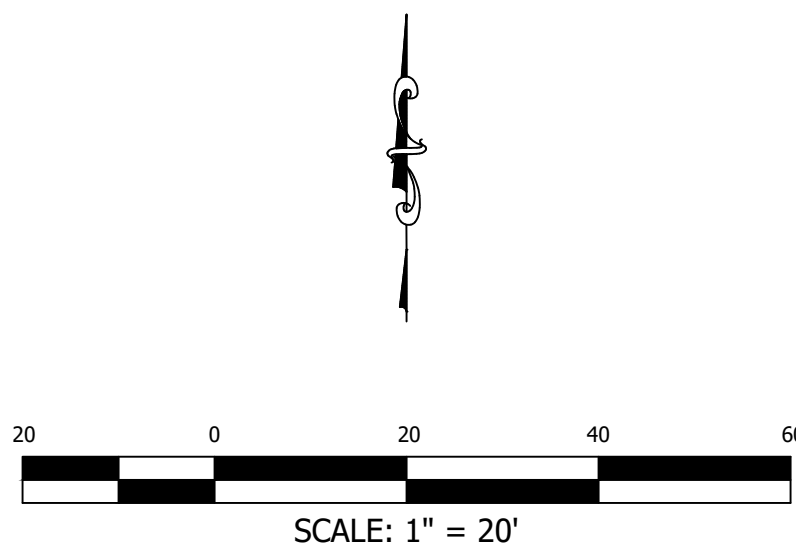
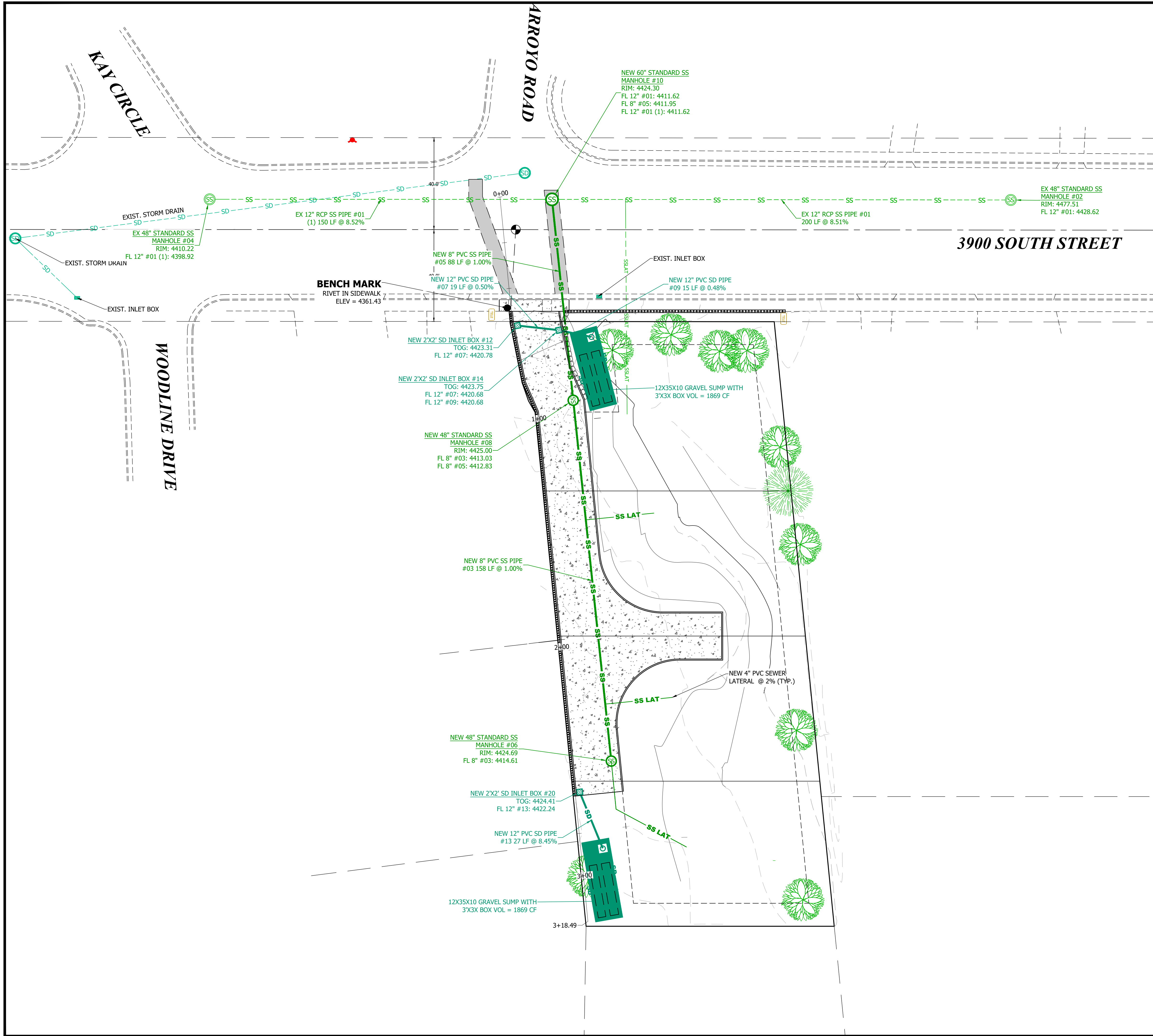
HOLLADAY COURT SUBDIVISION

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HOLLADAY CITY, SALT LAKE COUNTY, UTAH

REV #	COMMENT	DATE

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APPROVED: STA
PROJECT #: 1522005
PLANSET-1522005.dwg

C600
UTILITY PLAN



1470 South 600 West
Woods Cross, UT 84010
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REGISTERED PROFESSIONAL ENGINEER
4-25-22
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: BRANDON FRY
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HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
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LOCATED IN THE N 1/4 OF SECTION 33, T1 S., R1 E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH

APPROVED: STA

PROJECT #: 1522005

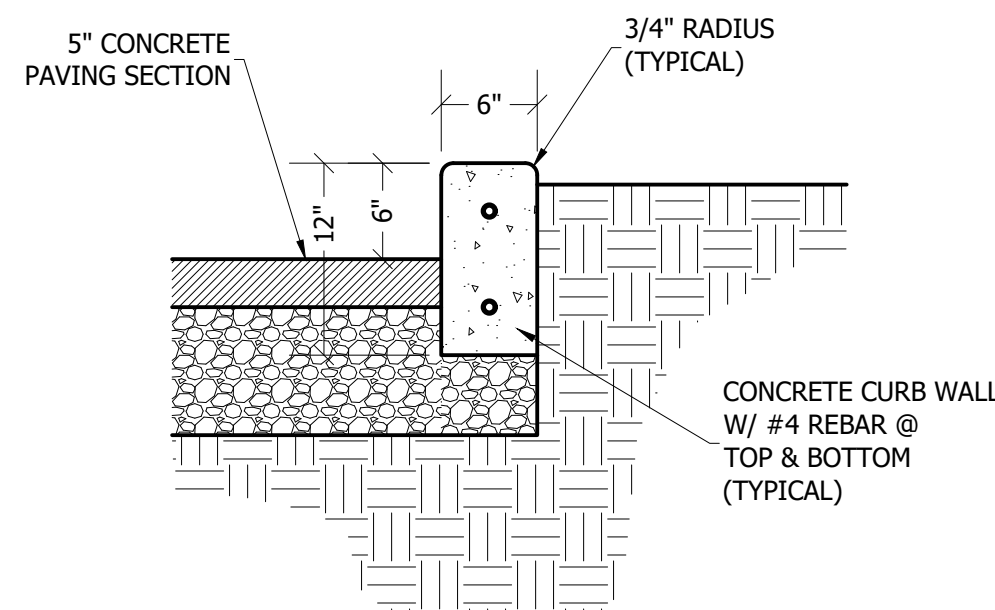
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C620

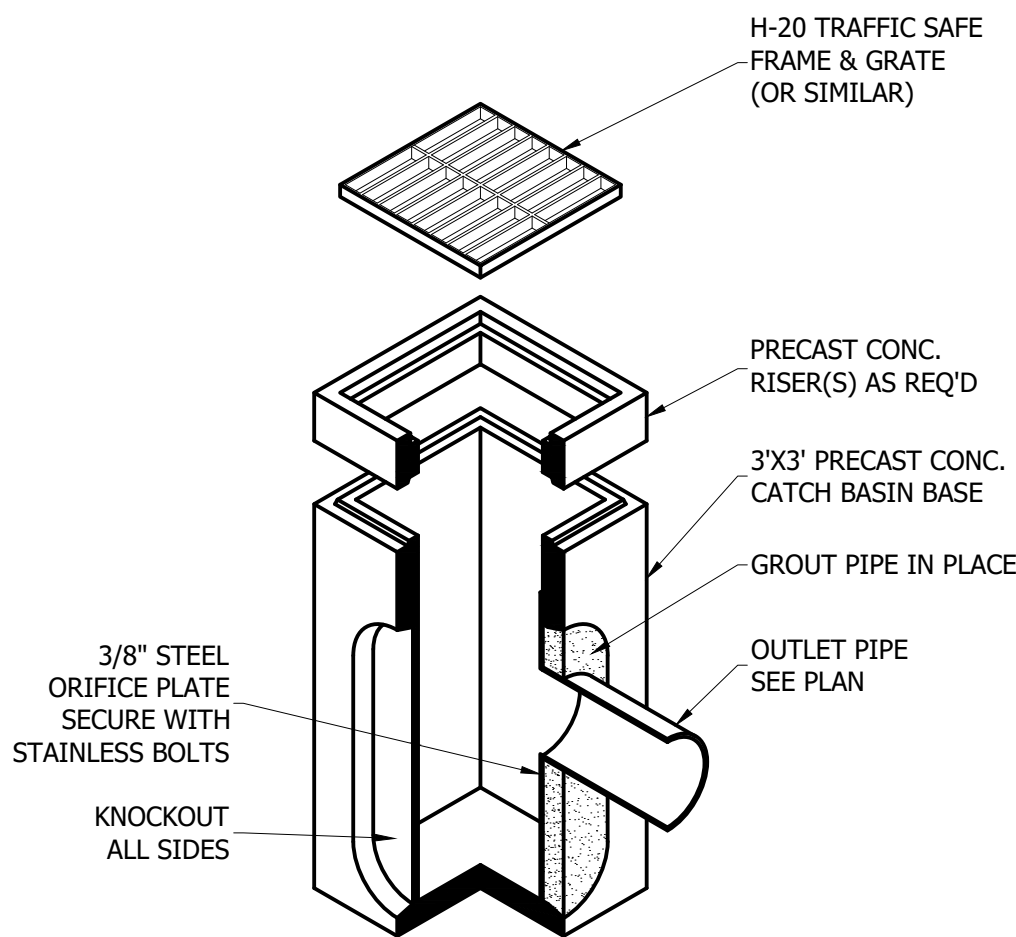
SEWER & STORM DRAIN

NOTES

1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



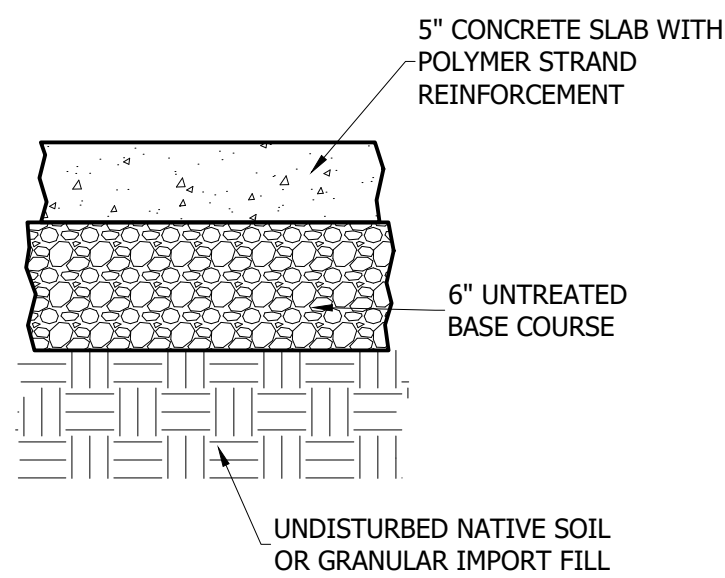
PRIVATE
CONCRETE 6"X12" CURBWALL
C-4
C400 TYPICAL
N.T.S.



PRIVATE STORM
DRAIN CONTROL BOX
SD-4
C600 TYPICAL
N.T.S.

NOTES

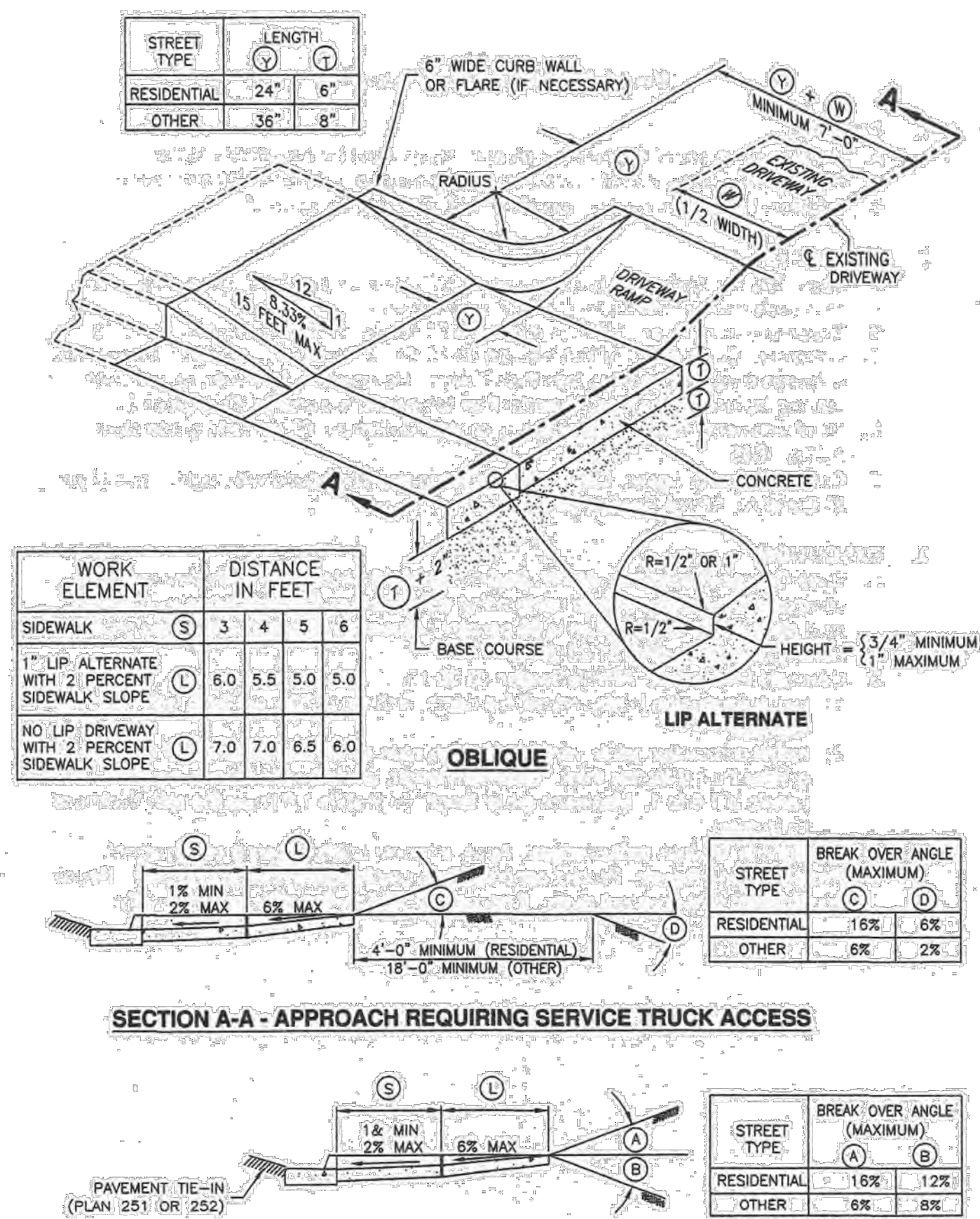
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE
PAVING SLAB SECTION
C-2
C400 TYPICAL
N.T.S.

