



## PLANNING COMMISSION MEETING AGENDA

January 10<sup>th</sup> 2023

City Council Chambers – 4580 S 2300 E

This public meeting will be held in-person and also transmitted via live video stream on the City of Holladay webpage. Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- During the meeting: address the Commission when the item is called by the Commission Chair
  - Email: comments must be received by 5:00 pm on 1/10/2023 to the Community and Economic Development Department; [emarsh@cityofholladay.com](mailto:emarsh@cityofholladay.com). Emailed comments will be read by the Commission Chair.
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### AGENDA

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

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

### PUBLIC HEARING

1. **“Millwood Estates” Townhomes – Conceptual/Preliminary Plan & Building Design – 4600 S Holladay Blvd (HV ZONE)**  
Conceptual/preliminary level review and consideration of a residential development proposal by Property Owner, Marlyn Miller for 6 duplex townhomes within the Holladay Village zone. Item to be reviewed as an administrative action of a permitted land use. Review to include; architectural design, amenities and site layout details as per procedures and development standards of the Holladay Village zone §13.71, and §13.08.080 of the Holladay code.  
*File #18-9-02-1*

### ACTION ITEMS

2. **“Highland Park” PUD – Preliminary – 4880 S Highland Cir (R-M)**  
*Previously known as “Highland Circle PUD”*. Preliminary level review and consideration of development details by Applicant, Alec Moffat. Review of this 11-unit development is conducted according to compliance with previously approved Concept plan (10/4/2022) and subdivision development standards set forth Holladay Ord. §13.10.  
*File #22-1-11*
3. **Approval of Minutes – 09/27, 12/06**

### ADJOURN

#### CERTIFICATE OF POSTING

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

**DATE POSTED:** \*Stephanie N. Carlson MMC, City Recorder  
City of Holladay

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

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

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

## Rules of the City of Holladay Planning Commission for Public Hearings

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

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

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

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

## FILE# 18-9-02-1

## MILLWOOD ESTATES TOWNHOMES

### ADDRESS:

4600 South Holladay Blvd

### LEGAL DESCRIPTION: 22-03-377-001

COM 56.6 RD N & 28 RD W FR SE COR OF SW 1/4 SEC 3 T 2S  
R 1E SL MER W 18 RD N 2° E 20 RD TO CENTER OF ROAD S  
39° E TO BEG 0.73 AC.

### APPLICANT/REPRESENTATIVE:

Shawn Lockwood, Nolen Mendenhall

### PROPERTY OWNER:

Marlyn Miller

### ZONING:

HV

### GENERAL PLAN DISTRICT:

Holladay Village Master Plan

### CITY COUNCIL DISTRICT:

District #1

### PUBLIC NOTICE DETAILS:

Mailed 12/30/2022

### REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

### APPLICABLE REGULATIONS:

13.71  
13.08

### EXHIBITS:

Zone map  
Staff Report  
Applicant Narrative  
Applicant supporting doc.

### STAFF:

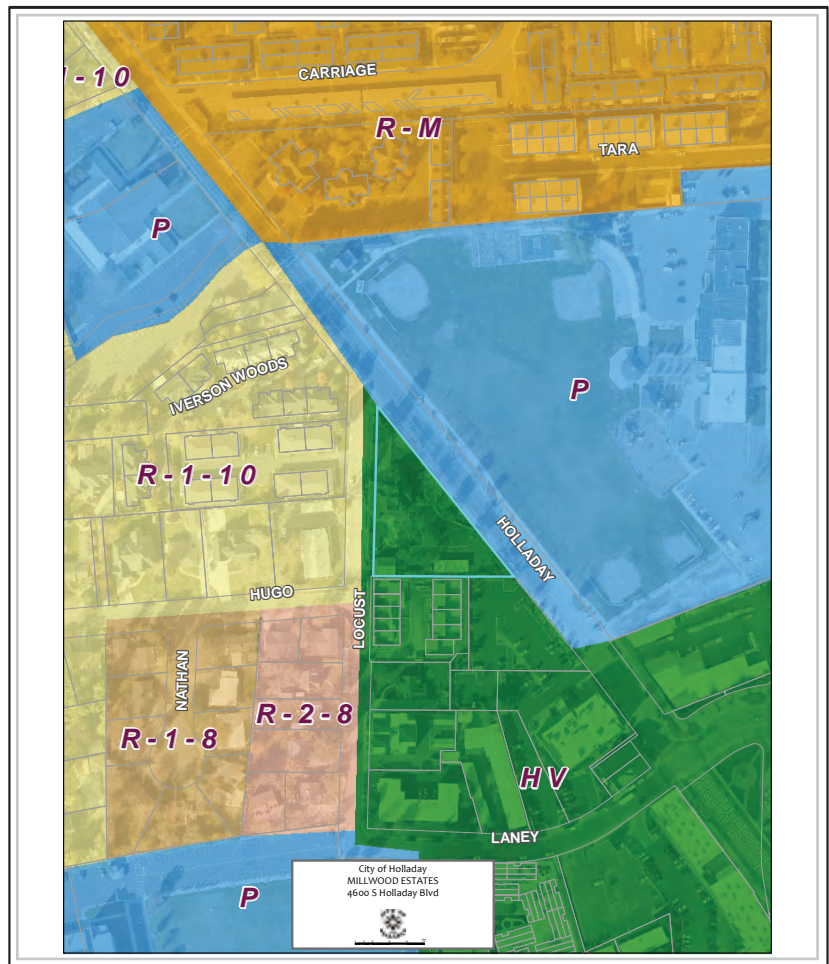
Jonathan Teerlink, City Planner

### DECISION TYPE:

#### ***Administrative:***

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

### SITE VICINITY MAP



### Notes:



**Request:** BUILDING DESIGN & CONCEPTUAL and PRELIMINARY SITE PLAN  
**Project:** “Millwood Estates” – Residential Townhomes  
**Address:** 4600 South Holladay Boulevard  
**Zone:** Holladay Village (HV)  
**Applicant:** Marlyn Miller, Owner Nolen Mendenhall, Architect  
**File No:** 18-9-02-1  
**Planner:** Jonathan Teerlink

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GOVERNING ORDINANCES:	13.06.050B	ADMINISTRATIVE DECISION PROCEDURES
	13.08.010D	ADMINISTRATIVE APPROVAL PROCEDURES
	13.08.080E	SITE PLAN APPROVAL STANDARDS
	13.08.080	PRELIMINARY SITE PLAN APPROVAL STANDARDS
	13.71	HOLLADAY VILLAGE ZONE DEVELOPMENTS

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### REQUIRED PLANNING COMMISSION ACTIONS (ADMINISTRATIVE):

Public hearing is required. PC shall make a motion of either, approve or to continue discussion on this permitted, by-right application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. [13.06.050.B2](#) and [13.08](#)

Creation of a townhome 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.

Motion components applicable to this application:

- 1) **Building Design:** Review and action on applicant’s chosen architecture (Administrative).
- 2) **Conceptual Site Plan:** Review and action on *PERMITTED USE Conceptual Site plan* (Administrative);
  - \* Applicant is seeking entitlement for a residential development in the Holladay Village zone. The proposed density of residential townhomes is a use allowed, by right in this zone. PC shall verify compliance with zone density maximums and site plan compliance with Holladay Ord. §13.08.08 and make a motion accordingly.
- 3) **Preliminary Plan:** Review and action on *Preliminary Site Plan*;  
 Applicant has worked with the Technical Review Committee (TRC) to resolve technical details of this redevelopment plan. PC shall verify compliance with 13.08.08 and make a motion accordingly

### BACKGROUND

According to Holladay approval procedures for a new development within in the Holladay Village zone (§[13.71.070](#)), Property Owner and Applicant, Marlyn Miller has been working with both the Holladay Design Review Board (DRB) and the Holladay Technical Review Committee (TRC) in designing a residential development master plan for her property. According to the HV zone [lot creation \(density\) regulations](#), the Mrs. Miller is allowed to build the proposed **5 new duplex townhomes and one new single family home** on her .73 acre lot ( 31,978 sq ft). The new residential units will be in addition to the 3 units within the existing primary home (**total 16 of dwellings**).

### PROJECT SUMMARY

- On November 30<sup>th</sup> 2022 the Holladay DRB has forwarded a positive recommendation on the applicant’s chosen building styles (see DRB approval letter).
- Development compliance details;
  - **16 Total dwellings.** (HV zone allows a maximum of 24units/acre, yielding **17 units** possible for a 31,978 sqft property) [§13.71.1](#)
  - **21 Parking stalls: 20 required** as per Holladay Ord [§13.80.040\(B\)](#) (See Site plan for use:allotment breakout)
- **35’ maximum building height**, proposed two-story homes comply with height maximums (Holladay Ord. Figure13.71.3)
- Site plan will be divided into private, common and limited common ownership.
- **36.4%** of the site is landscaping. Proposed landscaping and protection of existing tree canopy is considered compliant with HV Zone requirements of subsection §13.71.080J

## TECHNICAL REVIEW COMMITTEE ANALYSIS

As a permitted, residential development in the HV zone, this project, as proposed, is generally considered by the TRC as in step with the goals and standards of the Holladay Village Master Plan. It represents the vision of the plan to providing housing in a harmonious style, supporting and complimenting existing development occurring in the Village. The detached duplex townhomes provide a unique housing option for this area in a desirable style, complimenting the existing primary home. Overall, review by the TRC took place in two parts; **Building Design** and **Site Development/Land Use**.

### *HV DESIGN ANALYSIS:*

The current design proposal came as a result of two meeting with the DRB. The original intent was to design a campus of detached buildings which more inline with neighborhood housing patterns west of the site rather than the stacked condominium building recently built. The proposed styling feature four differing styles, mimicking architectural aspects of the primary home, built in 1912.

Critical and fundamental design focus is clearly stated by ordinance ([13.71.090.E](#)). The DRB has gone to great lengths to ensure that the overall design be in harmony of these design elements as well as encourage textural and building details have a timeless feel when compared with the older historic home. Overall, the DRB clearly felt buildings clearly fit this motif as welcome addition to the mix of designs and styles of buildings in the Village.

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### *CONCEPT LEVEL ANALYSIS:*

In accordance with Holladay Ord 13.08.010, upon receipt of a complete concept subdivision application, the Community and Economic Development Director has distributed the application to and has subsequently received recommendation(s) from the Technical Review Committee. Review of submitted elements are compared against the administrative [checklist of required submittals 13.10.050A](#). The following is provided to the Planning Commission as a summary of joint recommendation of unconditional conceptual subdivision approval from the TRC:

#### Zoning, City Planner:

- Property is entirely under control of the applicant.
- Residential land use complies with HV zone allowed uses §13.100
- Proposed Density of 16 dwellings complies with HV zone dwelling unit ratio of 24 units per acre.
- *Still need utility service connection letters; water, gas, sewer and power. – **deferred to preliminary level review***
- 20-foot private access driveway is properly sized for Fire and emergency access from Holladay Blvd, a public street

#### United Fire Authority (UFA), Area Fire Marshal:

- 20-foot private access driveway is properly sized for Fire and emergency access from Holladay Blvd, a public street
- Each dwelling sized under maximum limits for fire sprinklers – no interior sprinkler systems required

#### Engineering, City Engineer:

- Onsite storm water retention plans required – *deferred to preliminary level review*.