Dip driveway approach

1. **GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair. Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



1. GENERAL

A. Edge mill and overlay with bituminous concrete.

2. PRODUCTS

A. Bituminous Concrete: APCA Section 32 12 05.
B. Superpave: APCA Section 23 12 06.
C. Tack Coat: APCA Section 32 13 13.
D. Paving Geotextile Fabric: APCA Section 32 05 21.

3. EXECUTION

A. Mill Depth: Measured at lip of gutter and other concrete structure edges.
1) 2 times maximum aggregate size in bituminous concrete overlay mixes.
2) 4 times nominal maximum aggregate size in SUPERPAVE overlay mixes.

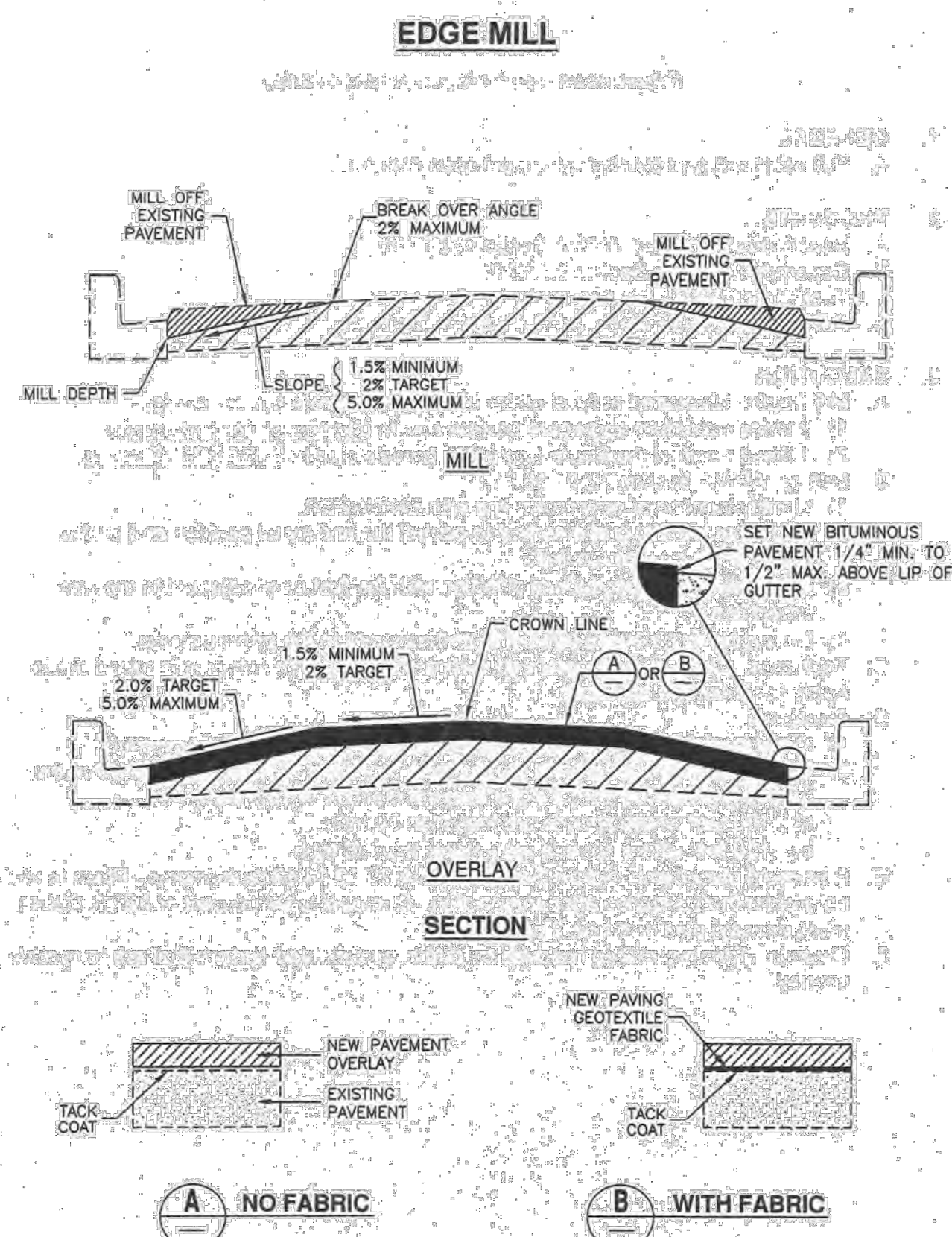
B. Milling: APCA Section 32 01 16.71.
1) Start milling in a longitudinal direction with the first pass adjacent to the pavement edge.
2) Do succeeding passes parallel to the previous pass.
3) Mill roadway pavement to specified profile and cross slope.

C. Tack coat. Clean all horizontal and vertical surfaces in or adjacent to milled areas. Apply tack coat full coverage.

D. Geotextile.
1) Place fabric no closer than 1.5 feet from edge of new overlay pavement.
2) Do not use fabric on grades greater than 3 percent or in travel lanes within the following distances from a signalized intersection or stop sign.
a) 100 feet where speeds are less than 30 mph.
b) 150 feet where speeds are greater than 30 mph.

E. Pavement Placement: Follow APCA Section 32 12 16.13 requirements. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction.
Compact to 94 percent of ASTM D2041 (Rice Density) plus or minus 2 percent.

F. Cleanup. Remove milling residues on curbs, gutters and surfaces that are to receive overlay.



APWA
Utah Chapter

Bituminous concrete pavement overlay

253.1
October 2010

1. GENERAL

A. Vertical curbs in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.

B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.

- 1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions, compact plane surface with a cationic or anionic mulsum that complies with APWA Section 32 12 03.
- 2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
- 3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
- 4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Section 32 01-16.71 and 32 12 05.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.

B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.

C. Reinforcement, No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.

D. Concrete: Class 4000, APWA Section 03 30 04.

E. Tack Coat: APWA Section 32 12 13.13.

F. Bituminous Concrete: APWA Section 32 12 05.

- 1) Warm Weather Patch: PG64-22-DM-12, unless indicated otherwise.
- 2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. EXECUTION

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 32 12 26.

B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.

C. Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.

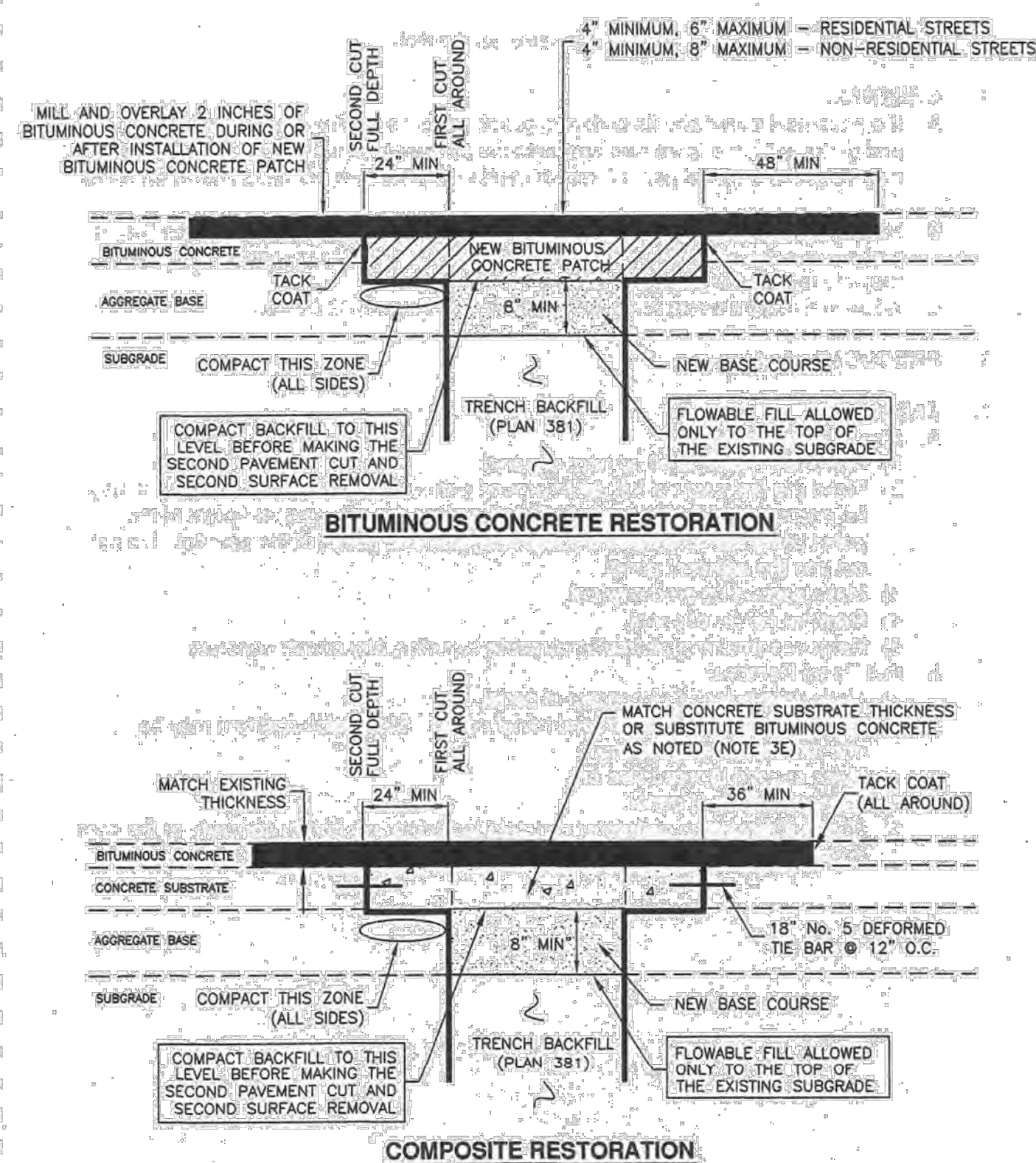
D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Ride density) plus or minus 2 percent.

E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.

F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, or 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.

G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

255



ADWA
Utah Chapter

Bituminous pavement T-patch

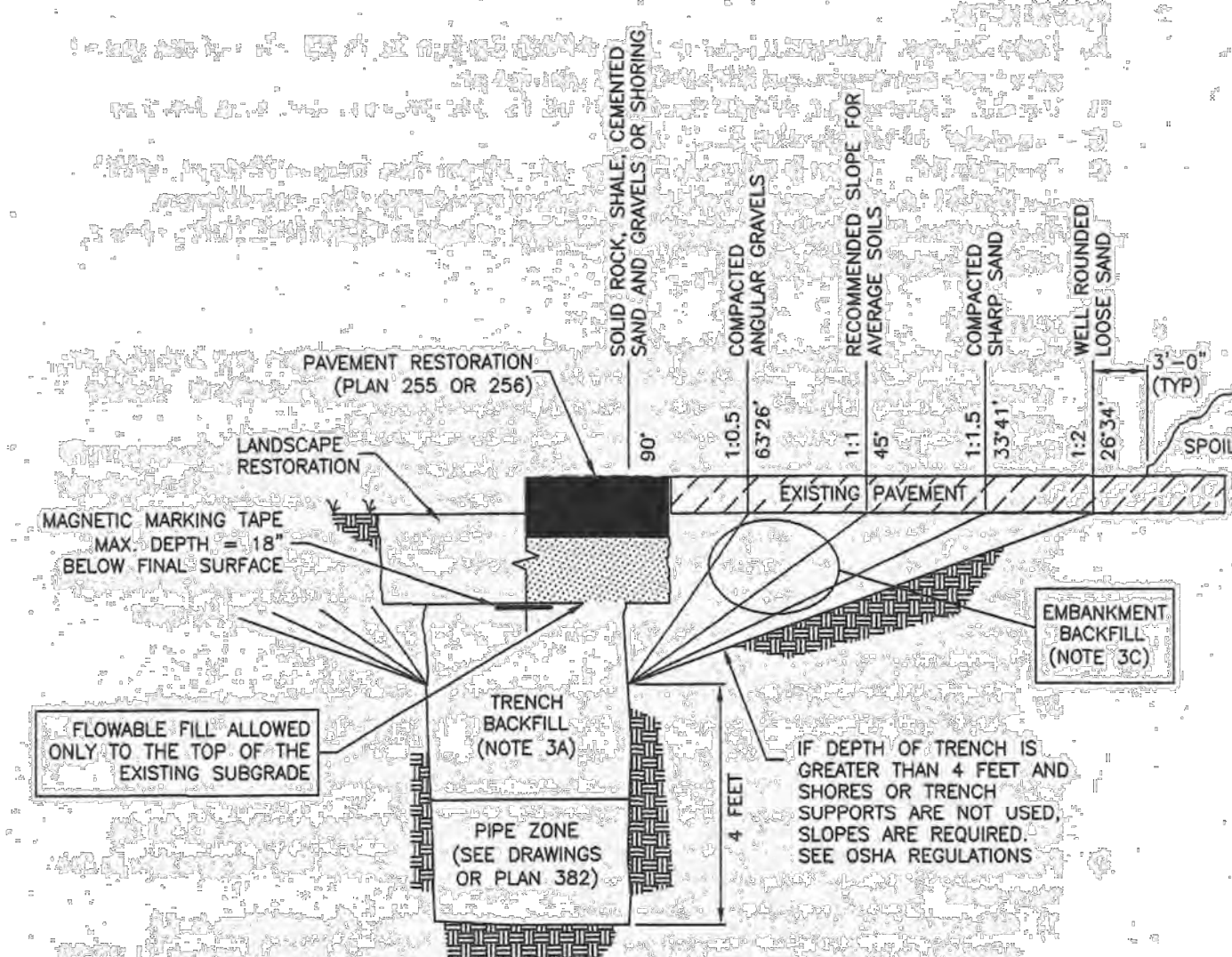
255
November 2015

1. **GENERAL**
A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, it must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
1) Do NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
3) Water jetting is NOT allowed.
B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
C. Embankment Backfill: When trench sides are sloped proceed as follows.
1) Maximum lift thickness is 8-inches before compaction.
2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
D. Surface Restoration:
1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