#### Public Works, City Engineer:

- Dedication shown at extreme corner of Locust and Holladay Blvd.

#### Building Code, City Building Official

- No comments

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### *PRELIMINARY LEVEL SITE PLAN 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 **conditional** conceptual subdivision approval from the TRC:

Zoning, City Planner:

- Multiple driveway access points (3) on Locust lane. Though not illegal, these may provide confusing traffic patterns on this dead-end street. *Commission to consider the combination of the southernmost driveway access the new carport – or providing access from the main private lane off Holladay Blvd.*
- Lighting plan provides minimal residential scale lighting, which is preferable. However, missing features are potential carport security and yard lighting. *If these light fixtures are anticipated, they should be shown.*
- *Still need utility service connection letters; water, gas, sewer and power.*
- Prove plan for garbage collection; multiple cans set to the street is not a recommended method of collection.

UFA, Area Fire Marshal:

- 20-foot private access driveway is properly sized for Fire and emergency access from Holladay Blvd, a public street
- Each dwelling sized under maximum limits for fire sprinklers – no interior sprinkler systems required

Engineering, City Engineer:

- Onsite storm water retention plans required – *applicant has yet to employ an engineer for this submittal*
- *Submit State required SWPP plan and NOI – ok to defer to final*
- *Submit Dust mitigation schedule/plan during construction and demolition - ok to defer to final*

Public Works, City Engineer:

- Dedication shown at extreme corner of Locust and Holladay Blvd.
- Sidewalk, gutters to remain in place
- Street lighting and street trees not proposed to be disturbed.

Building Code, City Building Official

- No comments at this time

**STAFF RECOMMENDATIONS**

This application is allowed as proposed. The PC may engage the applicant to discuss/modify site conditions generally in order to comply with regulations. Reductions, eliminations or any other proposals to eliminate allowances of the zone is considered an unconstitutional, illegal taking of development rights. The PC shall verify compliance and allow the public comments provide insight on the project. Ample time should be allowed to the applicant to respond to issues.

SPECIFICALLY: The commission is encouraged to have in in-depth conversation with the applicant regarding:

- Access to carports on Locust Lane
- Additional lighting plan not currently shown in the supplied set.
- Method of garbage collection
- Preservation of tree canopy along all property line, i.e. the perimeter of the project site

Procedural clarity, staff's recommendation to the PC is to review and discuss this project in three parts; 1) Design, 2) Concept Site plan, 3) Preliminary Site development plan (based upon Concept approval). Any motions with findings should be made accordingly.

**Building Design and Conceptual Site Plan – 2 motions**

**Building Design:**

As the DRB held in depth discussions with the applicant over building design, their recommendation to approve is supported by staff.

*SAMPLE MOTION: "I move to \_\_\_\_\_ the building design for "Millwood Estates Townhomes" located at 4600 South Holladay Road., in the HV zone. Finding that this design;*

- 1) Has received a favorable recommendation from the DRB*
- 2) Complies with the vision and design guidelines as a residential development within the Holladay Village*

**Conceptual Site Plan:**

Staff recommends that the PC become familiar with the *site* plan standards listed in z2113.10.050B & §13.71.080. Lighting, landscaping, required street improvements etc. should be discussed with the applicant as proposed. Staff has reviewed these elements and have found that submittals to be complete as per City of Holladay submission requirements and recommends that **CONCEPT SITE PLAN** be approved by the commission.

*SAMPLE MOTION: "I move to \_\_\_\_\_ the Conceptual Site plan for "Millwood Estates Townhomes" located at 4600 South Holladay Road., in the HV zone. Finding that this site plan;*

- 1) Building location and architecture has been approved as compliant with HV design standards.*
- 2) The residential land use and density is permitted and allowed as a by-right use of the property.*
- 3) Residential layout, landscaping and onsite parking details are compliant with zone standards.*

- 4) *Concept approval is subject to the project being serviced by all life safety utilities.*

Preliminary Site Development:

Staff recommends that the PC become familiar with the *site* development standards listed in 13.71.080. Proposed lighting, landscaping, required street improvements etc. should be discussed with the applicant. Staff has reviewed these elements and have found that submittals to be PARTIALLY complete as per City of Holladay submission requirements and recommends a **CONDITIONAL PRELIMINARY SITE PLAN** approval -OR- a continuation to give the applicant time to provide needed details.

*SAMPLE MOTION: "I move to \_\_\_\_\_ (approve, continue) the Preliminary Site plan for "Millwood Estates Townhomes" located at 4600 South Holladay Road., in the HV zone. Finding that this site plan;*

- 1) Construction drawings comply with the approved Conceptual plan*
- 3) On-Site development details are compatible with the vision and design standards of the zone*
- 4) Verifies required dedication of Murray Holladay Road*
- 5) Off-site improvements comply with and enhance the visual streetscape of the zone*
- 6) Utility and access easements are provided*
- >) ....*

*With the following Conditions – to be provided prior to be submitted and review by the TRC Final Plan/Plat application or approval(s):*

- a) Utility service connection letters*
- b) Provide all comments from City Engineer;*
  - i. Onsite storm water retention and final grading plan.*
  - ii. Submit State required SWPP plan and NOI,*
  - iii. Submit Dust mitigation schedule/plan during construction and demolition.*

**SUPPORTING MATERIALS**

- Map/aerial
- Architectural elevations
- Concept Site plan
- Preliminary Site Plan

## NOTICE OF A PUBLIC HEARING

### Residential Townhomes – “MILLWOOD ESTATES”

**Date:** **Tuesday, January 10<sup>th</sup> 2023**  
**Time:** **As close to 6:00 pm as possible**  
**Location:** **City Hall – City Council Chambers**  
**Hearing Body:** **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a 16-unit residential townhome masterplan proposed by owner, Marlyn Miller. The residential development of .729 acres of land is located at **4600 S Holladay Blvd.** within the **HV zone** (Holladay Village), an area which allows for this level of development. At this meeting the Planning Commission will verify compliance with HV standards at the **CONCEPTUAL AND PRELIMINARY** level. Items to be verified for compliance are architecture site landscaping, parking, access, and other related issues.

Please submit comments via email by 5:00 pm January 9<sup>th</sup> 2023 to Jonathan Teerlink, [jteerlink@cityofholladay.com](mailto:jteerlink@cityofholladay.com) Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

**ATTENTION:** This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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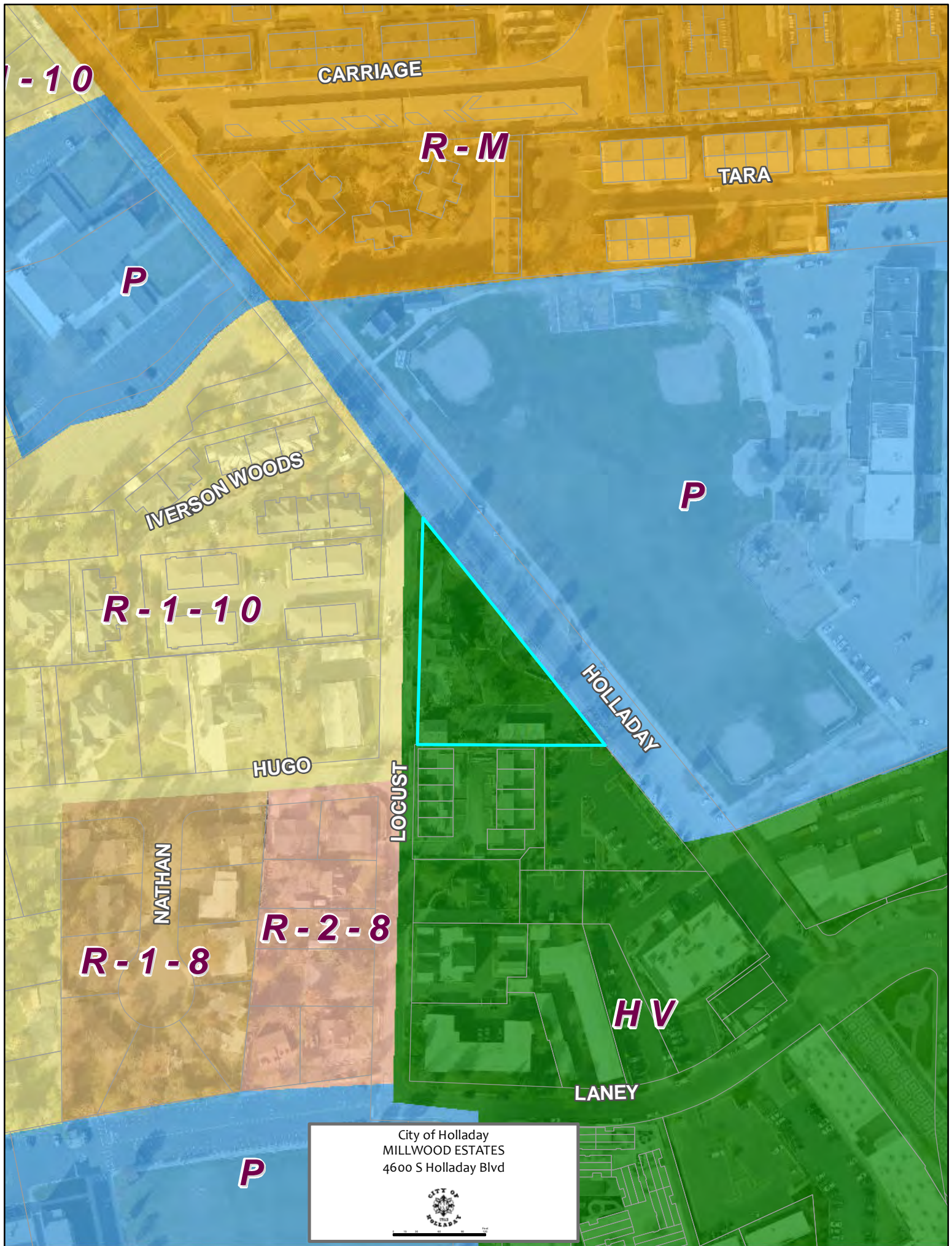
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**R-1-10**

CARRIAGE

**R-M**

TARA

**P**

IVERSON WOODS

**R-1-10**

**P**

HOLLADAY

HUGO

LOCUST

NATHAN

**R-2-8**



**R-1-8**

**HV**

LANEY

**P**

City of Holladay  
MILLWOOD ESTATES  
4600 S Holladay Blvd





CARRIAGE

TARA

IVERSON WOODS

HUGO

NATHAN

LOCUST

HOLLADAY

LANEY

City of Holladay  
MILLWOOD ESTATES  
4600 S Holladay Blvd





City of Holladay  
MILLWOOD ESTATES  
4600 S Holladay Blvd



12/19/22

City of Holladay

Planning Commission

Regarding 4600 S. Holladay Blvd. Millwood Estates:

Marlyn Miller and Shawn Lockwood are requesting a permit to building 5 new duplexes, and one single family home and to remodel another existing garage into a duplex. We feel as though this project is in the public interest, because it will provide more housing at a reasonable price due to the fact that it is a smaller house concept.