ADWA
Utah Chapter

Trench backfill

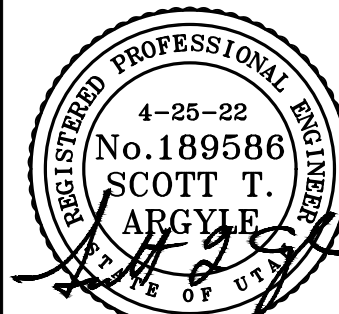
Plan
381
July 2016

HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
TAX PARCEL #16-33-405-003
 LOCATED IN THE N 1/4 OF SECTION 33, T.1 S., R.1 E., S.L.B.&M.
 HOLLADAY CITY, SALT LAKE COUNTY, UTAH

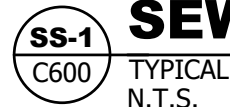
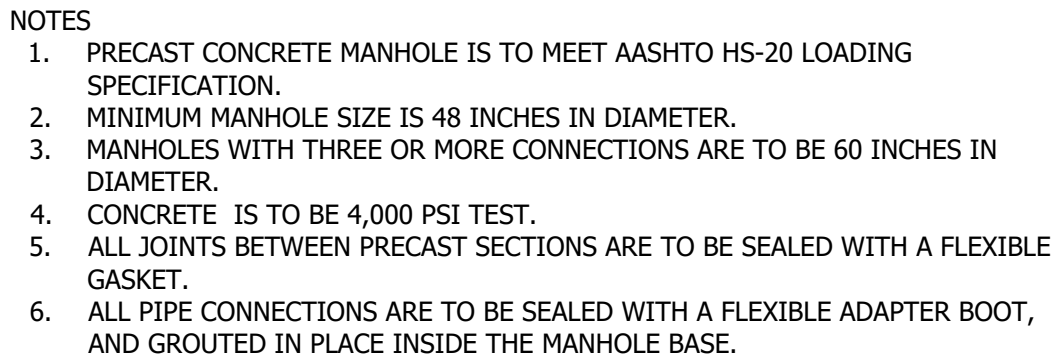
REV #	COMMENT	DATE
DRAWN:	JH	
APPROVED:	ST	
PROJECT #:	1522005	
PLANSET-1522005.dwg		

C901
SITE DETAILS



Client: BRANDON FRY
Contact: BRANDON
Phone #: (801)718-1331
Address: 4625 SOUTH 2300 EAST #
HOLLADAY, UT 84117

Email: brandon@frydevelopment.com



SEWER CLEANOUT

1. ALL WORK ON THE SEWER SHALL BE ACCORDING TO MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. NEW SEWER LATERAL INSTALL AT A MINIMUM 2% SLOPE WITH CLEANOUTS EVERY 50-FEET AND BEDDED IN 3/4" MINUS GRAVEL

CHAIRMAN	3932 SOUTH 500 EAST	GENERAL MANAGER
JOHN E. NORTON	SALT LAKE CITY, UTAH 84107-1895	KERRY S. EPPICH
	PHONE (801) 262-2904	
	FAX (801) 265-0551	
TRUSTEES		COUNSEL
AMI ANDERSON NEFF		KIRTON & MCCONKIE
GILES DEMKE		

04/28/20

04/28/20

HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
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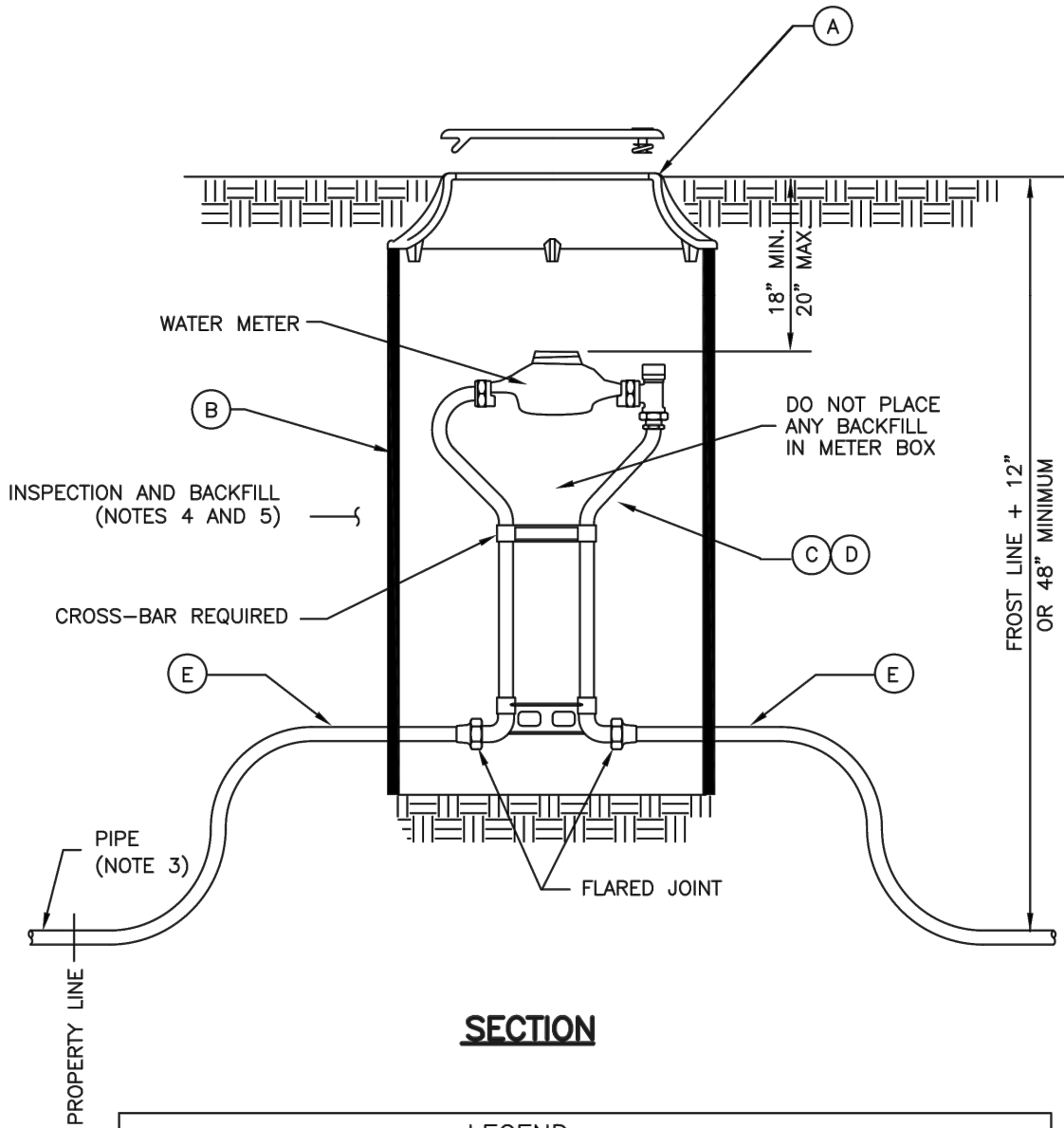
C910

SEWER DETAILS

3/4" and 1" meter

- METER PLACEMENT:
 - In new construction, install meter at center of lot or per agency requirements.
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- METER BOX:
 - In landscaped areas and driveway approaches, set box so grade of the frame and cover matches the grade of the surrounding surface.
 - In street surfaces or other vehicular traffic areas, provide the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
- PIPE: Coordinate with utility agency or property owner for type of pipe to be used outside of right-of-way.
- INSPECTION: Prior to backfilling around meter box, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- CASTING: Grey iron class 35 minimum per ASTM A 48.

214



3/4" and 1" meter

August 2001

215

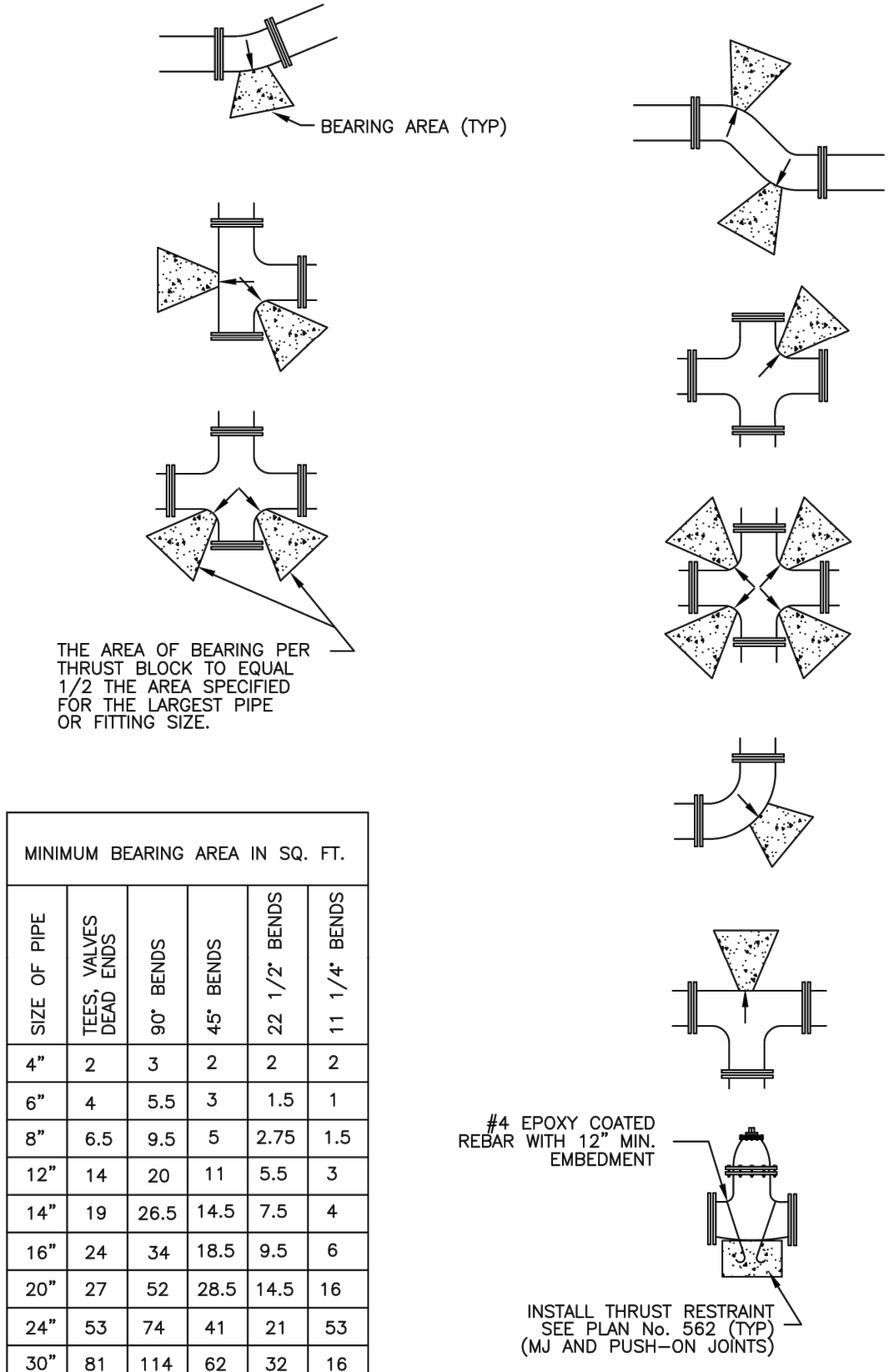
Plan No.

521

Direct bearing thrust block

- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
- PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
- SPECIAL CONSTRUCTION REQUIREMENTS:
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
- INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

238



Direct bearing thrust block

April 1997

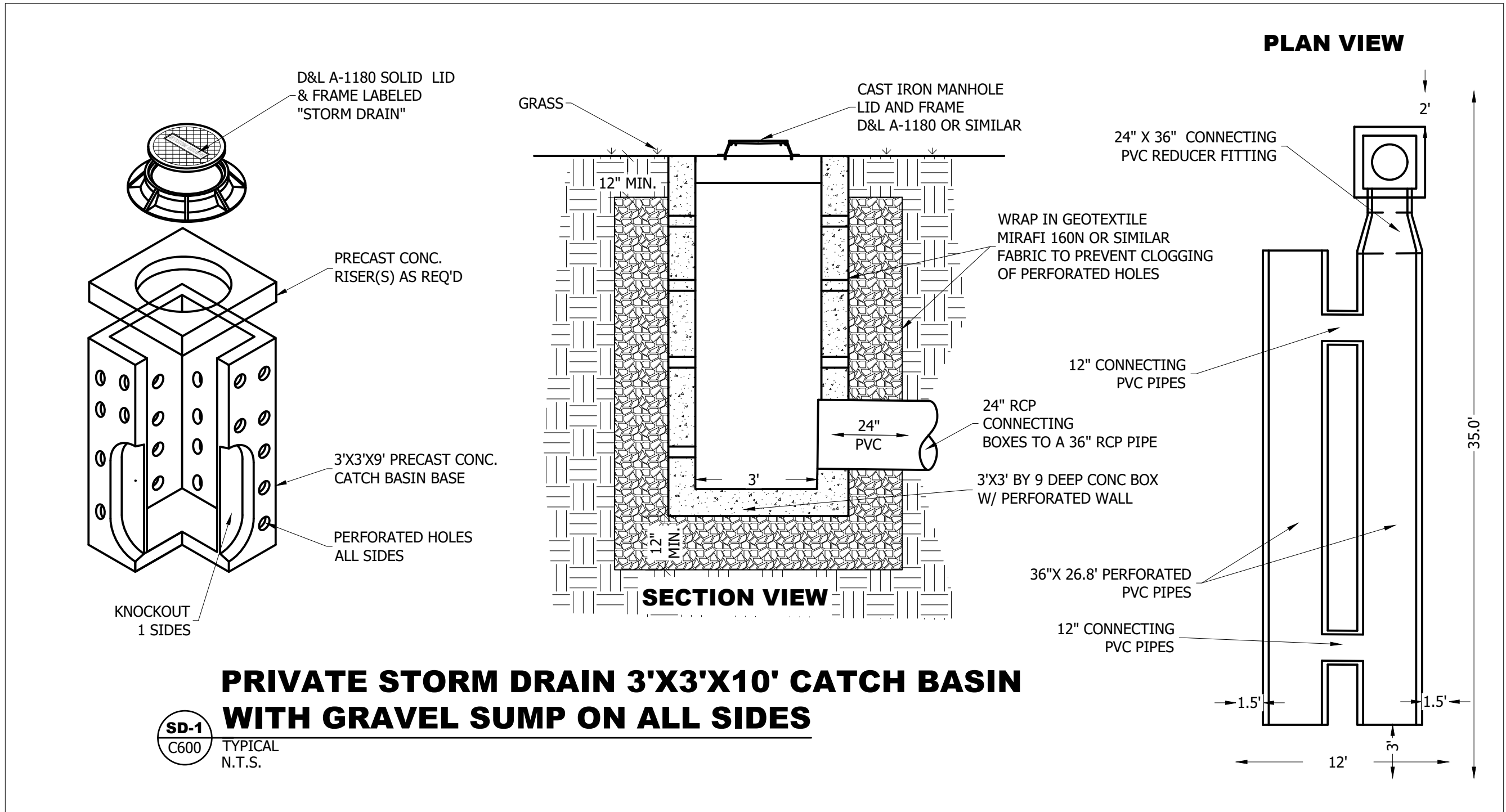
239

Plan No.