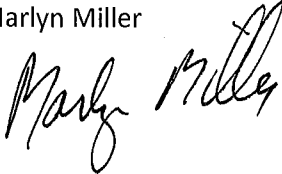
We don't feel as though the traffic will be impacted negatively.

Sincerely:

Shawn Lockwood



Marlyn Miller



MINUTES TO MEETING FOR MILLWOOD ESTATES

12/16/22 6:00 AT HOLLADAY CITY CASTO ROOM

9 PEOPLE SHOWED UP.

SIGN UP SHEET ATTACHED

At 6:00 pm, on 12/16/22, 8 neighbors showed up to this meeting. See attached signup sheet. Also present was Shawn Lockwood and Marlyn Miller; owners of the property, and Nolen Mendenhall, the architect hired by the owners.

Leslie Swanson – 4604 S. Locust Lane

Barbara Dahl – 4614 S. Locust Lane

Amanda Crane – 4612 S. Locust Lane

Joann Smith – 4610 S. Locust Lane

Earnest and Cynthia George – 4600 S. Locust Lane

Robert Hintze – 4654 S. Locust Lane

Mari Bickmore – Friend of Leslie Swanson

Shawn presented the concept of additional buildings on the South end of the lot, to provide additional housing for those in need. The idea was to create a similar look to the original home; so the new buildings looked and felt like they matched what was already here.

We had the pictures of the development laid out on the tables for everyone to see, and discussed with them how we would be building 6 new duplexes and remodeling one existing garage into a duplex.

We showed them how the new construction would match the existing buildings, so it looked like its own community.

Questions were raised as to how tall the buildings would be, the parking for the buildings, and the view that was blocking 1 neighbor in particular. Shawn and the Nolan stated that 35 feet was the code and we were abiding by the code.

Robert Hintze, a neighbor on Locust Lane said that in this day and age, we have to go vertical to build instead of horizontal, due to lack of land space. Another reason for height. Robert and some of the others said the plan was a good plan to provide more housing in Holladay.

Cindy George, who lives directly behind the existing building was expressing fear about change and her view to the park. We assured her that everything we were doing, or proposing, would be within the

NEIGHBORHOOD MEETING FOR  
MILLWOOD ESTATES  
MARLYN MILLER AND SHAWN LOCKWOOD

12/16/22

6:00-7:00 pm

SIGN UP SHEET

Leslie Swanson

Mari Bickmore

Nden Mendenhall

Barbara Daly

John Smith

Robert Hinz

Cindy George

Jack George

Amanda Crane

**Owners within 500 feet of 4600 S. Holladay Blvd.**

Adam DeWall - 4253 S. Cumberland Rd., SLC, Ut. 84124 ( 10 Townhouses to the South)

Mike DeWall – 457 Carriage Lane, Kaysville, Ut. 84037 ( 10 Townhouses to the South)

Jared Probst - 4624 S. Holladay Blvd. SLC, Ut. 84117 (Medical Clinic to the South)

Scott Cameron – 4824 S. Wallace Lane, SLC, Ut. 84117 (8 units to the West)

Earnest & Cynthia George-4600 S. Locust Lane, SLC, Ut. 84117 condo

Barbara Ligleydson De Assis-4602 S. Locust Lane, SLC, Ut. 84117 condo

Leslie K Swanson-4604 S. Locust Lane, SLC, Ut. 84117 condo

Liv Trust -4606 S. Locust Lane, SLC, Ut. 84117 condo

Ron and Kevin Anderson-4608 S. Locust Lane, SLC, Ut. 84117 condo

Joann Smith-4610 S. Locust Lane, SLC, Ut. 84117 condo

Bradley Crane-4612 S. Locust Lane, SLC, Ut. 84117 condo

Barbara Dahl-4614 S. Locust Lane, SLC, Ut. 84117 condo

Randell Lindberg-2196 E. Iverson Woods Place (Wildflower 4585 S.) condo

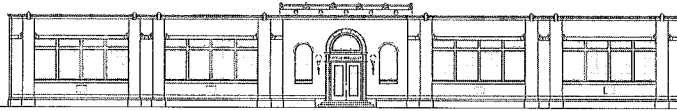
Joseph Broom-2198 E. Iverson Woods Place (Wildflower 4585 S.) condo

Kathleen and Charles Hansen – 4660 S. Locust Lane

KST North Properties LLC – 4655 S. Locust Lane

Roger and Birgetta Sayer – 4644 S. Locust Lane

Robert and Carol Hintze – 4654 S. Locust Lane



CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

November 1<sup>st</sup> 2022

**RE: Holladay Village Design Review Board – Building Design Recommendation  
“Millwood Estates”  
2240 S Murray Holladay  
Holladay UT, 84117  
File #22-1-16**

Dear Mr. Shawn Lockwood:

THIS LETTER, IS TO BE CONSIDERED A FINAL RECOMMENDATION BY THE CITY OF HOLLADAY DESIGN REVIEW BOARD FOR A YOUR NEW CONSTRUCTION PROJECT WITHIN THE HOLLADAY VILLAGE (HV) ZONE.

On November 30<sup>th</sup> 2022 City of Holladay Design Review Board (DRB) completed a second review of your building design located at the above address. According to conditions stated in their letter dated November 1<sup>st</sup>, and design requirements listed in Holladay Ord. §13.71.090, a motion (3-0) to recommend the revised building design has been forwarded to the Planning Commission for their final approval.

Please, do not amend the attached drawings until either directed by, or requested and approved by, the Planning Commission during your final design and site plan approvals. If you should have any questions regarding this letter, please call me at 527-3890, and I will be happy to assist you.

Sincerely,



Jonathan Teerlink  
City Planner





# MILLWOOD ESTATES

4600 SOUTH HOLLADAY BLVD.  
HOLLADAY, UT 84117



MENDENHALL  
ARCHITECTURE  
& DESIGN

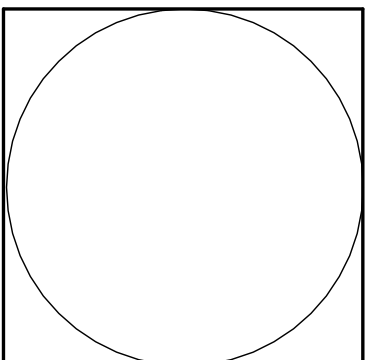
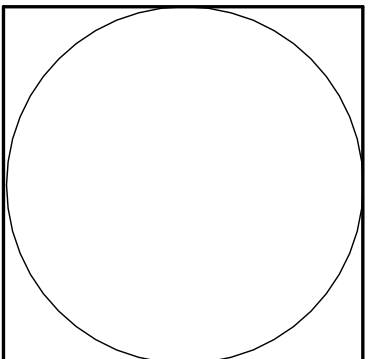


1 3D VIEW 3



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Project: SITE PLAN  
xx

Revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

FIRE HYDRANT  
FOR ADDITIONAL  
LOCATIONS SEE  
CIVIL DWG



SITE INFORMATION			
TOTAL SITE DEDICATION		31,798 SQ. FT.	100.0%
	NET SITE TOTAL	= 31,647 SQ. FT.	
EXISTING	BUILDINGS	5,334 SQ. FT.	
	GARAGE	672 SQ. FT.	
	CARPORTS & SHEDS	1,730 SQ. FT.	
	POOL	612 SQ. FT.	
NEW	ASPEN	2,648 SQ. FT.	
	MAPLE	1,153 SQ. FT.	
	OAK	1,488 SQ. FT.	
	SPRUCES (X4)	8,768 SQ. FT.	
	CARPORTS	2,759 SQ. FT.	26.4%
CONCRETE/ASPHALT		11,785 SQ. FT.	37.2%
GRASS/LANDSCAPE		11,514 SQ. FT.	36.4%
PROPOSED SUB-DIVISION		14,762 SQ. FT.	

- SCOPE OF WORK:
- FIVE NEW DUPLEXES ON SOUTH END OF PROPERTY.
  - ONE NEW SINGLE FAMILY RESIDENCE ON NORTH END.
  - NEW FOUR CAR CARPORT ON SOUTH WEST END.
  - EXISTING SOUTH WEST GARAGE CHANGED TO 2 - BEDROOM DUPLEX.
  - NEW 6 AND 1 CAR CARPORT FOR SOUTH END PARKING.
  - EXISTING IRRIGATION SYSTEM, NEW LANDSCAPE, ZERO SCAPE
  - NO TREES TO BE REMOVED.

- ZONING INFORMATION:
- HOLLADAY VILLAGE ZONE (HV)
  - SETBACKS - ZERO FT.
  - BUILDING HEIGHT 35 FT.
  - MAX UNIT YIELD: 24 UNITS / ACRE = MAX 17 UNITS
  - DENSITY: LOTS ALLOWED 13.01.01.0 17 UNITS / 16 PROPOSED

- PARKING CALCULATIONS:
- 1.5 STALLS PER 2 BEDROOMS
  - 6- DUPLEXES - 3 PARKING STALLS PER DUPLEX = TOTAL 18 STALLS
  - 1 BEDROOM OAK VILLA = 1.5 STALLS

TOTAL STALLS REQUIRED = 20  
PROVIDED = 21 ASSIGNED PARKING STALLS

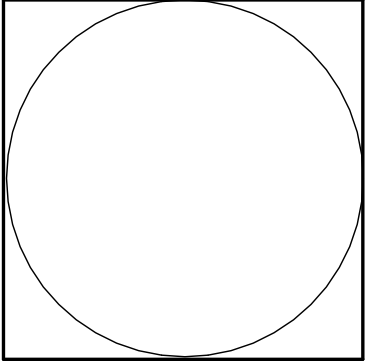
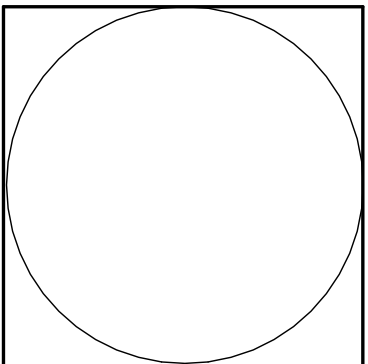
- SITE PLAN LEGEND:
- LANDSCAPING
  - ROADWAY
  - CONCRETE
  - BUILDING FOOTPRINT
  - POOL
  - CONIFER TREES
  - DECIDUOUS/FRUIT TREES
  - STREET LIGHT POSTS
  - POWER POLE
  - TRASH BIN