561

CULINARY WATER NOTE

- ALL WORK ON THE WATER SHALL BE ACCORDING TO HOLLIDAY WATER COMPANY STANDARDS AND SPECIFICATIONS.
- NEW WATER LATERAL INSTALL ARE TO BE COPPER AND BEDDED IN 3/4" MINUS GRAVEL



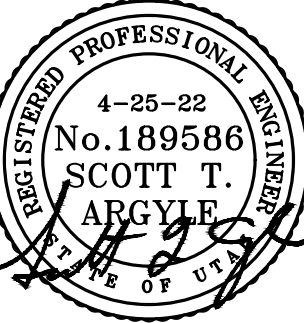
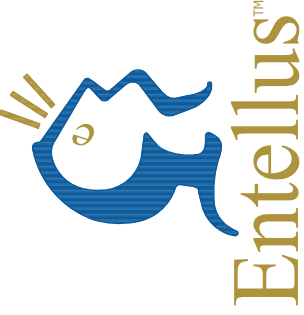
PRIVATE STORM DRAIN 3'X3'X10' CATCH BASIN
WITH GRAVEL SUMP ON ALL SIDES

SD-1
C600
TYPICAL
N.T.S.

SUMP VOLUME CALCULATION

3'X3' BOX = 72 CF
2X26.8' 36" DIMETER PIPE = 379.04 CF
TOTAL FRAVEL = 3152.27 = 1418.52 CF
TOTAL VOLUME = 1869.56

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: BRANDON FRY
Contact: BRANDON
Phone #: (801)718-1331
Address: 4625 SOUTH 2300 EAST #9
HOLLADAY, UT 84117

Email:brandon@frydevelopment.com

HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
TAX PARCEL #16-33-405-003
LOCATED IN THE N 1/4 OF SECTION 33, T1 S., R1 E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

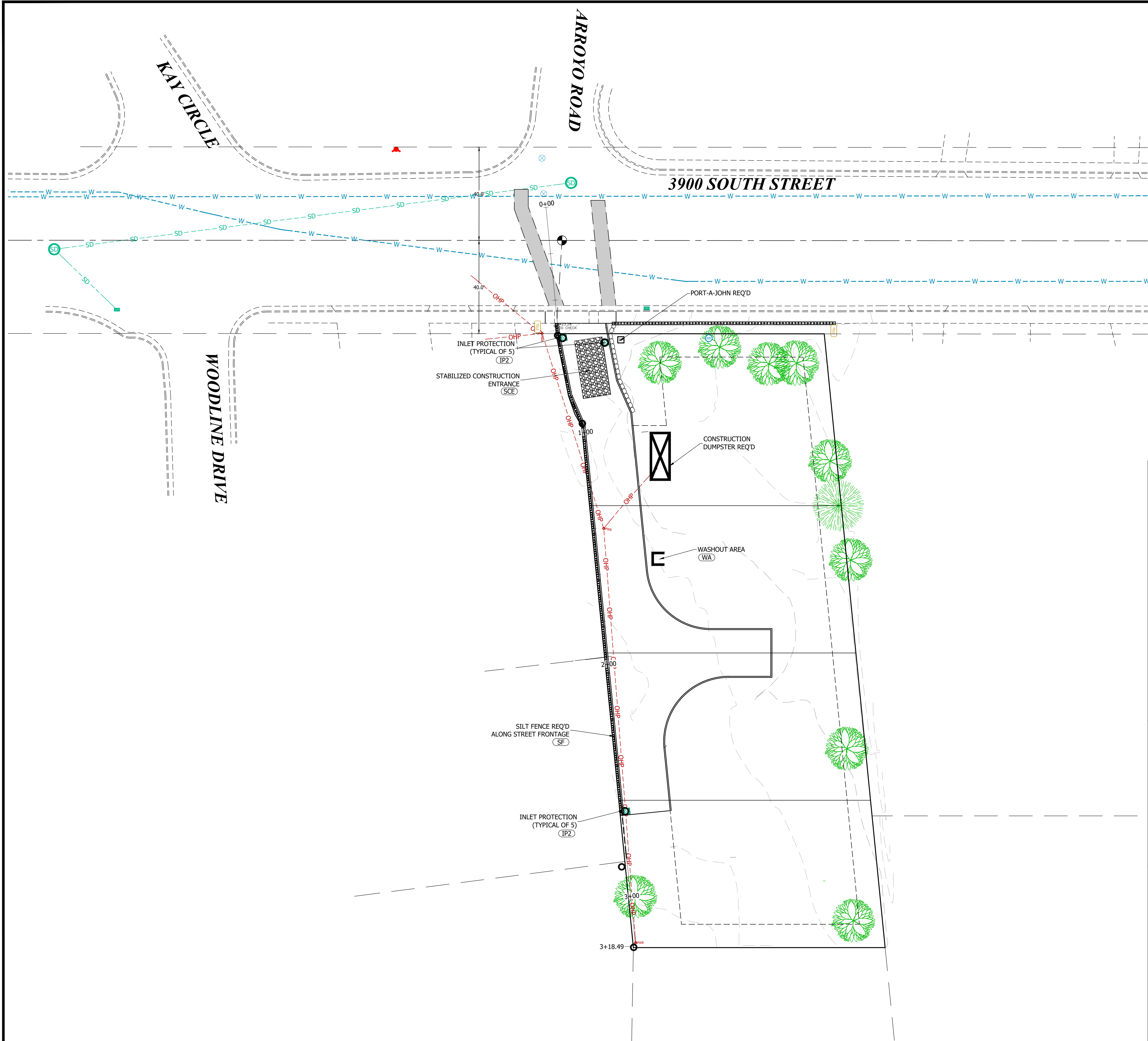
DATE

COMMENT

REV #

DRAWN: JH
APPROVED: STA
PROJECT #: 1522005
PLANSET-1522005.dwg

C920
WATER & STORM DRAIN
DETAIL



CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
- CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
- CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
- ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
- ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
- A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
- INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

PROFILE VIEW

PLAN VIEW

IP1 INLET PROTECTION
EC100 TYPICAL
N.T.S.

PROFILE VIEW

PLAN VIEW

IP2 INLET PROTECTION
EC100 TYPICAL
N.T.S.

SILT FENCE
EC100 TYPICAL
N.T.S.

WASHDOWN AREA
EC100 TYPICAL
N.T.S.

SCE STABILIZED CONSTRUCTION ENTRANCE
EC100 TYPICAL
N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER
4-25-22
No. 189586
SCOTT T. ARGYLE
UTAH

Client: BRANDON FRY
Contact: BRANDON
Phone #: (801) 718-1331
Address: 4625 SOUTH 2100 EAST #9
HOLLADAY, UT 84117
Email: brandon@frydevelopment.com

HOLLADAY COURT SUBDIVISION

1770 EAST 3900 SOUTH
TAX PARCEL #16-33-405-003
LOCATED IN THE N 1/4 OF SECTION 33, T1 S., R1 E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1522005
PLANSET-1522005.dwg

EC100
EROSION CONTROL PLAN



FILE# n/a

PLANNING COMMISSION MINUTES

ADDRESS:

N/A

LEGAL DESCRIPTION:

n/a

APPLICANT/REPRESENTATIVE:

City of Holladay, Planning Commission

PROPERTY OWNER:

N/A

ZONING:

N/A

GENERAL PLAN DISTRICT:

N/A

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Written Meeting Minutes Approval

APPLICABLE REGULATIONS:

Utah Code 52-4-203
13.06.030

EXHIBITS:

Draft Meeting Minutes

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018

52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.

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

Notes:

STAFF:

Jonathan Teerlink, Planning Manager

DRAFT

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

Tuesday, January 25, 2022

6:00 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Ann Mackin, Vice-Chair
Martin Banks
Chris Layton
Alyssa Lloyd
Karianne Prince
Dennis Roach

Jonathan Teerlink, Community Development Director
Brad Christopherson, City Attorney

WORK SESSION

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin called the Work Session to order at approximately 5:36 p.m.

The agenda items were reviewed and discussed.

Community Development Director, Jonathan Teerlink, reported that the Hiltons will be participating remotely via Zoom. Their request was continued from the previous meeting. The Planning Commission requested a legal opinion from the City's legal counsel, which was provided. No additional public comment was received.

Commissioner Layton asked when a property owner has to dedicate the front portion of their property to the City, as is the case along most of Murray Holladay Boulevard, who owns the property once it is dedicated. Mr. Teerlink explained that it becomes publicly owned. It is not owned by either of the two conjoined parcels and once there is a right-of-way dedication, they are no longer contiguous. He stated that the application was noticed as Conceptual Site Plan Approval.

The second agenda item was a request to amend a Zone Map at 5025 South Highland Drive, which is an existing Neighborhood Commercial property. Previously, two nurseries operated in this location. The new owner is looking to redevelop the property with a use that is more applicable to the C-2 zone.

1 Commissioner Layton commented that the proposed use is a restaurant with a micro-brewery and
2 housing. He agreed with a neighbor who commented that it seems like a perfect addition to what
3 is going on across the street at the Cottonwood Mall. It appears to be an ideal project but there
4 were concerns expressed about action the Planning Commission can take to ensure that the project
5 is built as proposed and not sold off and developed as something else. Mr. Teerlink acknowledged
6 that that is a valid concern. In the past, the City has added a sunset clause to the rezone application.
7 If the applicant does not present a site plan for the proposed use within a specified period, the
8 zoning reverts back. In a recent case, another applicant was given one year.

9
10 Commissioner Layton stated that the project is seeking C-2 zoning because of the brewery use.
11 Mr. Teerlink reported that the NC zone allows for restaurants and multi-family uses but all must
12 come back to the Planning Commission for conditional use site plan approval. In response to a
13 question raised, Mr. Teerlink stated that conditional use approval always runs with the land,
14 regardless of ownership. Any change of use would have to be addressed.

15
16 Mr. Teerlink next introduced the Holladay Court Concept Residential Subdivision Plan. The
17 property is in the R-2-10 zone with a four-lot subdivision proposed. A private lane will service
18 the deeper properties. The request was determined to meet the ordinance.

19
20 The Conditional Use Permit (“CUP”) request for a Short-Term Rental at 4371 South Highland
21 Drive was next presented. Mr. Teerlink stated that short-term rentals are allowed in the City but
22 are limited to certain zones and streets. The subject property in this case meets both criteria. Noise
23 issues were discussed. Mr. Teerlink stated that neighbors with noise issues should call the police
24 rather than staff. If the conditions of approval are not met there would be a review and potential
25 revocation of the Conditional Use Permit. The possibility was discussed of limiting the number
26 of individuals who may rent the property. Mr. Teerlink stated that in this case, the applicant runs
27 his business from the subject property.

28
29 Commissioner Layton asked City Attorney, Brad Christopherson, to give his opinion on situations
30 where a property is vacated. He stated that when there are two parcels in the middle of a right-of-
31 way, once they are dedicated as a public way they no longer seem to be contiguous. He asked if
32 the property is owned by the property owner who owns two parcels. Mr. Christopherson
33 referenced a statute that specifies that a road by use becomes a public right-of-way after 10 years.
34 The role of the Planning Commission is to interpret the statute and the City ordinance. He did not
35 disagree that the legal descriptions go to the center point on the two parcels, but he did see how
36 they could be considered contiguous as they are separated by a public right-of-way. Commissioner
37 Layton stated that the intent was to develop the parcels as one knowing that once they become
38 developed they must dedicate what once was contiguous property.

39
40 Mr. Christopherson stated that if the public uses a road continuously for more than 10 years, it is
41 a de facto dedication. The City requires the dedication. Commissioner Prince asked why the
42 dedication did not happen when the north parcel was purchased by the Hiltons. Mr. Christopherson
43 explained that that would only occur if there were some action by the City.

1 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
2 **Commission Chair.**

3 In the absence of Chair Howard Layton, Vice-Chair Ann Mackin called the Regular Meeting to
4 order at approximately 6:02 p.m. and read the Commission Statement.
5

6 **CONTINUED ACTION ITEM**

- 7 1. **“Hulton Court” – Amended and Extended – Concept – 2394 thru 2397 Murray**
8 **Holladay Road (R-1-10 and R-2-10). Continued Review and Consideration of a**
9 **Proposal by Property Owner, Ron Hilton, for Conceptual Site Plan Application to**
10 **Amend “HULTON COURT” a Previously Approved Residential Subdivision, by**
11 **Adding Additional Property to Redevelop a Total of 1.3 Acres located in the R-1-10**
12 **and RR-2-10 Zone, to Form a Seven (7) Lot, Single-Family Home Subdivision,**
13 **Planned Unit Development. As per Holladay Ordinance 13.08 & 13.10. File #20-1-**
14 **15-1.**

15 Community Development Director, Jonathan Teerlink, reported that at the previous meeting, the
16 Planning Commission requested that staff provide a legal opinion on outstanding questions. City
17 Attorney, Todd Godfrey, had since provided that information. City Attorney, Brad Christopherson
18 was present to answer questions regarding the letter. The request was for a Concept Subdivision
19 application. The applicant provided comments regarding the legal opinion.
20

21 The applicant, Ron Hilton, gave his address as 2394 Murray Holladay Road and stated that he has
22 sought clarity on the issue. Over one year ago, they submitted a subdivision request and relied on
23 that information before purchasing the subject property. Three years ago, the Planning
24 Commission seemed very willing to allow three homes on the property. He stated that the
25 proposed project will be much better and provides open space. The alternative would involve
26 multi-family, multi-story development. He commented that the neighbors are much happier with
27 the current proposal. It was noted that the public hearing was conducted and closed at the last
28 meeting.
29

30 Commissioner Banks read with interest the competing legal opinions where Mr. Anderson makes
31 the point that Murray Holladay Road is not owned or dedicated in fee title as a public road. He
32 felt there were ways a road can become public other than through an owner dedicated and fee title
33 such as adverse possession or condemnation. He did not believe that Mr. Anderson’s assertion of
34 a qualifier of fee title resolves the issue. In light of the historic use of the property as a public road,
35 he tended to discount Mr. Anderson’s opinion.
36

37 Commissioner Layton commented that Mr. Hilton has two viable projects. One in the R-1-10 zone
38 was approved in June 2021. What Mr. Hilton was proposing in the north phase within the
39 boundaries of an R-2-10 zone will also be a great project. The more he can tie the two projects
40 together aesthetically the better. He supported Mr. Hilton in terms of the two projects that are
41 across the public way from one another.
42

43 Commissioner Lloyd preferred the current proposal where the properties intersect. She considered
44 the lower profile homes to be more in keeping with the neighborhood.
45

1 Commissioner Roach commented on the zoning and the other properties on the south side of the
2 street. It seemed unfair and biased to allow the applicant to do something outside of that construct
3 based on what he is trying to do on the other side of the street. He wanted to understand why
4 Mr. Hilton needs the extra home on the one side.

5
6 Commissioner Prince agreed with Commissioner Roach and supported the idea of the bungalow,
7 cottage-style homes, and hoped the applicant will ensure that there is uniformity between the two
8 properties. She was not convinced that taking the remaining square footage from one property to
9 put with the other to allow an extra home is justified.