**1 SITE PLAN**  
1/16" = 1'-0"  
0 4 10 20 40



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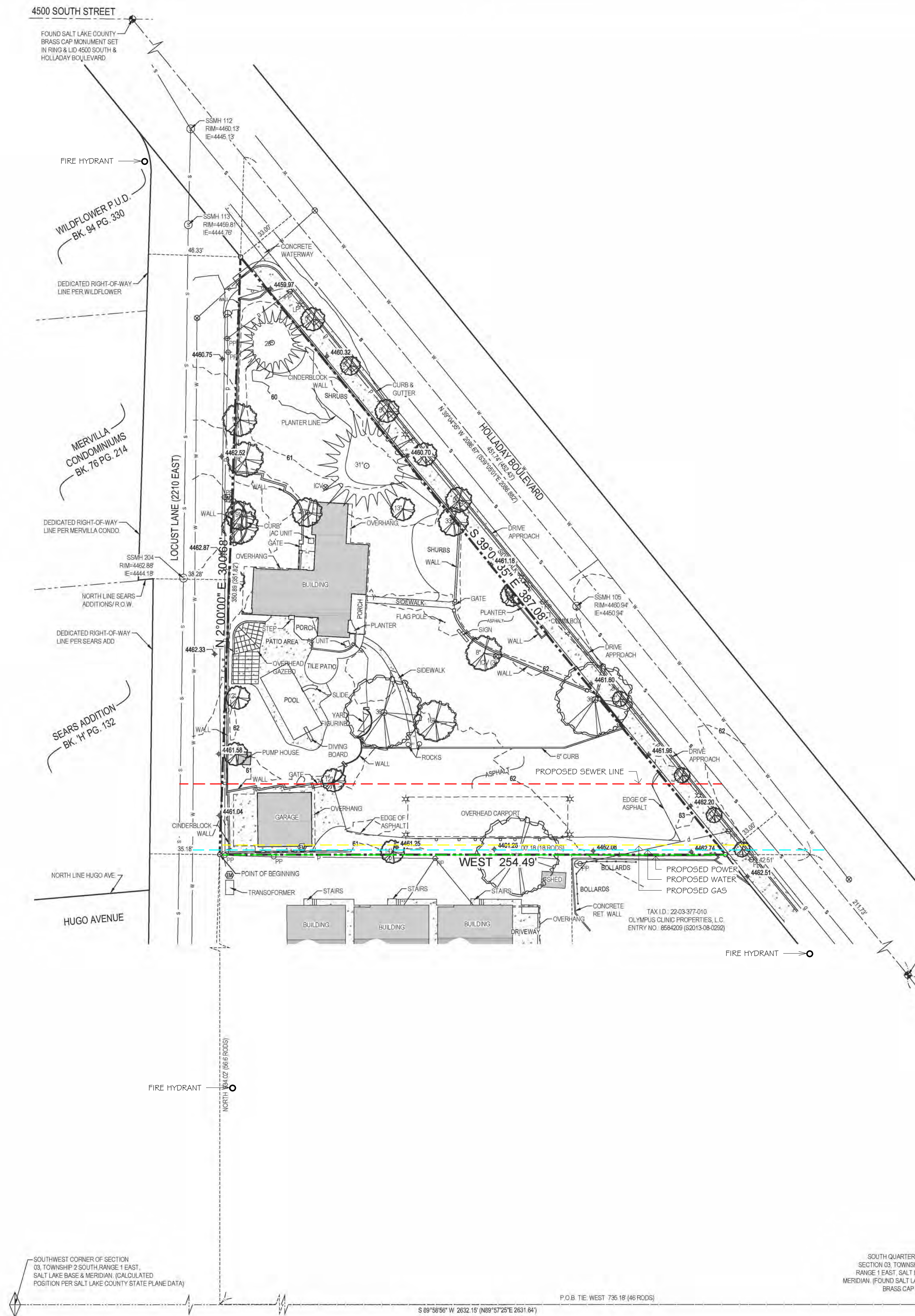
Project: **SITE PLAN** xx

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Date	Issue Date
Drawn by	Author
Checked by	Checker

SITE PLAN  
**AO.1**

S:\2014files\14517\Survey Prod\14517 BND.dwg Kent Jun 30, 2015 - 11:48am



SITE



VICINITY MAP

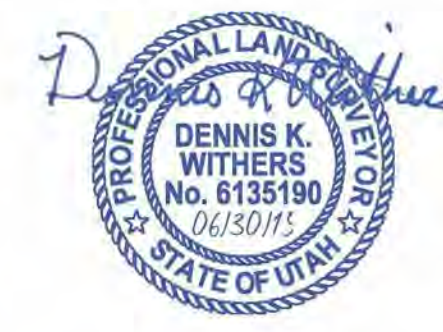
SCALE: N.T.S.

### LEGEND

ADJOINING PROPERTY LINE	WATER VALVE
LOT LINE	ELECTRIC BOX
PROPERTY LINE	ELECTRIC METER
MONUMENT LINE	LIGHT POLE
EASEMENT LINE	POWER POLE
EXISTING FENCE	AIR CONDITIONING UNIT
POWER LINE	SANITARY SEWER MAIN/PILE
WATER LINE	IRRIGATION CONTROL VALVE
SANITARY SEWER LINE	SIGN
MAJOR CONTOUR	
MINOR CONTOUR	
CONCRETE	
BUILDING	
CONFEROUS TREE	
DECEOUS TREE	
PROPERTY CORNER	

### SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



DENNIS K. WITHERS  
LICENSE NO. 6135190

### RECORD DESCRIPTION (ENT.: 11901034)

COMMENCING 46 RODS WEST AND 56.6 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 2° EAST TO A POINT IN THE CENTER OF A COUNTY ROAD, THENCE SOUTH 39° EAST ALONG THE CENTER OF SAID ROAD TO A POINT EAST OF BEGINNING, THENCE WEST 18 RODS TO THE PLACE OF BEGINNING.

CONTAINS: 38,236 SQUARE FEET, OR 0.878 ACRES

### SURVEY NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF MARYLN MILLER FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE FOR USE BY THE CLIENT.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 36°58'02" WEST, ALONG THE MONUMENT LINE OF HOLLADAY BOULEVARD, BETWEEN MONUMENTS FOUND AT MURRAY HOLLADAY BOULEVARD AND CENTERLINE MONUMENT 666.62 FEET NORTH, AS SHOWN ON THIS SURVEY.

THIS PROJECT BENCHMARK FOR THIS SURVEY IS 4463.97 FEET (NAVD83) ATOP THE FOUND BRASS CAP CENTERLINE MONUMENT IN HOLLADAY BOULEVARD AT 4620 SOUTH.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED ALONG A WEST BEARING FROM THE INTERSECTION OF THE CENTERLINE OF HOLLADAY BOULEVARD AND THE NORTH SURVEY LINE OF RECORD OF SURVEY PREPARED BY PEPP (S2013-08-0259) AND RAN A RECORD DISTANCES OF 18 RODS, TO THE WEST LINE OF THE SUBJECT PARCEL.

THE WEST LINE WAS ESTABLISHED AT A RECORD BEARING FROM THE ABOVE DESCRIBED POINT, TO ITS INTERSECTION WITH THE CENTERLINE OF HOLLADAY BOULEVARD.

THE EAST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED ALONG THE CENTERLINE OF HOLLADAY BOULEVARD, TO THE INTERSECTION WITH THE ABOVE REFERENCED NORTH SURVEY LINE, THEN OFFSET 93.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF HOLLADAY BOULEVARD.

THE ONLY DEDICATIONS OF LOCUST STREET (2210 EAST) WAS FOUND ON THE ADJOINING PLATS TO THE WEST. NONE OF WHICH SPECIFIED A STREET WIDTH. THE WEST LINE OF 2210 EAST WAS ESTABLISHED AS SHOWN ON THE RECORDED SUBDIVISION PLATS AND THE EAST LINE WAS ESTABLISHED AT THE RECORDED DEED LINE OF THE SUBJECT PARCEL, WHICH LEAVES A STRIP OF LAND WITH VARYING WIDTH WHICH APPEARS TO HAVE BEEN HISTORICALLY USED AS PUBLIC ROADWAY.

### GENERAL NOTES

- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION, UNLESS OTHERWISE NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES NO ABSTRACT OF TITLE, OR COMMITMENT FOR TITLE INSURANCE WAS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCELS QUALITY OF TITLE.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM DATED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:
  - SALT LAKE COUNTY AREA REFERENCE PLAT
  - SEARS ADDITIONS SUBDIVISION
  - NATHAN CITY SUBDIVISION
  - MERVILLA CONDOMINIUMS
  - WILDFLOWER P.U.D.
  - SALT LAKE COUNTY ROAD SURVEY OF HOLLADAY BOULEVARD (HIGHWAY NO. 39)
  - RECORD OF SURVEY PREPARED BY MCNEIL ENGINEERING (S2007-11-1032)
  - RECORD OF SURVEY PREPARED BY MCNEIL ENGINEERING (S2007-11-1030)
  - RECORD OF SURVEY PREPARED BY PEPP (S2013-08-0259)
  - SALT LAKE COUNTY MONUMENT REFERENCE SHEETS
  - SALT LAKE COUNTY OWNERSHIP PLAT
  - DEEDS AND DOCUMENTS OF ADJOINING LAND OWNERS AS CITED ON THE FACE OF THE MAP.

## PRECEPT PROPERTIES

MARYLN MILLER  
4600 SOUTH HOLLADAY BLVD., HOLLADAY, UTAH  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B.&M.

### REVISIONS

REV	DATE	DESCRIPTION
1	10-16-14	RELEASE TO CLIENT
2	6-30-15	ADD AREA OF SURVEYED PARCEL

PROJECT NO:	14517
CAD FILE:	14517 BND
DRAWN BY:	EAD/DKW
CALC BY:	DKW
FIELD CREW:	SB/SLS
CHECKED BY:	MDH
DATE:	10/14/2014

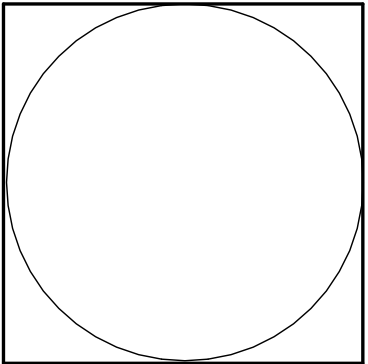
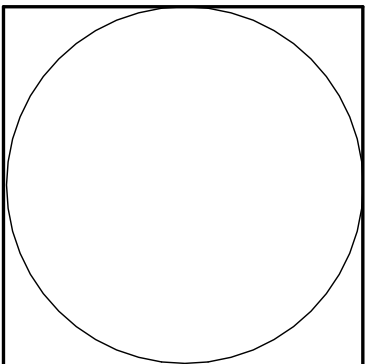
### BOUNDARY & TOPOGRAPHIC SURVEY

1 OF 1



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Project: SITE PLAN XX

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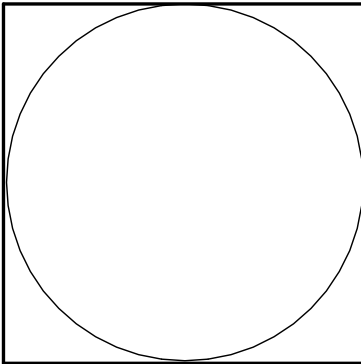
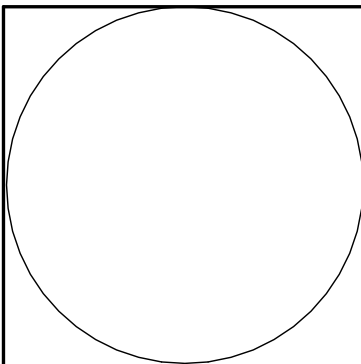
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PARTS  
A0.3



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project:  
SITE PLAN  
XX

revisions:		
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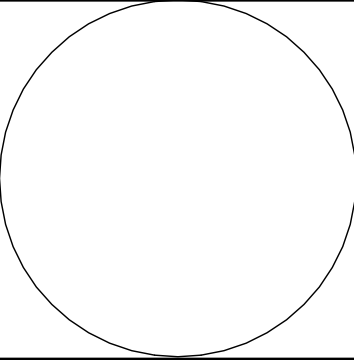
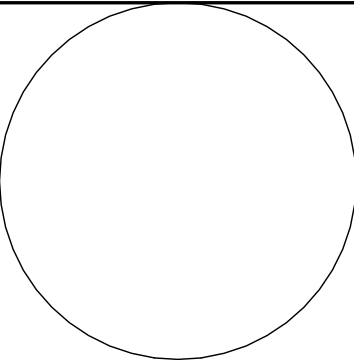
STREET VIEWS  
AO.4





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Project: SITE PLAN  
XX

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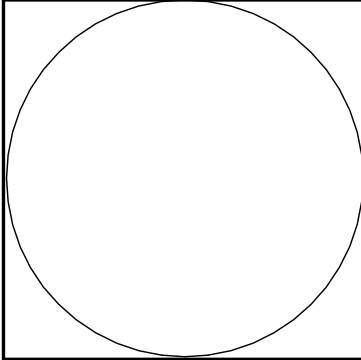
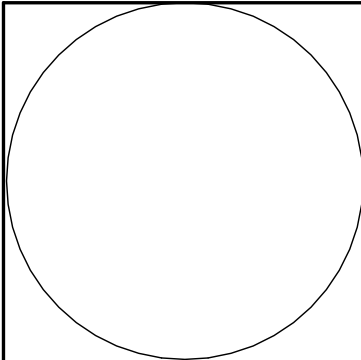
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RENDERING 01  
A0.5



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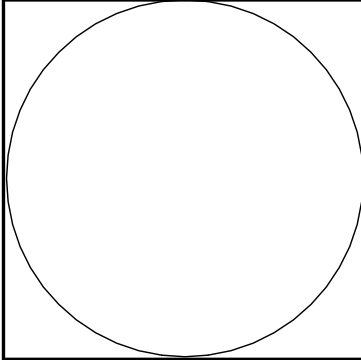
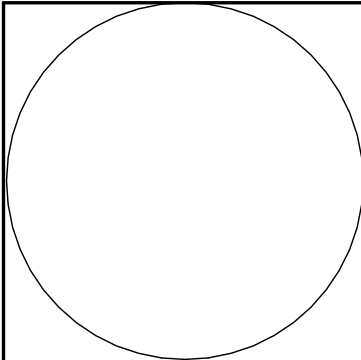
RENDERING 02

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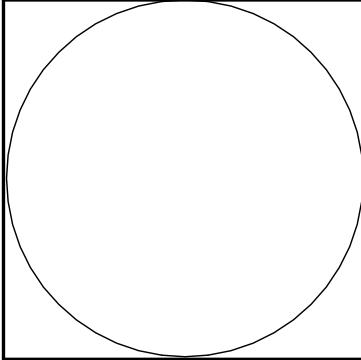
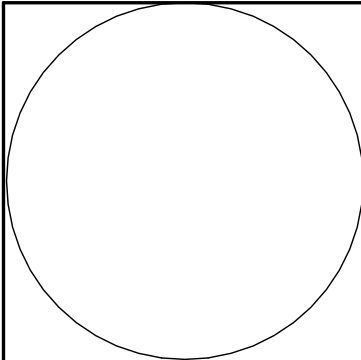
RENDERING 03

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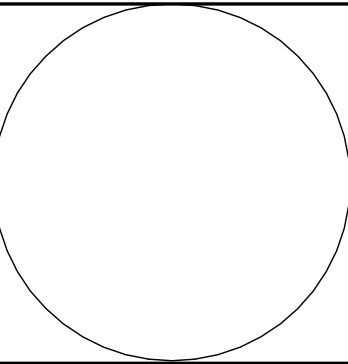
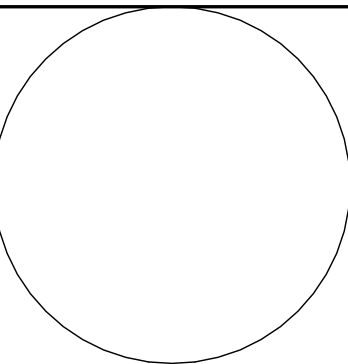
RENDERING 04

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project:  
ASPEN  
XX

revisions:		
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COVER SHEET

A0.0



2 EAST  
1/4" = 1'-0"

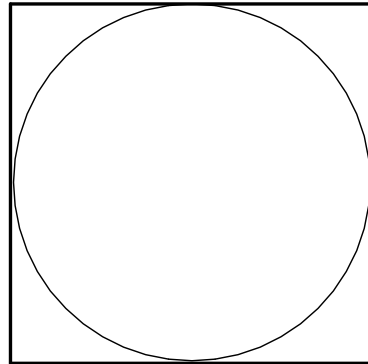
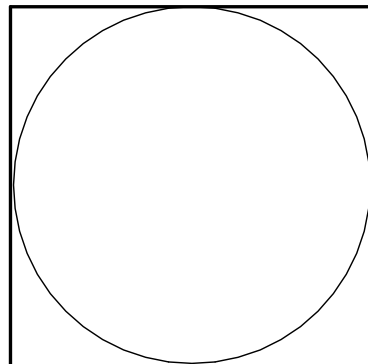


1 NORTH  
1/4" = 1'-0"



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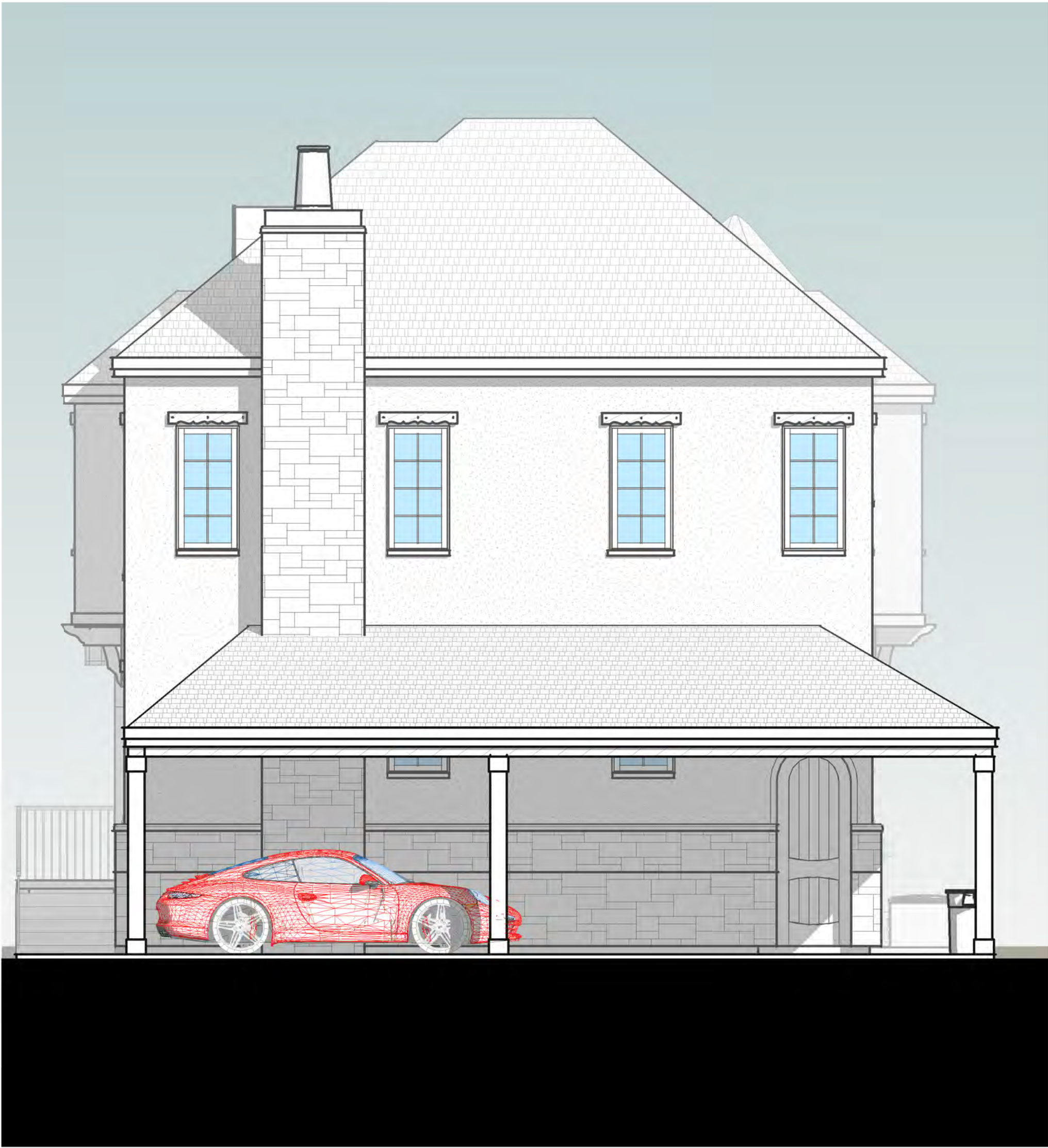
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ELEVATIONS  
A3.0