10
11 Commissioner Layton remarked that there is a reason why the properties to the east and west of
12 the south property have been required to comply with the zone. The fact that across the street there
13 will be the ability to do something slightly different but in keeping with the zone would make it
14 consistent with the adjoining neighbors to the east except for when there is a zone difference. He
15 saw no reason to consider a Planned Unit Development (“PUD”) when both projects are viable.

16
17 ***Commissioner Layton moved to approve the Conceptual Plan for “Hulton Court”, a six-lot***
18 ***residential subdivision in the R-2-10 and R-1-10 zones located at 2394 through 2397 East***
19 ***Murray Holladay Road based on the following:***

20
21 ***Findings:***

- 22
23 1. ***Complies with standards of the R-1-10 and R-2-10 zones.***
24
25 2. ***Lots are created to be accessible by utilities, public roads, and emergency access.***
26

27 ***Commissioner Prince seconded the motion. Vote on motion: Commissioner Banks-Aye,***
28 ***Commissioner Roach-Aye, Commissioner Prince-Aye, Commissioner Lloyd-Aye,***
29 ***Commissioner Layton-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.***
30

31 ***Commissioner Banks moved to approve a Planned Unit Development for “Hulton Court” a***
32 ***residential single-family home subdivision in the R-2-10 and R-1-10 zones located at 2394***
33 ***through 2397 East Murray Holladay Road subject to the following:***
34

35 ***Findings:***

- 36
37 1. ***Complies with the allowed land uses of the R-2-10 and R-1-10 zones as a***
38 ***residential subdivision.***
39
40 2. ***The density and layout are found to comply with the approved Concept Plan that***
41 ***was previously approved.***
42
43 3. ***Is granted flexibility to zone standards via the Planning Commission.***
44
45 4. ***Provides for the preservation and enhancement of desirable site characteristics.***

1
2 **Conditions:**
3

- 4 1. *All lot sizes are modified to maintain the minimum sizes shown on the approved*
5 *plan.*
6
7 2. *Setbacks are modified as shown on the approved plan.*
8
9 3. *Dedicated open space and common area are provided.*
10
11 4. *Submit to the TRC a preliminary level subdivision plat for assessment*
12 *preparation for Planning Commission review.*
13

14 Commissioner Layton commented on the difference between development with a PUD and an R-
15 1-10 and R-2-10 zone which are quite different in terms of size and setback requirements.
16 Mr. Teerlink confirmed that was the case and stated that Mr. Hilton proposed what he considered
17 to be acceptable setbacks for the PUD. Commissioner Roach clarified that the motion included a
18 finding and condition that the density and layout comply with the approved concept plan.
19

20 *Commissioner Prince seconded the motion. Vote on motion: Commissioner Banks-Aye,*
21 *Commissioner Roach-Aye, Commissioner Prince-Aye, Commissioner Lloyd-Aye,*
22 *Commissioner Layton-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.*
23

24 **PUBLIC HEARINGS – ACTION ITEMS**
25

- 26 2. **Zone Map Amendment – Rezone from NC to C-2 – 5025 South Highland Drive.**
27 **Review and Recommendation to City Council on a Proposal by Applicant Bret**
28 **Laughlin to Amend the Holladay Zone Map at this location from the Current**
29 **Neighborhood Commercial Zone (NC) to the Commercial Zone (C-2) for**
30 **Approximately 1.2 Acres of Property. File #22-4-01.**

31 Mr. Teerlink presented the Staff Report and stated that the request is for a zone map amendment,
32 which is a legislative action. It requires a recommendation from the land use authority, which is
33 the Planning Commission, to the City Council for review.
34

35 The applicant, Bret Laughlin, gave his address as 2545 East Walker Lane. He stated that he is a
36 long-time City resident and not a developer. The subject property has been an eyesore for over a
37 decade, and it has been his dream to turn it into a beautiful landmark. He envisioned developing
38 a restaurant or townhomes to break up the residential impact from the east side. He spoke to the
39 property owners a few years earlier and was ultimately able to purchase the property. What was
40 proposed was a restaurant and brewery concept with four townhomes. The project would be small
41 with ample green space between the townhomes and the restaurant. The impact on the
42 neighborhood was expected to be minimal. Since purchasing the property, Mr. Laughlin has
43 received numerous offers that would have resulted in a far greater return. He intended to develop
44 something that will improve the neighborhood.
45

1 Commissioner Layton commented that what is proposed seems like a perfect use for the site. It is
2 quasi residential with a buffer that blends into the neighborhood commercial. He asked what the
3 reasoning was behind changing the zoning to C-2. Mr. Laughlin stated that it was proposed to be
4 changed to allow for the brewery. He was partnering on the restaurant with the owner of
5 Emigration Brewery. The intent was to do a small micro-brewery that would manufacture enough
6 for the restaurant and the Emigration Brewery. They also envision brewing non-alcoholic
7 beverages but the C-2 zoning would be required to do that. Commissioner Layton acknowledged
8 that the City's zoning and land use tables do not include micro-breweries separate from breweries.

9
10 Vice-Chair Mackin opened the public hearing.

11
12 *Camille Pearce* gave her address as 2052 Arbor Lane and suggested a neighborhood pub to a
13 Cottonwood Mall developer. To her knowledge, one was not being considered. She was
14 encouraged that one might become part of the neighborhood. She was not notified of the
15 neighborhood meeting. Due to extreme drought, her understanding was that beer can be 90%
16 water. She asked what procedures will be used to minimize water use, will the flow meters will
17 be to prevent leaks, if recycled water will be used for certain purposes such as cleaning, how many
18 gallons of water are expected to be used for a micro-brewery use as compared to a home use, where
19 will the water be sourced from, and if water usage will affect water pressure in the neighborhood.
20 She questioned the potential for emissions into the neighborhood or water resources and if the use
21 can be changed at some point in the future. She also inquired about parking and the ingress/egress
22 onto Arbor Lane and the potential for increased traffic. She expressed her support and stated that
23 the development of townhomes does not benefit the neighborhood, but the proposed restaurant and
24 micro-brewery would.

25
26 *Steve Glaser* gave his address as 2052 Arbor Lane and echoed the comments of his wife,
27 Ms. Pearce. What is proposed seemed like a very nice use of the property. With regard to water
28 pressure, there was at least one case where there was inadequate water pressure to fight a fire.
29 Work was done to ensure that it did not occur again. He would also want to prevent other C-2
30 uses from being allowed on the site.

31
32 Mr. Laughlin stated that as a resident he was also not comfortable with what C-2 zoning could
33 allow. He felt that what is proposed is a good option because he lives in the neighborhood and is
34 a lifelong Holladay resident. He was also concerned about water and environmental impacts. He
35 stated that the details will be addressed as the process moves forward. He agreed that the
36 ingress/egress should be from Highland Drive.

37
38 Commissioner Banks commented that if the property was sold to someone interested in developing
39 another permitted use that might be more objectionable, the Commission has the prerogative to
40 put certain time limitations as a condition of the zone change. If he were to get zoning approval,
41 he would likely tear down all of the buildings which would benefit the neighborhood. He would
42 assume that within two years he would be able to obtain approval for the conditional use and start
43 the project. Timing issues were discussed. It was noted that the Commission will consider an
44 extension if needed but stressed that the goal is to protect the neighborhood.

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

2
3 Commissioner Lloyd felt that with the appropriate conditions she was excited for the project to
4 move forward and the property to be approved.

5
6 Vice-Chair Mackin remarked that it will be a great addition to the community.

7
8 Commissioner Prince appreciated that Mr. Laughlin is including four townhomes to serve as a
9 transition and address the need for more housing.

10
11 Commissioner Layton stated that the Commission will have opportunities to review the request in
12 greater detail throughout the process and qualify the conditions.

13
14 Commissioner Roach appreciated the discussion about potential conditions and time conditions
15 and wondered if there was a need to impose a time limitation if there is a “type” limitation.
16 Mr. Teerlink shared a similar issue with the Fairfield Hotel, which was tied directly to a hotel use.
17 Commissioner Layton stated that the zone change will be made with the condition that the uses be
18 residential and the restaurant commercial with a small micro-brewery. That issue could be
19 revisited going forward. He did not think the timeframe was key but felt that the uses conditioned
20 for the zone change are what they want to control.

21
22 Commissioner Lloyd supported imposing a time constraint. Commissioner Layton thought it was
23 more reasonable to impose a time constraint if they were after a recommended timeline to get to
24 the next step in the process. Mr. Teerlink stated that not much is required as part of a concept site
25 plan. By ordinance, concept approvals are good for one year. He felt that would be a good
26 benchmark with a micro-brewery conditional use.

27
28 Commissioner Banks was not in favor of imposing a time limitation but supported the general
29 modest descriptions regarding use. He invited incremental protective time conditions beyond what
30 type of use conditions would protect. Commissioner Layton stated that Mr. Laughlin will have to
31 deal with the Utah Department of Transportation (“UDOT”), utility companies, geotechnical
32 engineers, and civil engineers to come up with the best possible conditions for concerns that arise.
33 He was pleased that they have someone willing to develop something desirable on the property.
34 He did not consider additional time constraints to be necessary. Potential motion language was
35 discussed.

36
37 ***Commissioner Roach moved to forward a recommendation to the City Council to approve an***
38 ***application from Bret Laughlin to amend the Holladay Zoning Map for 1.2 acres of land located***
39 ***at 5052 South Highland Drive from NC to CW based subject to the following:***

40
41 ***Conditions:***

- 42
43 ***1. Switch to C-2 zoning and recommend that the Council limit the use to what is***
44 ***proposed, which is a restaurant, micro-brewery, and a handful of townhomes.***
45

1 *Commissioner Prince seconded the motion. Vote on motion: Commissioner Banks-Aye,*
2 *Commissioner Roach-Aye, Commissioner Prince-Aye, Commissioner Lloyd-Aye,*
3 *Commissioner Layton-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.*
4

5 **3. “Holladay Court” – Concept Residential Subdivision Plan - 1770 East 3900 South (R-**
6 **2-10 Zone). Review and Consideration of a Proposal by Applicant, Brandon Fry for**
7 **a Four (4) Lot Residential Subdivision Redevelopment Plan on .657 Acres. As per**
8 **Holladay Ordinance 13.08 & 13.10. File #22-1-01.**

9 Mr. Teerlink presented the staff report and stated that the request involves a large piece of property
10 that is proposed to be split into four single-family homes. R-2-10 typically denotes a duplex use,
11 however, there is a provision that allows for detached single-family, which is what the applicant
12 is proposing. The Technical Review Committee (“TRC”) reviewed the application for compliance
13 with the zone in terms of use and density and the Unified Fire Authority (“UFA”) approved the
14 turnaround concept on the west side of the project. Emailed comments were provided to the
15 Commission for review. Staff and the TRC recommended approval of the concept layout.
16

17 The applicant, Brandon Fry, a Holladay resident, thanked the Commission for their service. The
18 property is in the R-2-10 zone and is proposed for development of a new residential product that
19 is smaller in scale. He was proposing four single-family 6,250 square-foot lots, which meet the
20 zoning requirement. The setback and turnaround requirements have also been met. He was
21 awaiting two additional Will-Serve letters.
22

23 In response to a question raised by Commissioner Roach, Mr. Fry stated that four trees need to be
24 removed. There will be additional space on the east side to plant more trees.
25

26 Commissioner Lloyd stated that communication was received from Maeve Johnston who lives at
27 1782 East 3900 South. She is currently on a septic tank and would like to connect to the sewer
28 system, if possible. Mr. Fry stated that they will accommodate Ms. Johnston if it is feasible.
29

30 A neighborhood meeting was held on January 4, 2022.
31

32 Vice-Chair Mackin opened the public hearing. There were no public comments. The public
33 hearing was closed.
34

35 *Commissioner Lloyd moved to recommend approval of the residential subdivision concept*
36 *review for property located at 1770 East 3900 South in Holladay Court based on the following:*
37

38 ***Finding:***
39

- 40 **1. *The request is in accordance with the intent, standards, and criteria specified in***
41 ***the Holladay City General Plan, Title 13 of the Holladay zoning and subdivision***
42 ***regulation codes, and the TRC.***
43

1 *Commissioner Roach seconded the motion. Vote on motion: Commissioner Banks-Aye,*
2 *Commissioner Roach-Aye, Commissioner Prince-Aye, Commissioner Lloyd-Aye,*
3 *Commissioner Layton-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.*
4

5 **4. Conditional Use Permit – Short-Term Rental – 4371 South Highland Drive (RM**
6 **Zone). Review and Consideration of a Request by Applicant AJ Valenzuela, to**
7 **Operate a Short-Term (i.e., Airbnb) Residential Rental Permit at this Location. As**
8 **per Holladay Ordinance 13.76.735 & 13.08.040. File #22-2-01.**

9 The applicant, AJ Valenzuela, reported that he recently purchased the building at 4371 South
10 Highland Drive and has his office on the main level. The basement has a three-bedroom apartment.
11 The intent was to utilize it as a two-bedroom short-term rental with the third bedroom to be used
12 for storage for his business. Because his office is upstairs, Mr. Valenzuela stated that he will be
13 able to keep a close eye on it. He has adequate parking with six spaces in front and four behind
14 the building. The intent was to designate two parking spaces for guests behind the building. Other
15 concerns were identified as noise. He will have cameras outside and a restriction on the number
16 of guests that are allowed to stay in the unit. Mr. Valenzuela explained that with his business
17 upstairs, he has a vested interest in ensuring that there are no disturbances. The short-term rental
18 will have a separate entrance on the south side of the building. No smoking or pets will be
19 permitted in the unit.
20

21 Vice-Chair Mackin opened the public hearing. There were no public comments. The public
22 hearing was closed.
23

24 In response to a question regarding potentially expanding the use, Mr. Teerlink stated that the
25 ordinance restricts the use to four bedrooms. If the use were to expand to the main level, a
26 condition could be added to require the applicant to come back to the Commission. The ordinance
27 does not address the number of occupants. It was noted that one neighbor is vehemently opposed
28 to the request.
29

30 Commissioner Layton reported that the location fits every criterion and is a perfect place for a
31 short-term rental. Mr. Teerlink stated that at any given time there are issues with short-term rentals
32 in the City. On any Airbnb or VRBO website, there are 75 to 175 available homes that are
33 operating illegally within the City. He applauded those who come to the Planning Commission
34 and go through the process to provide uses for the community in locations that the City has
35 prescribed. Any neighbor has recourse if there are noise or other disturbances. In such cases, they
36 should call the police so that there is a record of the complaint. Mr. Teerlink stated that it has also
37 been helpful with previous approvals to require the conditions of approval to be prominently
38 displayed in the unit.
39

40 *Commissioner Prince moved to approve the Conditional Use request for a short-term rental at*
41 *4371 South Highland Drive based on the following:*
42

1 **Findings:**

- 2
- 3 1. *The property is located in the R-2 zone, an approved zone, and has lot frontage*
- 4 *on Highland Drive, an approved right-of-way for a short-term rental property.*
- 5
- 6 2. *The applicant and site have been proven to meet Short-Term Rental standards as*
- 7 *per 13.76.735 or will upon verification by the Inspection Staff.*
- 8
- 9 3. *The applicant is voluntarily applying for approval for this use whereas many*
- 10 *other property owners in the City have commenced STR uses without City*
- 11 *approval.*
- 12