2 WEST  
1/4" = 1'-0"

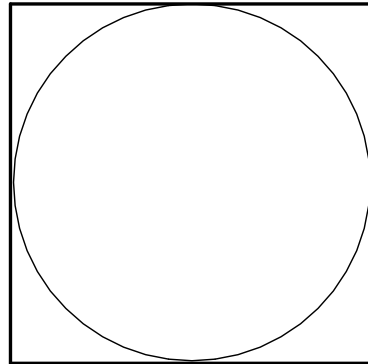
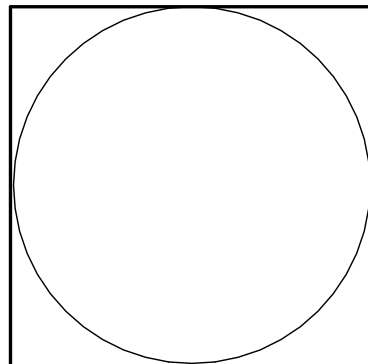


1 SOUTH  
1/4" = 1'-0"



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project:  
ASPEN  
XX

revisions:		
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Drawn by	Author
Checked by	Checker

ELEVATIONS  
A3.1



1 SOUTH  
1/4" = 1'-0"



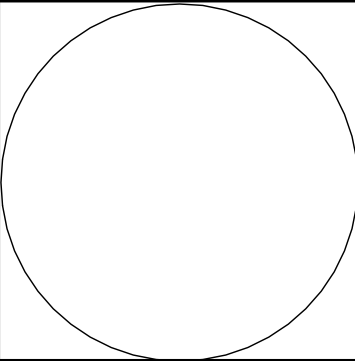
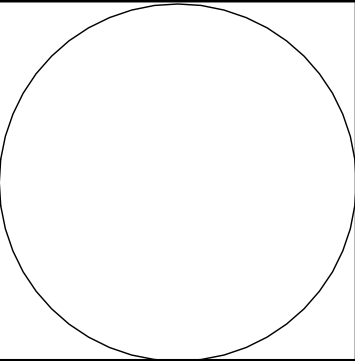
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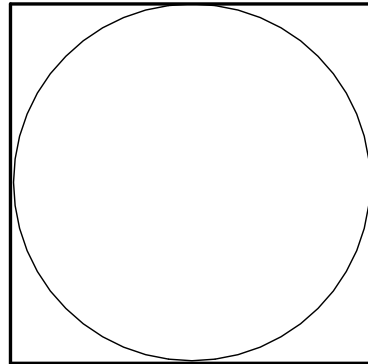
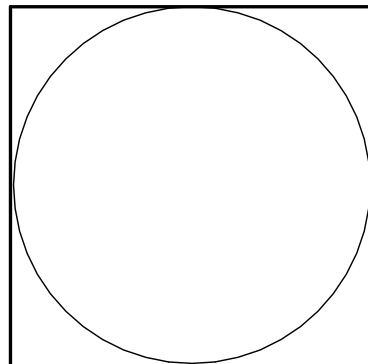


1 COVER SHEET



Mendenhall  
Architecture  
& Design, LLC

4635 South Highland  
Holladay, UT 84117  
801.277.293



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS HEREIN, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MENDENHALL ARCHITECTURE & DESIGN LLC. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

Project: OAK xx

Revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

COVER SHEET  
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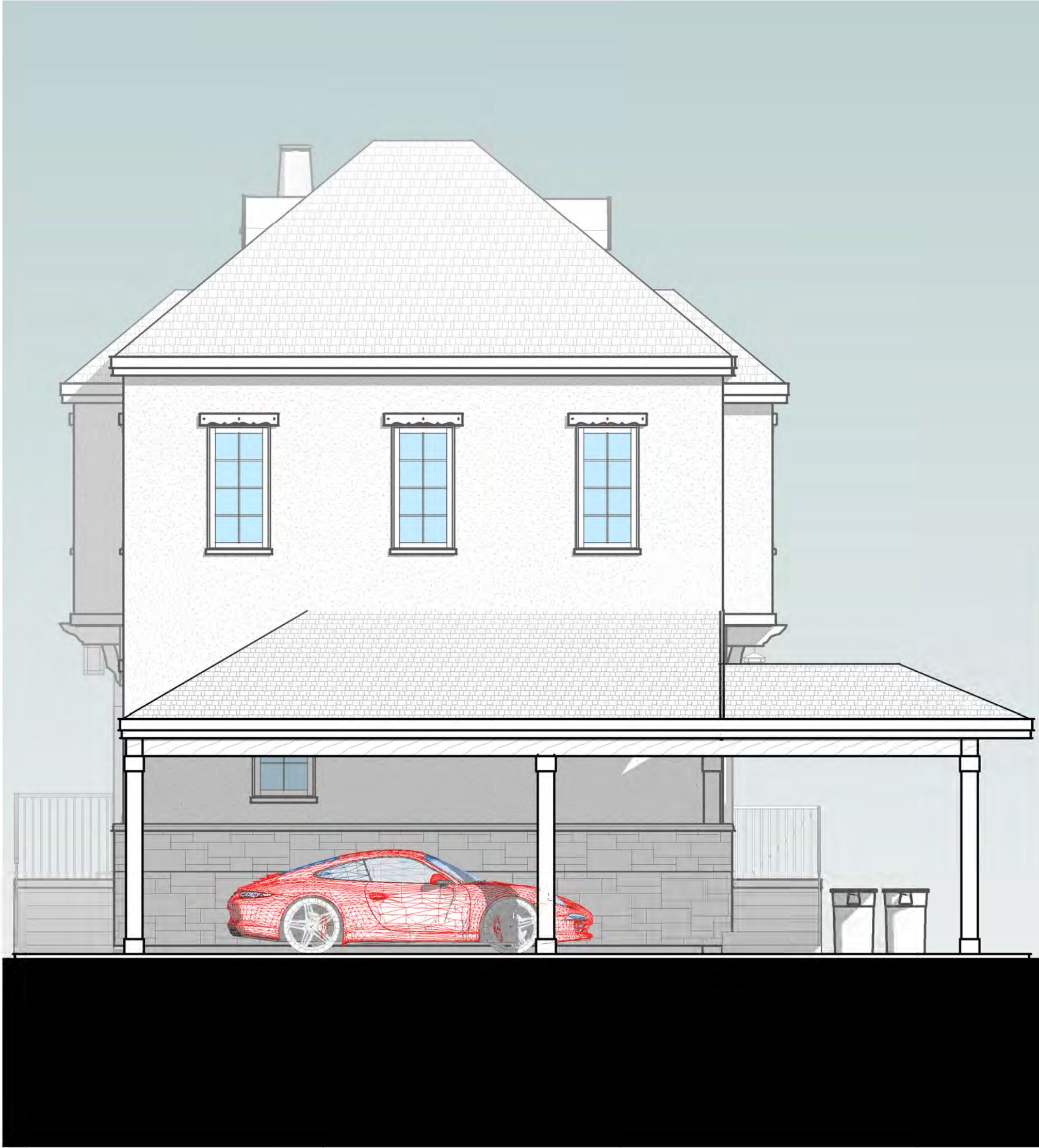
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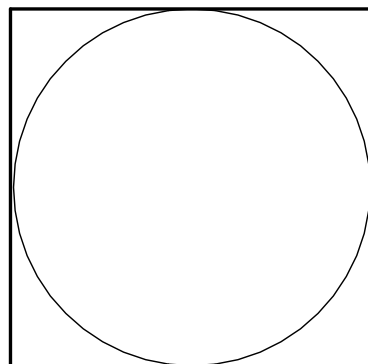
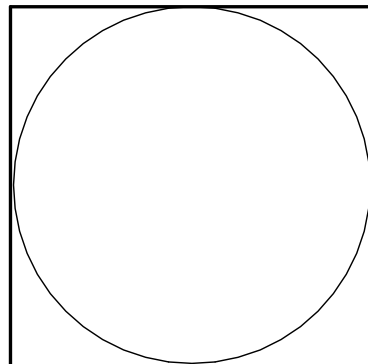


4 SOUTH  
1/4" = 1'-0"



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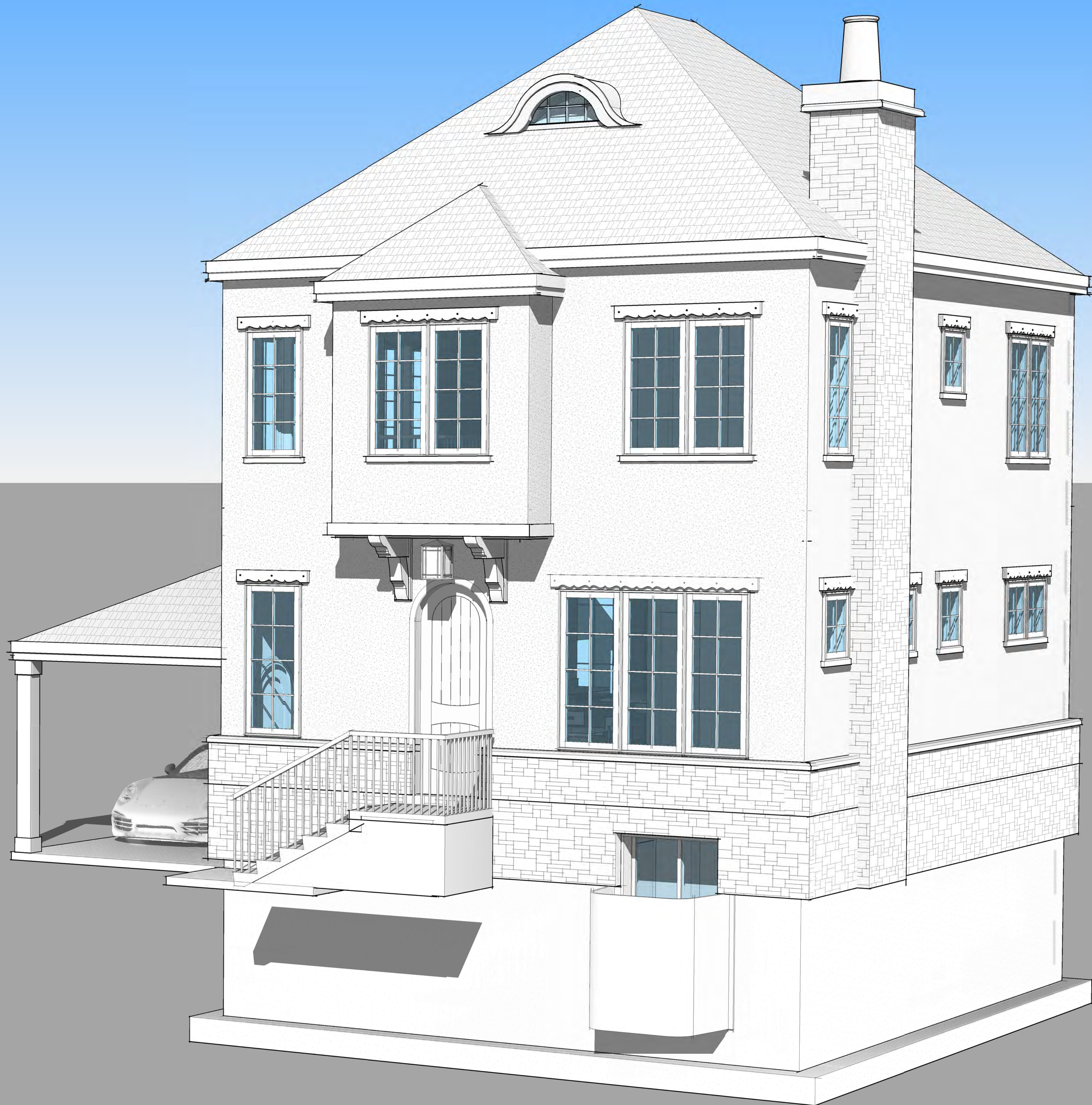
project:  
SPRUCE  
XX

revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

COVER SHEET

A0.0



1 COVER SHEET

An architectural elevation drawing of a two-story house. The house features a gabled roof with a textured pattern. The upper story has three double-hung windows, each with a decorative lintel. The lower story has two double-hung windows and a single window, all with decorative lintels. A stone foundation runs along the base of the house. A covered front porch with a gabled roof extends across the front, featuring a central arched door and a small window. The drawing is set against a light blue background with a black ground line.