13 **Conditions:**

- 14
- 15 1. *The basement level is allowed for Short-Term Rental.*
- 16
- 17 2. *All security lighting shall be night-sky compliant, full-hood style cutoff fixtures*
- 18 *and directed away from abutting properties to minimize the potential impact on*
- 19 *the neighborhood.*
- 20
- 21 3. *All parking for the use must be off-street/off private lane and maintained at*
- 22 *maximum capacity for the STR accordingly.*
- 23
- 24 4. *The dwelling and landscaping must be maintained in good condition at all times.*
- 25
- 26 5. *Noise and disturbances at the property must be minimized at all times and the*
- 27 *owner must provide to all directly abutting property owners his/her contact info*
- 28 *in the event of a violation of the permit and/or other City regulations.*
- 29
- 30 6. *No advertising signs are allowed – by ordinance.*
- 31
- 32 7. *Snow shall be removed from sidewalks as per City Code.*
- 33
- 34 8. *Property and site inspection by Building and Fire Inspectors is required to verify*
- 35 *standards listed herein and for both Fire and Building Codes.*
- 36
- 37 9. *A posting of the conditional use permit number and regulations relating to off-*
- 38 *street parking, noise limits, and emergency contact phone numbers, including the*
- 39 *property owner, shall be prominently placed in a common area within the*
- 40 *premises.*
- 41
- 42 10. *Obtain a Holladay Business License only upon verification of compliance with*
- 43 *standards as noted by the Building and Fire Inspectors Report and the conditions*
- 44 *of the CUP.*
- 45

1 11. *Conditions or complaints found to be in violation of set standards will require re-*
2 *review by the Planning Commission or possible revocation of this permit and/or*
3 *business license as determined by the City of Holladay.*
4

5 *Commissioner Banks seconded the motion. Vote on motion: Commissioner Banks-Aye,*
6 *Commissioner Roach-Aye, Commissioner Prince-Aye, Commissioner Lloyd-Aye,*
7 *Commissioner Layton-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.*
8

9 5. **Adjournment.**

10 *Commissioner Lloyd moved to adjourn. The motion passed with the unanimous consent of the*
11 *Commission.*
12

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

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, January 25, 2022.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT

DRAFT

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

Tuesday, February 1, 2022

6:00 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Ann Mackin, Vice-Chair
Martin Banks
Chris Layton
Alyssa Lloyd
Karianne Prince
Dennis Roach

Jonathan Teerlink, Community Development Director
Jayme Blakesley, City Attorney
Crystal Nichols, Business License Official

WORK SESSION

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin called the Work Session to order at approximately 5:30 p.m.

1. Open and Public Meetings Training.

City Attorney, Jayme Blakesley, presented the Open and Public Meetings Training. He stated that everything the Planning Commission does as a public body must be properly noticed at least 24 hours in advance and on the agenda before action can be taken. A quorum is a simple majority. To go into a closed session, two-thirds of the Commission must be present. Meetings can be held electronically but must be noticed as such and there must be an anchor location where the public can attend. Members of the body can join electronically via telephone or Zoom. All meetings must be recorded and minutes must be kept for each meeting. Mr. Blakesley explained that there are exceptions where meetings would not need to be recorded but they are rare. No decisions can be made in a closed session.

The roles and responsibilities of the Planning Commission were next addressed. He explained that courts defer to the actions of cities and are slow to overturn a city action. In a situation involving a legislative decision made by a City Council, the courts will not intervene unless it is arbitrary, capricious, or illegal. For a legislative decision, the standard is reasonably debatable. Other decisions would be administrative such as an application for a project within an existing zone. Those types of decisions would be recommended based on compliance with the ordinance. There are also limitations on what can be considered. The Planning Commission can only consider factors before them or where there is supporting evidence.

1
2 Legislative and administrative decisions were discussed. Mr. Blakesley reported that cities are a
3 sub-jurisdiction under the State and have powers offered by the State that regulate all land use
4 decisions according to the Land Use Development and Management Act (“LUDMA”). LUDMA
5 authorizes the City to use its land use standards as long as they are consistent with law and mandate
6 the following:

- 7
8
 - A Planning Commission;
 - An appeal authority; and
 - A process for considering land use applications.

10

11
12 Utah has strong respect for individual property rights and LUDMA reflects that. There are aspects
13 of State Code that are in favor of the applicant or the landowner rather than the City or the land
14 use authority. Cities may regulate private property but once written and established, land use
15 regulations are binding. Land use ordinances must be plainly written to be enforceable. If there
16 is any ambiguity, the courts will rule in favor of the landowner. Process matters a great deal under
17 LUDMA. There are also land use and hearing requirements that must be adhered to. It was noted
18 that a tie goes to the applicant or property owner. When discussing roles and responsibilities, the
19 land use authority is the appeal authority.

20
21 Mr. Blakesley explained that a legislative body is the only body that can enact a land use
22 regulation. The land use authority applies the plain use of the land use regulation when making a
23 decision. These are administrative decisions that can, in some circumstances, be decided by the
24 Planning Commission or staff.

25
26 Conditional uses are legally rightful uses as long as certain conditions are met and applied. The
27 City is limited in terms of the factors that can be considered. The Planning Commission cannot
28 deviate from that list. If there is a restriction that the courts cannot plainly understand, they will
29 interpret in favor of the landowner or applicant. Specific circumstances were discussed.
30 Mr. Blakesley stated that there must be a quorum to hold the meeting and then a majority of the
31 composition of the Planning Commission to advance any particular motion. If only four members
32 are present at the public meeting, all four would have to vote in favor of a motion to move it
33 forward.

34
35 The appeal authority hears and decides things such as variances or appeals of decisions applying
36 the Land Use Ordinance. The City of Holladay uses one individual as the appeal authority.
37 Mr. Blakesley identified limitations on land use decisions and stated that they can only be made
38 by a legislative body. Additionally, a legislative body cannot make amendments to a zoning
39 district unless it first submits that amendment to the Planning Commission. If a decision is
40 appealed, the City has the authority to establish a standard of review.

41
42 Mr. Blakesley stated that any person or entity that has an interest in a property can seek a variance.
43 There are, however, statutory requirements that are very difficult to meet. Judicial review is also
44 available. Once an appeal has run its course through the City government and has exhausted all
45 of the administrative remedies available, a Petition for Judicial Review is available where a court

1 will review the decision. If it is a legislative decision, that standard of review will be whether it
2 was reasonably debatable. If it is a judicial review but an administrative decision, the court will
3 look at the abuse of discretion standard. If a request involves the judicial review of a legislative
4 decision, they will look at the validity of the ordinance. If it involves the judicial review of an
5 administrative decision, they will look at application of the ordinance to the facts.

6
7 The terms “arbitrary” and “capricious” refer to something that is not supported by substantial
8 evidence found on the record. Best practices were discussed. Mr. Blakesley stressed the
9 importance of the Planning Commission understanding the nature of the decisions they are making.
10 The Commission Members will want to know what their role and responsibility is. In most cases,
11 they will be the land use authority. In response to a question raised, Community Development
12 Director, Jonathan Teerlink, stated that he was aware of no instance where the Planning
13 Commission served as an appeal body.

14
15 Mr. Blakesley commented that the Planning Commission should follow procedural requirements
16 exactly and document their decisions in writing. In the event of a challenge, decisions that have a
17 robust record are most likely to be upheld. The decision must be based on the evidence and reasons
18 that are allowed for in City Code. For legislative decisions, public hearings should be considered
19 an opportunity to learn. He encouraged the Commission to make a decision and then bring to bear
20 what they hear during the public hearing as well as their own judgment and preferences.
21 Administrative decisions are different. Sometimes a public hearing will be held on an
22 administrative decision and there may be people who do not like what the Code allows, however,
23 discord and opposing viewpoints cannot be considered as one of the criteria. In those
24 circumstances, it is necessary to isolate the Code, what it provides for, and determine whether the
25 application fits within what is allowed. Whenever reasonable, Mr. Blakesley encouraged the
26 Commission to delegate decisions to staff.

27
28 He cautioned the Commission against taking site visits or considering things that are not on the
29 record. The record supports and buttresses the decision made. If it is based on something that
30 cannot be pointed to in the record, it can be difficult to support if the decision is challenged.
31 Conversations with developers that do not take place on the record should be avoided. Text
32 communications during a meeting should also be avoided. All conversations must be part of the
33 record of the public meeting. Pre-meeting commitments should also be avoided.

34
35 Chair Mackin commented that it is beneficial to visit sites individually rather than as a group.

36
37 Mr. Blakesley explained that the Commission is subject to the Municipal Officers and Employees
38 Ethics Act, which prohibits certain behaviors on their part. Certain responsibilities come with
39 public service. Someone from their office is always available to advise on ethics issues. They can
40 also confer with the Planning Commission Chair. He noted that Planning Commission members
41 cannot do the following:

- 42
43 1. Use their office for personal gain.
44

2. Receive money for assistance with a transaction unless it is disclosed. If it is disclosed, the member involved should recuse themselves from the decision.
3. Be part of a business that is regulated by the City where the Commission Member plays a role in that regulation.
4. Be part of a business that is doing business with the City and part of the decision-making process.
5. Have an investment of over \$2,000 that would create a conflict of interest with their roles and responsibilities with the City.
6. Bring someone along and have them violate the act in their stead.

CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin called the Regular Meeting to order at 6:00 p.m. and read the Commission Statement.

PUBLIC HEARING/ACTION ITEM

1. **Zone Map Amendment – 5661 South Highland Drive – Rezone from R-1-43 to R-2-8. Review and Recommendation to City Council on Proposal by Applicant, Silicon Slopes, LLC, to Amend the City of Holladay Zone Map for Approximately .66 Acres from the Current R-1-43 Zone (one home per acre) to the R-2-8 Zone (one home per 5,000 square feet).**

Community Development Director, Jonathan Teerlink reported that the above matter was on a previous agenda but delayed by the applicant. There were issues with noticing tonight's meeting in that the wrong date was listed. Staff had since corrected the notice. The matter is a legislative action for the Commission to make a recommendation on a rezone to the zoning map. The applicant is requesting to maintain the residential use but at a higher density. Mr. Teerlink explained that the Highland Drive Master Plan ("HDMP") contains specific guiding language with one of the main points being to consider transitional zones that are residential in nature but no more than the equivalency of five units per acre. A chart of applicable zones was provided that would be equivalent to five units per acre. Comments received via email were provided to the Commission and the applicant.

Commissioner Layton asked about other density options between the two zones. Mr. Teerlink stated that between R-1-34 and R-2-8 the next zone down is R-1-21 at one-half acre (15,000 square feet), R-1-10 at 10,000 square feet, R-2-10, and then R-2-8. It was acknowledged that in an effort to increase density there are numerous levels.

Chair Mackin opened the public hearing.

The applicant, John Hill, identified himself as the owner of Silicon Slopes, LLC a small construction business he started one year ago. After retiring from the military, he created Silicon

1 Slopes Commercial Construction. He wanted a business that was synonymous with the state he
2 served in. He felt that sometimes he is misrepresented. It has always been his dream to develop
3 and build something. He hoped to build something that is beautiful and benefits the community.
4

5 Mr. Hill reported that there were various proposals for the property but his intent is to provide
6 housing for middle-class families. He was requesting a rezone of the property at 5661 South
7 Highland Drive from R-1-43 to R-2-8 and believed his request matches the density in the
8 immediate vicinity. The subject property is surrounded by similarly zoned properties. When
9 reviewing the Master Plan, he wanted to make sure that the request for a rezone matches
10 Segment B of the HDMP that was approved in 2017. Mr. Hill was sensitive to his immediate
11 neighbors and wanted to help address the housing concerns that exist and develop a well-thought-
12 out project.
13

14 Commissioner Prince drove by the property earlier in the day and noticed that for-sale signs are
15 posted. She asked about the status of the property. Mr. Hill stated that they have been under
16 contract to purchase the property since September. As part of their due diligence, they were
17 looking into what can be done with the property.
18

19 Commissioner Roach stated that the rezone is shown going up to Pheasant Way. It was clarified
20 that what appears to be the rezone is just a text box and the rezone does not extend that far.
21

22 *Rick Clark* gave his address as 2270 East Pheasant Way. He thanked the Planning Commission
23 Members for their service to the community and Mr. Hill for his service to our Country and State.
24 Mr. Clark expressed opposition to the proposed zone change. He noted that a petition was
25 circulated around the neighborhood and signed by 50 to 60 people. The petition addressed being
26 able to control rights-of-way on the street. Mr. Clark wanted to make sure that does not present a
27 problem. He stated that the number of signatures obtained shows the level of concern for the
28 proposed rezone.
29

30 Mr. Clark stated that Mr. Hill described the neighborhood meeting as “cordial and pleasant”.
31 Mr. Clark agreed that it was cordial but perhaps not pleasant since Mr. Hill is proposing to
32 significantly alter the character of the neighborhood. The parcel to be rezoned serves as one-half
33 of the gateway into the Pheasant Way neighborhood. Discussion has centered around whether to
34 modify the property as a Highland Drive or Pheasant Way property. It has a Highland Drive
35 address but he considered it to be a Pheasant Way property. The only time any of the neighbors
36 on Pheasant Way have been referred to was in the comment that at some time in the future they
37 would like it to be a PUD.
38

39 Mr. Clark stated that the traffic studies that are cited in the staff report reference traffic along
40 Highland Drive and predict that increased traffic from the proposed project will be negligible.
41 However, the additional cars on Pheasant Way will result in approximately a 10% increase in
42 traffic. He referenced the rezone standards and stated that the request does not meet the
43 requirements. Mr. Clark stated that paying a high price for a property should not be a justification
44 to do whatever a developer wants to with a piece of property. He asked that the Commission
45 recommend denial of the rezone request.

1
2 *Tom Nelson* gave his address as 2155 Pheasant Way and stated that the street began in 1928 as a
3 private lane leading to his parent's home that was built on his grandfather's dairy farm. His mother
4 named the street and he is the only living person that has called Pheasant Way home throughout
5 his life. The developer and staff provided studies related to the north-south traffic on Highland
6 Drive. He noted that Highland Drive is owned by at least six separate municipalities. He addressed
7 the one-mile stretch of road that is the only portion of Highland Drive that is a City street. He
8 noted that the east-west traffic in the community is critical. Mr. Nelson addressed the commuting
9 travel associated with the intersection at Highland Drive, Pheasant Way, and Pheasant Circle. It
10 is a single intersection because the two are only one-half block apart and serious activity at either
11 one would extend well beyond the other.

12
13 Mr. Nelson stated that Highland Drive was one of the first streets in the community up Big
14 Cottonwood and was established in 1849. In the pioneer times, it was the only north-south street
15 serving the community and fed several lanes to the east and west. It was the only access to the
16 property east as the Big Cottonwood Creek created a natural barrier on the east and north of the
17 community. Later, in the early 1900s, Cottonwood Lane extended north and a bridge was
18 constructed to connect Walker Lane. Ultimately, this left the area between Walker Lane and
19 Fardown Avenue with only one access, which was Highland Drive. Today there are 60 homes
20 with only one access street.