An architectural elevation drawing of a two-story house. The house features a gabled roof with a small dormer window. A chimney is located on the left side. The front facade has several windows, including a large double window on the second floor and a smaller window on the first floor. A central entrance with a small porch and stairs is visible. To the right, there is a carport with a red car parked inside. The drawing is rendered in a clean, line-art style with light blue shading for the sky and ground.

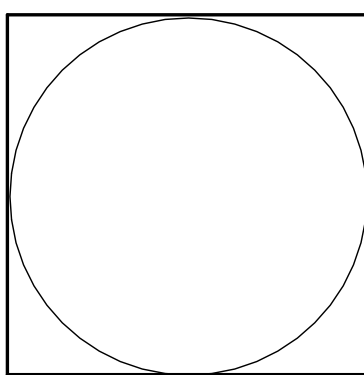
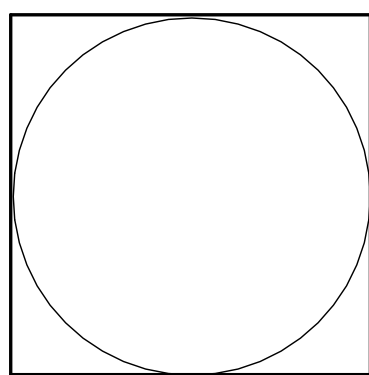
This is a detailed architectural elevation drawing of a two-story residential building. The house features a gabled roof with a central chimney. The exterior walls are primarily light-colored with a textured finish, possibly stucco or plaster, and are accented with horizontal bands of stone masonry at the base and around the chimney. The windows are arranged in two rows: the upper row has a single window on the left and a double window on the right, while the lower row has a single window on the left and a double window on the right. Each window is topped with a small, decorative awning. A small porch with a white railing is visible on the right side of the house. The drawing is set against a plain, light blue background.

ELEVATIONS

A3.0

<b>revisions:</b>					
<b>DATE</b>	<b>MARK</b>	<b>DESCRIPTION</b>			

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS HEREIN, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM NEUMERICAL ARCHITECTURE & DESIGN LLC. THESE DRAWINGS ARE VALUABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS AND CONSULTANTS, CONTRACTORS, CONSTRUCTION AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.



**Mendenhall  
Architecture  
& Design, llc**

4635 South Highland  
Holladay, UT 84117  
801.277.293



**From:** [Natalie Taylor](#)  
**To:** [Jonathan Teerlink](#)  
**Subject:** Millwood Estates  
**Date:** Wednesday, January 4, 2023 2:50:33 PM

---

**[External Email - Use Caution]**

Jonathan,

I have been a resident on Locust Lane in Holladay for 17 years. I live in a 1910 bungalow that my grandparents owned. We have lived in this home for three generations.

In the past few years, My view of Mount Olympus has been enroached on by condos, town homes and apartments. What used to be a quaint, quiet part of town is now overrun with high-priced, multi-tenant developments. The streets are crowded and unsafe due to lack of parking, cars lined on both sides of the street. While additional housing is added, streets and parking to support the new residents has not.

If you recall, the fire that burned for a week in Sugar Alley destroyed more than one apartment building due to proximity. Therefore these close buildings pose more than one risk.

The absolutely hideous eyesore where the Cottonwood Mall used to be, could have been a beautiful urban park but is now gutted to make even more multi-million dollar homes. What precious wild habitat is left, consumed by greed. Almost 50% of Holladay is currently under construction. It's time to stop.

I am disappointed by the lack of foresight and planning by the Holladay Planning Commission. There has been too much building without concern for current residents or the affect this population influx has on the existing infrastructure. We have lost valuable land. I beg you to abandon this and all future residential projects. You are ruining Holladay.

Sincerely,

Natalie Taylor  
(801) 231-9641  
4648 S Locust Lane


**FILE# 22-1-11**

**"HIGHLAND PARK" - RES. REDEVELOPEMENT**

**ADDRESS:**

4881 South Highland Cir

**LEGAL DESCRIPTION:** 22-09-254-004

COM S 46°32'20" W 228.28 FT; N 1°32'20" E 100.8 FT; N 56°02' W 720.4 FT; N 57°55' W 518.3 FT; N 38°43' W 518.1 FT; N 24° 37' W 44.67 FT; S 86°39' W 35.41 FT FR SE COR OF NE 1/4 OF SEC 9, T 2S, R 1E, S L M; S 86°39' W 123.86 FT; S 89°21' W 110.43 FT; N 3° W 6.5 FT; N 89°05' W 122.26 FT; N 5°24' W 80.3 FT; N 85°58' E 7.3 FT, M OR L; N 3°27' W 9.86 FT; N 88° 31' E 63.07 FT; N 83°11' E 28.25 FT; N 86°16' E 235.14 FT, M OR L; 

**APPLICANT/REPRESENTATIVE:**

Sequoia Development, Alec Moffat

**PROPERTY OWNER:**

GAS&JFSRT, TRUST

**ZONING:**

RM

**GENERAL PLAN DISTRICT:**

Medium Density Residential-Stable (MDR-S)

**CITY COUNCIL DISTRICT:**

District #3

**PUBLIC NOTICE DETAILS:**

Not Required

**REQUEST:**

Site Plan Review- PRELIMINARY

**APPLICABLE REGULATIONS:**

13.08  
13.78  
13.32.040  
General Plan - HDMP Seg B

**EXHIBITS:**

Zone map  
Staff Report  
Applicant Narrative  
Applicant supporting doc.

**STAFF:**

Carrie Marsh, 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:**



CITY OF HOLLADAY  
Planning Commission  
January 10th, 2023  
Item #

Request: **RESIDENTIAL SUBDIVISION – PRELIMINARY PLAN** Highland Park  
Project: Subdivision  
Address: 4880 South Highland Circle  
Zone: R-M (Multi-Family)  
Applicant: Sequoia Development Inc.  
File No: 22-1-11  
Notice: Public hearing held for Concept Subdivision; Public notice not required for Preliminary  
Staff: Carrie Marsh, City Planner

---

<b>GOVERNING ORDINANCES:</b>	13.08.10C	SUBDIVISION PLAN APPROVAL STANDARDS
	13.10.50	SUBDIVISIONS SUBMISSION REQUIREMENTS
	13.32	R-M MULTIPLE-FAMILY RESIDENTIAL ZONES

---

**REQUIRED PLANNING COMMISSION ACTION:**

Creation of a subdivision plat requires Administrative review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions and approval must be during public meeting. The public hearing of the Conceptual plan was held on October 4, 2022 with notice being mailed to all properties within 500' of the subject parcel ten days prior. A public hearing is not required for the Preliminary Plat.

Planning Commission approved the Concept Subdivision on October 4, 2022.

**SUMMARY**

- Following approval of a conceptual subdivision plan, the applicant is submitting a preliminary subdivision plan for .74 acres (32,234.4 sq ft) within the Multi-Family Zone (R-M).
- The required neighborhood meeting was held on 09/27/2022.
- The proposal is to build 11 total units, comprising of one duplex and three triplexes. The existing home on the site could not be moved and will be demolished.
- The intent of the PUD proposal is to have flexibility with building layout and setbacks in order to add common open space to the site.
- The preliminary plat includes civil details including utilities, grading, stormwater management, and parking and roadway locations.
- Architectural elevations show proposed materials for exteriors.
- Proposed CCRs for the development have been submitted.

**TECHNICAL REVIEW COMMITTEE ANALYSIS**

- The TRC has reviewed the Preliminary Plan for use for multi-family and area density compliance with the R-M zone.
- Applicant has acquired utility service letters from Rocky Mountain Power, Dominion Energy, and Mount Olympus Sewer. The City of Holladay has submitted a letter of recommendation to Salt Lake City Public Utilities.

**RECOMMENDATION**

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

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

**FINDINGS:**

- The requirements for preliminary subdivision have been substantially completed.
- Proposed layout of lots comply with lot area regulations in the R-M Zone.
  - a. Total land area required for all eleven proposed units totals 29,947.5 sq. ft
  - b. Roadway width and turnaround meets fire and emergency access standards
- Parking meets standards required by Chapter 13.80
  - a. Two-car garage per unit (22 spaces); Three guest spaces

- Civil details meet development standards and requirements by the City of Holladay.
- The development complies with the General Plan

REQUIRMENTS:

- Minor corrections as noted.