21
22 *Annette Wells* gave her address as 2011 Pheasant Way and stated that her understanding was that
23 the developers want to have an entrance off of Pheasant Way and have a Pheasant Way address.
24 She stated that doing so will create problems. Ms. Wells stated that the existing area is single-
25 family homes with R-1-43 zoning and no curb, gutter, or sidewalk. She stated that the rural
26 features will be changed as a result of the proposed project.

27
28 Ms. Wells stated that *Brooke and Chad Iverson* were unable to be present but asked her to speak
29 on their behalf. The Iversons asked that the burden be on the party requesting the rezone. They
30 were concerned that residents are losing faith in zoning laws. They were also concerned about the
31 site issues. The developer indicated that the development would include features such as curb,
32 gutter, sidewalk, and water retention. Pheasant Way is a country estate neighborhood. Changing
33 one property to allow for such features would require the City provide the same for the entire
34 neighborhood to remain harmonious.

35
36 *Lynette Casper* gave her address as 2227 Pheasant Way and commented on the zone creep. She
37 stated that the proposed rezone will impact not only this property but the entire Pheasant Way
38 neighborhood and set a precedent where the surrounding areas will be open to something similar.
39 She stated that what is proposed does not comply with the Highland Drive Master Plan.

40
41 *Kris Standiford* gave his address as 1992 Pheasant Way and stated that his property is just under
42 one acre in size. He was concerned about a loss of privacy, potential parking issues, and increased
43 traffic. He stated that the proposed project will also decrease his property value.

1 *Landon Beales* gave his address as 2146 Pheasant Lane where he has resided for the last 52 years.
2 He raised his family in the area and enjoys the neighborhood immensely. He did not want to see
3 it change for the worse. He agreed with the previous comments. He remarked that access from
4 Pheasant Way onto Highland Drive is very dangerous. There are 60 homes above Highland Drive
5 on Pheasant Way and four lanes that feed into it. There is increased risk with new development.
6 He suggested that there be careful planning going forward.

7
8 *Madeline Miguel* gave her address as 2102 Pheasant Way. She was new to the neighborhood and
9 purchased her home in late 2019. She did not feel there was any gatekeeping taking place and
10 stated that her lot is .6-acre in size. Even though her lot is under one acre she has been warmly
11 welcomed into the neighborhood.

12
13 *George Frioux* gave his address as 1990 East Pheasant Circle on the corner of 5600 South and
14 Highland Drive. He stated that the developer plans to install a gate system to allow people to come
15 and go from the Planned Unit Development (“PUD”). His concern was that when turning right
16 onto Pheasant Way if someone were to back up or wait to get through the gate, it could be
17 hazardous. While a gate sounds prestigious, it will be problematic. Mr. Frioux was astonished by
18 the applicant continuing to push the same plan that was introduced initially. The neighbors all
19 asked for an alternative, which he has not provided. Mr. Hill wants to maximize the density on
20 the property, which is the highest offered in the City. Mr. Frioux had received several calls from
21 developers asking if they would be interested in selling their property to do something similar to
22 what is proposed. They are not interested in selling but recognize there is great interest in the area.
23 He strongly urged the Commission to recommend denial of the request.

24
25 *David Wells* gave his address as 2011 Pheasant Way and has owned his property since 2011. He
26 stated that there is a lot of emotion around this request and what it will invite in the future.
27 Mr. Wells stated that the only reason he has heard for the developer’s request is economic. The
28 proposed asking price of \$1.25 million seemed high to him. The only way that works economically
29 for a buyer is to develop it with as much density as possible. He did not consider economics to be
30 a justifiable reason to change the zoning. Mr. Wells also did not feel that it is a distressed property.
31 It is unkempt perhaps and does not have a landscaping buffer like many other properties along
32 Highland Drive. Alternatively, he felt that changing the zoning will harm him and his neighbors.
33 In his opinion, changing the zoning diminishes his property value more than simply being close to
34 Highland Drive. Mr. Wells agreed that what is proposed will set a bad precedent. He asked that
35 the Commission look more closely at the rights and interests of residents who want to remain in
36 the neighborhood.

37
38 *Andy White* gave his address as 5690 South Pheasant Lane. He recalled that at the first meeting
39 there were two developers. He wanted to better understand who the second developer is.
40 Mr. White read the general guidelines that state that zone changes can occur if there is a significant
41 reason. He did not consider the desires of a single developer to be adequate.

42
43 *Tony McQuinn* gave his address as 2163 East Pheasant Lane and stated that he purchased the
44 property two years ago. It is a wonderful neighborhood with great neighbors. He has a special
45 needs daughter and wants a quiet neighborhood where she can live out the rest of her life and get

1 safely to a bus stop. He was concerned that there will be parking near the bus stop, which would
2 create a safety hazard for his daughter. He asked that the Commission recommend denial of the
3 request.

4
5 *Randy Casper* gave his address as 2227 Pheasant Way stated that he has lived in his home for over
6 20 years. They have a beautiful backyard with trees, however, behind his home, a huge new home
7 is going in and all of the trees were removed. He had no control over that. He noted that the
8 residents do have control over this proposal. Mr. Casper stated that this area is unique and the
9 more it is divided up, the more that is lost.

10
11 *Candice Frioux* gave her address as 1990 East Pheasant Circle, which faces Highland Drive. She
12 wanted the Commission to understand that many of the area residents have spent a lot of money
13 and worked hard to make their properties beautiful. She did not consider living on Highland Drive
14 to be a negative. She stated that her property is over one acre in size. Making a dangerous change
15 like the one proposed allows for more influence in the neighborhood. She found it offensive that
16 Mr. Hill has been in business for one year but wants to change the dynamics of the neighborhood.
17 She keeps her property beautiful but gets a notice from the City for the slightest infraction. A
18 nearby property on the corner has a fence on the street and does not have a landscaped front yard
19 but the City has not addressed the problem. She found it interesting that the City is considering a
20 rezone to a poorly maintained property that has not been properly managed. She suggested that
21 the property owner be required to maintain the property as the other neighbors have.

22
23 *Liane Stillman* gave her address as 2149 Pheasant Way. She was asked to speak on behalf of two
24 neighbors, *Mike Rosas* who resides at 1989 Pheasant Way, and *Nina Johnston Buehler* who lives
25 at 2120 Pheasant Way. Ms. Stillman stated that one of the major reasons for the City's
26 incorporation was to be able to have its own Planning and Zoning Board and professional staff.
27 Land use decisions would be made by those who have to live here. The goal was to preserve
28 neighborhoods. The City first adopted a General Plan that included the preservation of
29 neighborhoods. The current General Plan specifies that new development must be of high quality
30 and compatible with the surrounding neighborhood. It also stresses the need to support stable
31 neighborhoods. Ms. Stillman distributed a map from the current General Plan and identified the
32 subject property that has a designation of Low-Density Residential Protected ("LDR-P"). The
33 objectives of the district are as follows:

- 34
35
 - Preserve the existing one-half acre lot development patterns;
 - 36 • Preserve the mature tree canopy;
 - 37 • Preserve the ambiance created by single-family development; and
 - 38 • Ensure that new development is appropriately accommodated through utilizing unclaimed
 - 39 density by subdivision and not by rezone.

40

41 Ms. Stillman stated that the General Plan is the future map of the City. The current map was
42 adopted in 2016 and is projected to be the vision for the City for the next 10 years. It provides an
43 overall picture of how the City is expected to grow. Preservation of neighborhoods was identified
44 as one of the overriding principles. She hoped that the Planning Commission consider what the
45 neighbors want and the preservation of neighborhoods as the overriding consideration.

1
2 Landon Beales stated that his yard has been a common shortcut from Oakwood School to the rest
3 of Pheasant Way for many years. It is used to avoid the intersection of Pheasant Way and Highland
4 Drive. If the proposed rezone is approved, the result will be a terrible bottleneck.

5
6 There were no further public comments. The public hearing was closed.
7

8 Mr. Hill stated that his company is new because he spent the last 17 years serving his country in
9 the military. He was sorry that the project has been a source of concern for his neighbors. He
10 addressed the various questions raised. With regard to traffic in and out of Pheasant Way, he stated
11 that there are actually two points of access on Pheasant Way and Pheasant Circle. The rezone
12 request is due to growth. The first developer divided the parcel into seven lots. Growth is
13 something that all have to accept. Services have to be paid for and one way to do that is through
14 tax revenue, which the new homes will generate.
15

16 Mr. Hill had looked at the homes along Highland Drive and stated that he originally proposed six
17 homes but has since reduced the density to five, which is the point at which it makes sense
18 economically for him. What is proposed is 4,000 to 4,300 square-foot homes with two-car garages.
19 Each unit will accommodate four cars with two in the garage and two in the driveway. This level
20 of parking was expected to accommodate guest parking. He pointed out that it is safer to locate
21 the entrance on Pheasant Way.
22

23 Mr. Hill stated that there is a strong argument that growth has occurred and that R-1-43 zoning is
24 the minority. The average proposed lot size is .10-acre, which is similar to others on Highland
25 Drive. The home will add value to the area and the revenue generated will benefit the City. His
26 intent was to create a beautiful development that is of value to the community.
27

28 Commissioner Banks asked if the opportunity to provide ingress and egress off of Highland Drive
29 had been fully exhausted. It sounded like the City Engineer suggested that that would be advisable.
30 If the Commission were ultimately to decide that the request for six units is too much and was to
31 consider something less, at what point would this project be infeasible.
32

33 Commissioner Layton was concerned with egress onto Highland Drive or Pheasant Way and stated
34 that more than vehicular circulation, the issue was whether this is the right place for a rezone. His
35 intent was to find zones similar to others in the area but that have their own access to Highland
36 Drive and can better accommodate higher density. The proposal as to effectively take the entryway
37 into an elegant neighborhood with larger homes and eliminate one corner of the gateway to develop
38 smaller, more dense housing. His opinion was that what is proposed takes away from the
39 neighborhood. He suggested that they find places for increased density because growth is needed.
40 He, however, considered the proposed development to be in the wrong place and in the wrong
41 zone.
42

43 Commissioner Roach thanked those who commented for their civility. He referred to the HDMP,
44 which speaks to lower density and larger lots. Along Highland Drive, there are few established
45 neighborhoods remaining that face Highland Drive. To him, this did not feel like the right place

1 for what is proposed, particularly since it feeds into the Pheasant Way neighborhood. He stated
2 that the HDMP speaks specifically against what is proposed based on the number of units that
3 already exist. He considered the proposed density to be far too high for the area.
4

5 In response to a question raised, Mr. Teerlink stated that the subject property is .667-acre in size,
6 which is 28,700 square feet. Chair Mackin asked if it is possible to develop five homes on the
7 parcel. Mr. Teerlink stated that the calculation shows a 5.7 yield but that does not take into account
8 site plan development conditions, driveways, and access roads, which typically reduce the
9 available acreage. Five units per acre pencils just barely but does not apply site plan development
10 standards, which have not been reviewed by staff. If the General Plan maximum of five units per
11 acre were applied, it would equate to a maximum of three units.
12

13 Commissioner Layton referenced language specifying the need to thoroughly evaluate the impact
14 of residential development on the existing residents. He stated that there is a lot to consider when
15 upzoning residential areas.
16

17 Commissioner Lloyd acknowledged that she is an advocate for density where it is appropriate but
18 questioned the appropriateness of what is proposed. As she drove the area, she did not realize the
19 limited egress from the existing neighborhood. She also noticed that there is increased density on
20 a significant portion of Highland Drive, which she supports. The subject property, however, is
21 obviously an entrance to a very established, stable, neighborhood. To allow such significant
22 growth at the entrance would have a negative impact on the neighbors.
23

24 Commissioner Prince considered the issue to be whether the property was to have its exit and
25 entrance on Highland Drive as a self-contained unit. If that were the case, she would view it
26 differently. With the access onto Pheasant Way, it seems more congruent with the neighborhood.
27

28 Commissioner Banks asked Mr. Hill if it would be feasible for him to develop three units. Mr. Hill
29 stated that at that density, the risk would be too high. Mr. Hill was also asked if he had explored
30 the option of having access off of Highland Drive rather than Pheasant Way. He stated that they
31 have not performed any independent studies. Access off of Highland Drive was thought to create
32 more problems than from Pheasant Way. If the project moves forward, Mr. Hill offered to conduct
33 additional studies as needed. Mr. Teerlink noted that Highland Drive is City-owned to
34 approximately 6200 South where it transitions to the Utah Department of Transportation
35 (“UDOT”).
36

37 Commissioner Lloyd was concerned about item A, which specifies that the proposed amendment
38 is consistent with the goals, objectives, and policies of the General Plan. It specifically states that
39 the subject property is an area that has been carved out to be preserved. She felt that was
40 intentional. Chair Mackin pointed out that the General Plan also states that there is to be a
41 maximum density of five units per acre. The proposed density exceeds that. Commissioner Layton
42 remarked that there are spot zones and high-density areas nearby. The question was whether this
43 is the appropriate place for something similar to occur or if there are other parcels of land in a
44 different zone with access off of Highland Drive that would be better suited for greater density.
45

1 *Commissioner Banks moved to recommend DENIAL to the City Council of the application from*
2 *Silicon Slopes, LLC to amend the Holladay Zoning Map for .66 acres of land located at 5661*
3 *South Highland Drive from R-1-43 to R-2-8 based on the following:*
4

5 *Findings:*
6

- 7 1. *The application is not consistent with the goals, objectives, and policies of the*
8 *General Plan.*
9
- 10 2. *The application is not harmonious with the overall character of the existing*
11 *development in the immediate vicinity.*
12
- 13 3. *The extent of the application may adversely impact some of the immediately*
14 *abutting properties.*
15
- 16 4. *The adequacy of the roadway nearby that is both Pheasant Way and alternatively,*
17 *Highland Drive is not sufficient to serve the proposed application.*
18

19 *Commissioner Lloyd seconded the motion. Vote on motion: Commissioner Prince-Aye,*
20 *Commissioner Roach-Aye, Commissioner Banks-Aye, Commissioner Lloyd-Aye, Commissioner*
21 *Layton-Aye, Chair Ann Mackin-Aye. The motion passed unanimously.*
22

23 **ADJOURN**

24 *Commissioner Lloyd moved to adjourn. The motion passed with the unanimous consent of the*
25 *Commission.*
26

27 The Planning Commission Meeting adjourned at approximately 7:55 p.m.

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, February 1, 2022.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT

DRAFT

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

Tuesday, March 15, 2022

6:00 p.m.

**City Council Chambers
4580 South 2300 East
Holladay, Utah**

ATTENDANCE:

Planning Commission Members:

City Staff:

Ann Mackin, Vice-Chair
Martin Banks
Chris Layton
Alyssa Lloyd
Karianne Prince
Dennis Roach

Jonathan Teerlink, Community Development Director
Brad Christopherson, City Attorney

WORK SESSION

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Community Development Director, Jonathan Teerlink, addressed the Royal Holladay Hills, Block E Preliminary Plan. He reported that over the past several months the Planning Commission has reviewed large development blocks within Royal Holladay Hills that are in various stages of development. This time last year they were looking at a full subdivision plat with all road and utility road improvements. They are now addressing each block on a micro-scale and how they fit into the grander scheme of the original subdivision plat. Preliminary drawings were provided for Block E and how they relate to the civil set for the subdivision that was presented one year ago.

Mr. Teerlink described the new roadway system and identified where the access points are for Block E. The next step is to look at the location of Block E and how it fits with the original subdivision plat, architectural themes, and landscaping themes. The Site Development Master Plan ("SMDP") is the guiding document rather than the zone in terms of how the site is to relate to other blocks within the project. The Technical Review Committee ("TRC") reviewed the request and recommended approval. It was noted that heights are measured from the existing grade. When the SDMP was established and because there is so much topography over the site, certain pinpoint locations were set in time so that they know where to measure from. In the open zone, there will be a maximum height allowance of 90 feet.

1 The possibility of deferring final approval to staff was discussed. It was noted that only the
2 Planning Commission has purview over comparing the architecture to the SDMP. Commissioner
3 Layton asked when the final finish materials will be presented.

4
5 Royal Holladay Hills, Block D, was next discussed for which Final Plat Approval was being
6 sought. Mr. Teerlink explained that there is a process for preliminary and final approval for
7 Block D. A Building Permit was approved, and the project was under construction. In the
8 meantime, the dimensional ownership was established for the building, which was to be considered
9 tonight and is the last step in the process.

10
11 Commissioner Layton commented that both blocks have their own architectural identity. He
12 wondered if each block will have similar variety. Mr. Teerlink referenced the SDMP which
13 includes a palette of styles that the applicant can choose from. Commissioner Layton liked the
14 diversity of each block.

15
16 *Commissioner Lloyd moved to adjourn the work session at 5:54 p.m. The motion passed with*
17 *the unanimous consent of the Commission.*

18
19 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**
20 **Commission Chair.**

21 In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the
22 Regular Meeting to order at approximately 6:00 p.m. She read the Commission Statement.

23
24 **ACTION ITEMS**

- 25 1. **“Royal Holladay Hills, Block E” – Preliminary Plan – 1924 East Rodeo Walk Drive.**
26 **(R-M/U Zone) Review and Consideration of Submittals by Applicant, Steve Peterson**
27 **of Preliminary Development/Construction Details for the 3.86 Acre “Block E” within**
28 **the Royal Holladay Hills Mixed-Use Development. Review Conducted According to**
29 **Concept Approvals (11/06/2021) and Regulatory Provisions of the Site Development**
30 **Master Plan (“SDMP” 2007) and Holladay Ordinance 13.65.070(C). File #19-9-19-5.**

31 Commissioner Banks referenced the summary section of the Staff Report. The fourth bullet point
32 states that the public hearing process was completed on November 6, 2021, for the Preliminary
33 and Final Site Plan. Community Development Director, Jonathan Teerlink, clarified that it was
34 just for the Conceptual Plan.

35
36 The applicant, Steve Peterson, was pleased with the progress they are making on the site. He noted
37 that a great deal of thought was put into the overall project. Chris Longson has been involved in
38 the project for the last 23 years and was determined to see the project through to the end. Work
39 on Block D was underway with the framing expected to begin later in the week. Preliminary and
40 final approval was sought tonight on Block E. The hope was to begin permitting as early as mid-
41 summer.

42
43 With regard to architecture, Mr. Peterson mentioned that the Design Guidelines specify that the
44 buildings are intended to appear incremental as if developed over time. They hired a different
45 architectural team for each block to create the personality in the overall development. Block E

1 includes for-rent residential units and brownstone units on the south side of the project. There are
2 patios in front with a bridge on the second level to Block D. Blocks D and E are connected via a
3 bridge to the amenity decks on each side. The three townhomes also will have access to the
4 amenities.

5
6 When they looked at architectural details in the SDMP they have a streamlined flat roof with glass
7 and compartmentalized floor-to-ceiling windows as part of Block E. There are extended balconies
8 on the condominium building. The edges were rounded to add curb appeal with inverted balconies
9 to add interest. The architecture was intended to be distinct and multi-dimensional. The project
10 includes 170 residential units, 20 of which are condominiums and 7 brownstones. The remaining
11 units are a for-rent product. Specific architectural elements were described. Mr. Peterson stated
12 that they intentionally created separate plaza areas between the condominium units to the north of
13 the brownstones.

14
15 Mr. Peterson stated that most of the utilities have been placed on 75% of the site or more. This
16 spring the curb, gutter, asphalt, and some of the landscaping will go in. In terms of retail, they
17 have some exciting tenants coming to the project that they will announce later. They have obtained
18 Letters of Intent and are working on finalizing leases. One includes repurposing the Macy's
19 building. Early in the process, they proposed a user there, but that particular tenant was not able
20 to obtain the needed financing. An office user will occupy the top floor, which is approximately
21 60,000 square feet in size. There are three floors for a total of 180,000 square feet in that building.
22 The second floor will include smaller office users that will be separated out. The first floor will
23 be retail. The floors will each be 18 to 20 feet in height, which could not be reproduced in a new
24 structure.

25
26 Commissioner Layton commended Mr. Peterson and his team for their decision-making and how
27 they are handling the blocks. He stated that the project will add a rich, woven archetype to the
28 whole. He loved the idea of having something that still makes it part of the Royal Neighborhood.
29 He expressed his support. Mr. Peterson stated that they have a team of seasoned and
30 knowledgeable individuals. He explained that as they transition, the tallest buildings will be closer
31 to Highland Drive. As they approach the residential units the heights will taper down. In response
32 to a question, he stated that the townhomes will be part of Block L, which is the furthest south.

33
34 Commissioner Roach asked about specific architectural features such as the green wall.
35 Mr. Peterson responded that many of the features described will be inside the common areas
36 between the units. There is another plan that is consistent throughout the entire 58-acre site. John
37 Holbrook from Architectural Nexus identified himself as one of several architects working on the
38 project. He referenced the common courtyard that connects the ground floor through the walkway
39 and past the brownstones to Block E over the bridge. It will be accessible to the public and is more
40 transient-oriented. Each unit that flanks the courtyard area will have a private patio. The ivy and
41 green walls will help divide the patio areas. The larger green wall was more related to the next
42 courtyard down. An ivy wall will break up the concrete and create interest. The private courtyards
43 will be accessed by the units that are adjacent to the courtyards and are not open to the public.
44

1 Commissioner Layton commented that it would be helpful for the Commission to understand
2 whether the same material palette will be continued that is suggested in other parts of the
3 architecture. Mr. Holbrook presented a rendering of the condominium tower that will feature a
4 lighter stone material between units. A metal panel will be added to provide contrast. The
5 brownstones will be of a brick or stone material. Behind that will be the for-rent apartments that
6 will be a mix of brick and stucco.

7
8 Commissioner Lloyd asked about the condominium units and if there will be restrictions on short-
9 term rentals. Mr. Peterson stated that they are currently working on the Covenants, Codes, and
10 Restrictions (“CC&Rs”) and the Homeowners Association (“HOA”) documents. It was in the best
11 interest of the owners to not have a lot of turnover. He recognized that there is a delicate balance
12 between not taking away someone’s rights but acting in the best interest of the community that
13 lives there.

14
15 Mr. Teerlink stated that it would be in the best interest to ensure that the decision is verified with
16 the City Council to make sure that the land use is compatible with the overarching catalog of uses
17 that will be allowed there. The most important element, in his opinion, would be impact. Short-
18 term rentals have the greatest impact in neighborhoods that do not have much transient use. Due
19 to the price point of the condominium units, Mr. Peterson would be surprised if short-term rentals
20 would be allowed.

21
22 Commissioner Lloyd reported that she owns a condominium in Sun Valley and there are problems
23 with owners that rent their units out. She commented that the increase in short-term rentals has
24 changed long-term use and the dynamic of people that are coming and going.

25
26 Commissioner Roach observed that there is a lot of roof space associated with the project. He
27 asked if consideration had been given to renewable energy. Mr. Peterson stated that there has not
28 yet, but they want to utilize as much of the roof space as possible. With other projects, they have
29 tried to use materials that do not absorb the sunlight and create a lot of heat. Mr. Holbrook
30 commented that they will plan for the future and run empty conduit to the roof that could be
31 adapted later.

32
33 Commissioner Prince inquired about trees within the project. Mr. Holbrook stated that there is a
34 planting plan. Smaller caliper trees will be planted in larger planters throughout the courtyard
35 spaces. A number of street trees were also proposed within the project on each lane.

36
37 In response to an earlier question from Commissioner Banks, Mr. Teerlink referenced the Land
38 Use Table for the SDMP and stated that a bed and breakfast use with up to five rooms within a
39 development are allowed. There is, however, a caveat that addresses lodging and limits the number
40 of bedrooms available on each lot and a bed and breakfast use is limited to an assigned number of
41 parking stalls. It was acknowledged that the issue can be controlled through the HOA and CC&Rs.

42
43 Mr. Teerlink stated that because the land use is not available in the Land Use Table, it would not
44 be allowed until the applicant requests that it be addressed by the City Council. He was not sure

1 that a condition can be applied to restrict a landowner from a use that is not available in the Land
2 Use Table to begin with.

3
4 ***Commissioner Banks moved to approve the Preliminary Site Development Plan and Plat for***
5 ***Royal Holladay Hills, Block E mixed-use residential (171 units) and retail building in the***
6 ***R-M/U Zone located at 1924 East Rodeo Walk with Final Site Plan and Plat approvals to be***
7 ***delegated to staff finding that the proposal:***
8

- 9 1. ***Complies with the Amended Conceptual Site Plan approved on November 6,***
10 ***2021, for Block E.***
- 11
12 2. ***Construction elements and details are found to be acceptable by various divisions***
13 ***of the Technical Review Committee.***
- 14
15 3. ***Development details and all related components comply with the R-M/U Zone***
16 ***and SDMP as a master-planned project.***
- 17
18 4. ***The Preliminary Plat is found to be formatted in compliance with City of***
19 ***Holladay and State of Utah regulations.***
- 20
21 5. ***Final site approvals for each of the six lots are to be submitted and reviewed***
22 ***individually as separately owned property.***
23

24 ***Conditions for Final Approval – to be submitted to and verified/approved by the Community and***
25 ***Economic Development Director and City Engineer:***
26

- 27 1. ***Work with staff on all needful clarifications, grammatical and/or formatting***
28 ***changes to the final plat prior to recording approval.***
- 29
30 2. ***Clarification of the building elevation in accordance with page 23 of the SDMP.***
- 31
32 3. ***Complete the Federal Emergency Management Agency (“FEMA”) flood plain***
33 ***certification process and permitting.***
- 34
35 4. ***Submittal of a vertical ownership component to the final plat showing separation***
36 ***and delineation of owned spaces within each building; i.e., common vs. private.***
37

38 ***Commissioner Layton seconded the motion. Vote on motion: Commissioner Layton-Aye,***
39 ***Commissioner Lloyd-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye, Commissioner***
40 ***Prince-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.***
41

42 Mr. Peterson stated that with the FEMA approval they have a Conditional Letter of Map Revision
43 (“CLOMR”) that establishes the height of the site that it was brought up to. That was accomplished
44 in 2007. Mr. Holbrook explained that the FEMA maps specify where the flood plains are located.
45 In 2007, they submitted a CLOMR with FEMA where they proposed to modify the site to bring it

1 out of the flood plain. FEMA agreed to those modifications and the site was raised as much as
2 eight feet in some places to bring it out of the flood plain. They are now in the process of obtaining
3 the Letter of Map Revision (“LOMR”), which is the final letter that does the map revision. That
4 process was expected to take about one year to complete. He explained that until they have the
5 final letter, the most they would have to do is carry flood insurance for a period of time until the
6 final is complete.

7
8 Mr. Teerlink reported that they are in the middle of the process so there is a certification from the
9 City stating that they understand that the CLOMR has been approved and they are waiting for the
10 LOMR. Mr. Peterson stated that they hope to receive final approval and break ground later in the
11 summer. The study will still be ongoing. The City acknowledged that the CLOMR exists and that
12 they have met the criteria, however, the formal process needs to be followed. City Attorney, Brad
13 Christopherson, stated that the motion, as stated, adequately addresses the issue. Commissioner
14 Banks stated that the question was whether the requirement of insurance in the interim is covered
15 under the certification process. If not, the motion would need to be amended. Commissioner
16 Layton commented that the City is not responsible for whether the applicant obtains insurance.
17 Mr. Teerlink clarified that it is not required as part of the City’s certification process. The City
18 requires the LOMR process to be finalized.

19
20 2. **“Royal Holladay Hills, Block D” – FINAL Condominium Plat - 1920 East Rodeo**
21 **Walk Dr. (R-M/U Zone) Review and Consideration of Submittals by Applicant, Steve**
22 **Peterson of the Finalized Ownership Distribution Plat for the Approved Mixed-Use**
23 **Building at “Block D”, a 3.63-Acre Site within the Royal Holladay Hills Subdivision.**
24 **Review Conducted According to Final Site and Building Approvals (02/04/2020) and**
25 **Regulatory Provisions of the Site Development Master Plan (“SDMP” 2007) and**
26 **Holladay Ordinance 13.65.070(C). File #19-9-19-3.**

27 Mr. Teerlink reported that this is the last step in the process. There was a clarification from a
28 motion made last year that required the plat to be brought back before the Planning Commission
29 for review. The TRC verified that the ownership and distribution of space complies with the site
30 plan approved in July of 2020. Mr. Peterson stated that this is the final step to allow them to begin
31 marketing the 16 residential units. He noted that there has been a lot of interest in the 16
32 condominium and 38 townhome units. Commissioner Prince was impressed by the level of detail
33 provided by the applicant.

34
35 Commissioner Banks asked if this is the first vertical ownership product that has come before the
36 City. Mr. Teerlink stated that it is the first at this scale; however, conceptually they have had
37 vertical condominium plats in the Village, but they only have three stories. The property owners
38 will have a great deal of control in terms of what they want to provide as being common space.

39
40 *Commissioner Prince moved to approve the Condominium Plat for Royal Holladay Hills,*
41 *Block D a mixed-use, privately owned building within the R-M/U zone located at approximately*
42 *1920 East Rodeo Walk Drive, finding that:*

- 43
44 1. *The request complies with the amended final Site Development Plans for*
45 *Block D.*

1
2 2. *Ownership distribution details include all related components which comply with*
3 *the R-M/U Zone and SDMP as a master-planned project.*

4
5 3. *Final plat is found to be formatted in compliance with City of Holladay and State*
6 *of Utah regulations.*

7
8 *Commissioner Banks seconded the motion. Vote on motion: Commissioner Layton-Aye,*
9 *Commissioner Lloyd-Aye, Commissioner Banks-Aye, Commissioner Roach-Aye, Commissioner*
10 *Prince-Aye, Vice-Chair Mackin-Aye. The motion passed unanimously.*

11
12 **ADJOURN**

13 *Commissioner Prince moved to adjourn. The motion passed with the unanimous consent of the*
14 *Commission.*

15
16 The Planning Commission Meeting adjourned at 6:57 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate, and complete record of the City*
2 *of Holladay Planning Commission Meeting held Tuesday, March 15, 2022.*
3
4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10
11 Minutes Approved: _____

DRAFT