## NOTICE OF A PUBLIC HEARING

### Residential P.U.D. Subdivision – “Highland Park”

**Date:** Tuesday, January 10, 2023  
**Time:** As close to 6:00 pm as possible  
**Location:** City Hall – City Council Chambers  
**Hearing Body:** Planning Commission

Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during a **PRELIMINARY** review and consideration of a **Residential Planned Unit Development** as proposed by the applicant, **Sequoia Development** for .74 acres of land located at **4880 s Highland Dr.** in the RM zone. Redevelopment proposes accommodate an **11 – unit Townhome development**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.08, 13.78, 13.32.040

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

Please submit comments via email by 5:00 pm 01/09/2023 to Jonathan Teerlink, [jteerlink@cityofholladay.com](mailto:jteerlink@cityofholladay.com). Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

**ATTENTION:** This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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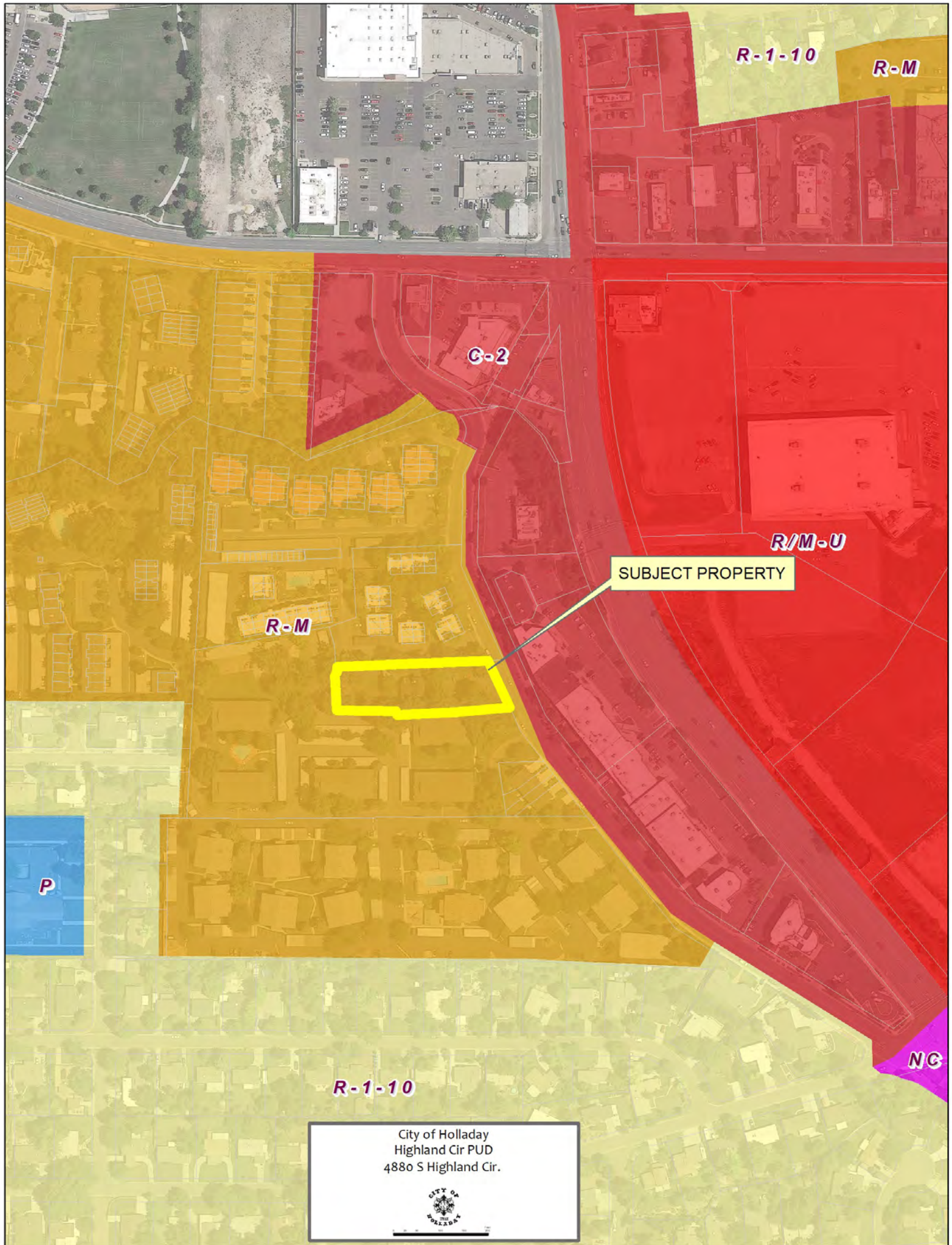
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R-1-10

R-M

C-2

R/M-U

SUBJECT PROPERTY


R-M

P

NC

R-1-10

City of Holladay  
Highland Cir PUD  
4880 S Highland Cir.





City of Holladay  
Highland Cir PUD  
4880 S Highland Cir.



12/27/2022

Sequoia Development Inc.  
Attn: Alex Moffat

**RE: "Highland Circle Subdivision " PUD  
Concept Site Plan  
Approval File #22-1-11**

Dear Mr. Hilton:

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE CONCEPTUAL PLAN BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR "HULTON PARK" SUBDIVISION, AN 11 UNIT, MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT PROJECT IN RM ZONE

On October 4th the City of Holladay Planning Commission unanimously moved to approve a 11 Lot layout at the conceptual level for the above mention project. The unanimous motion was based upon the following findings

*FINDINGS:*

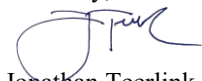
- *The requirements for conceptual subdivision have been substantially completed.*
- *Proposed layout of lots comply with lot area regulations in the R-M Zone.*
  - a. *PUD application will detail layout of 11 total units allowed*
  - b. *Nine multi-family units at 2,722.5 sq. ft each (total 24,502.5 sq. ft)*
  - c. *One two-family units at 4,000 sq. ft each (total 8,000 sq. ft)*
  - d. *Total land area required for all proposed units totals 32,502.5 sq. ft*
- *The development complies with the General Plan*

*REQUIRMENTS:*

- *Remaining utility service letters to be submitted to the TRC with accompanying Preliminary level construction drawings.*
- *PUD application to be submitted after conceptual approval.*

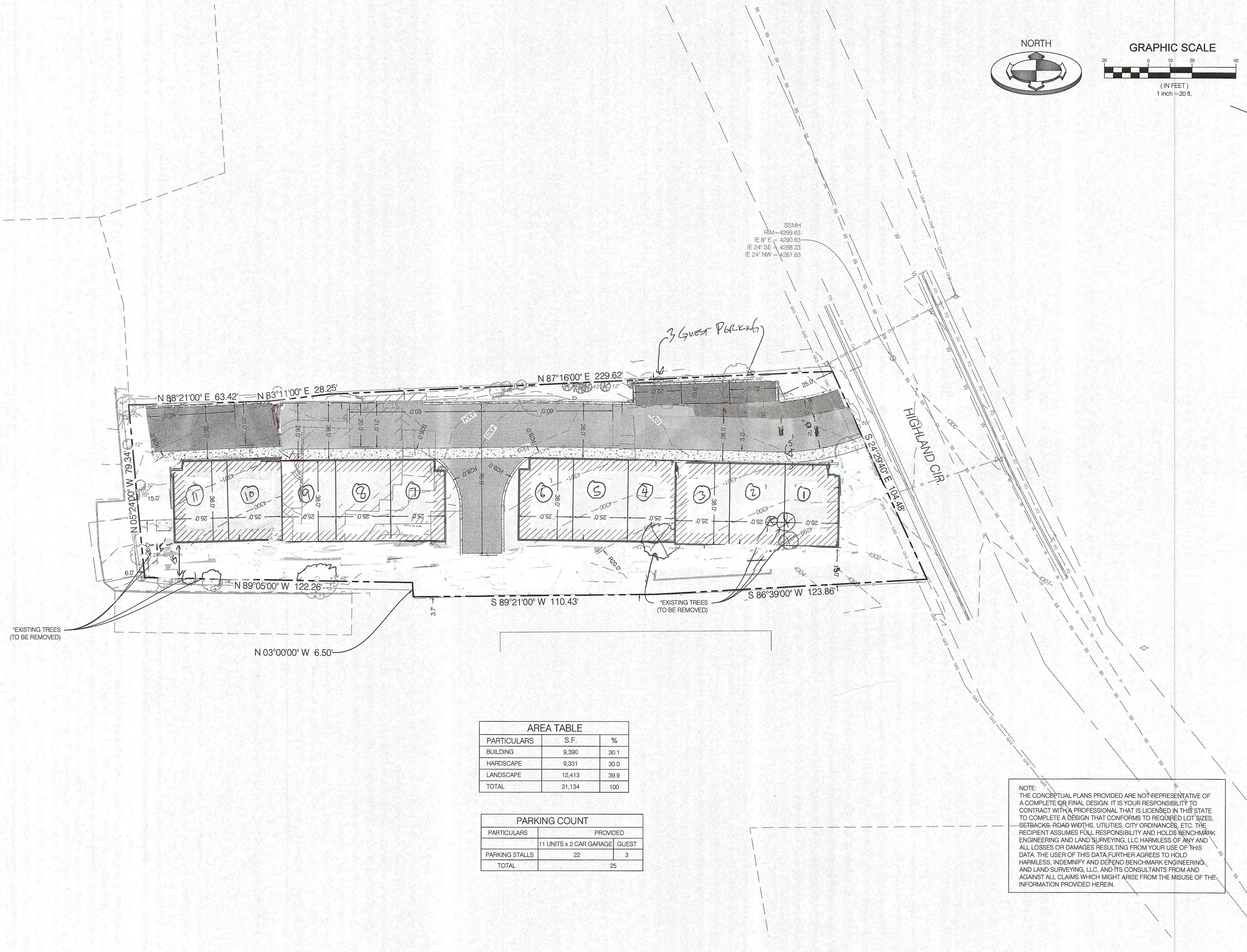
Please work with the Holladay TRC to prepare Preliminary Construction level development drawings as directed in your application packet; civil site, building design and landscaping etc. If you should have any questions, please contact this department at 527-3890 with questions or assistance.

Sincerely,



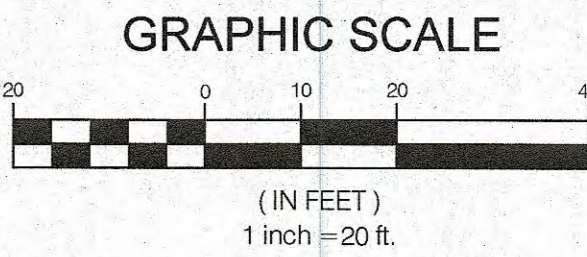
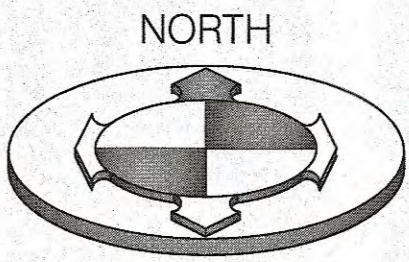
Jonathan Teerlink  
CED, Director  
Enclosure

Cc: file



AREA TABLE		
PARTICULARS	S.F.	%
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HARDSCAPE	9,331	30.0
LANDSCAPE	12,413	39.9
TOTAL	31,134	100

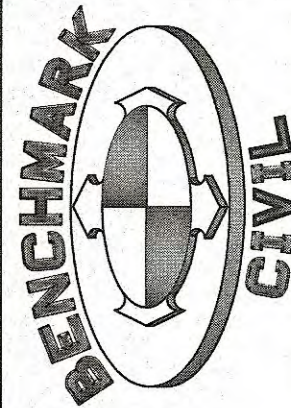
PARKING COUNT		
PARTICULARS	PROVIDED	
	11 UNITS x 2 CAR GARAGE	GUEST
PARKING STALLS	22	3
TOTAL	25	



SEQUOIA DEVELOPMENT TOWNHOMES

4880 S. HIGHLAND CIRCLE  
HOLLADAY, UTAH

BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
930 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7182  
www.benchmarkcivil.com

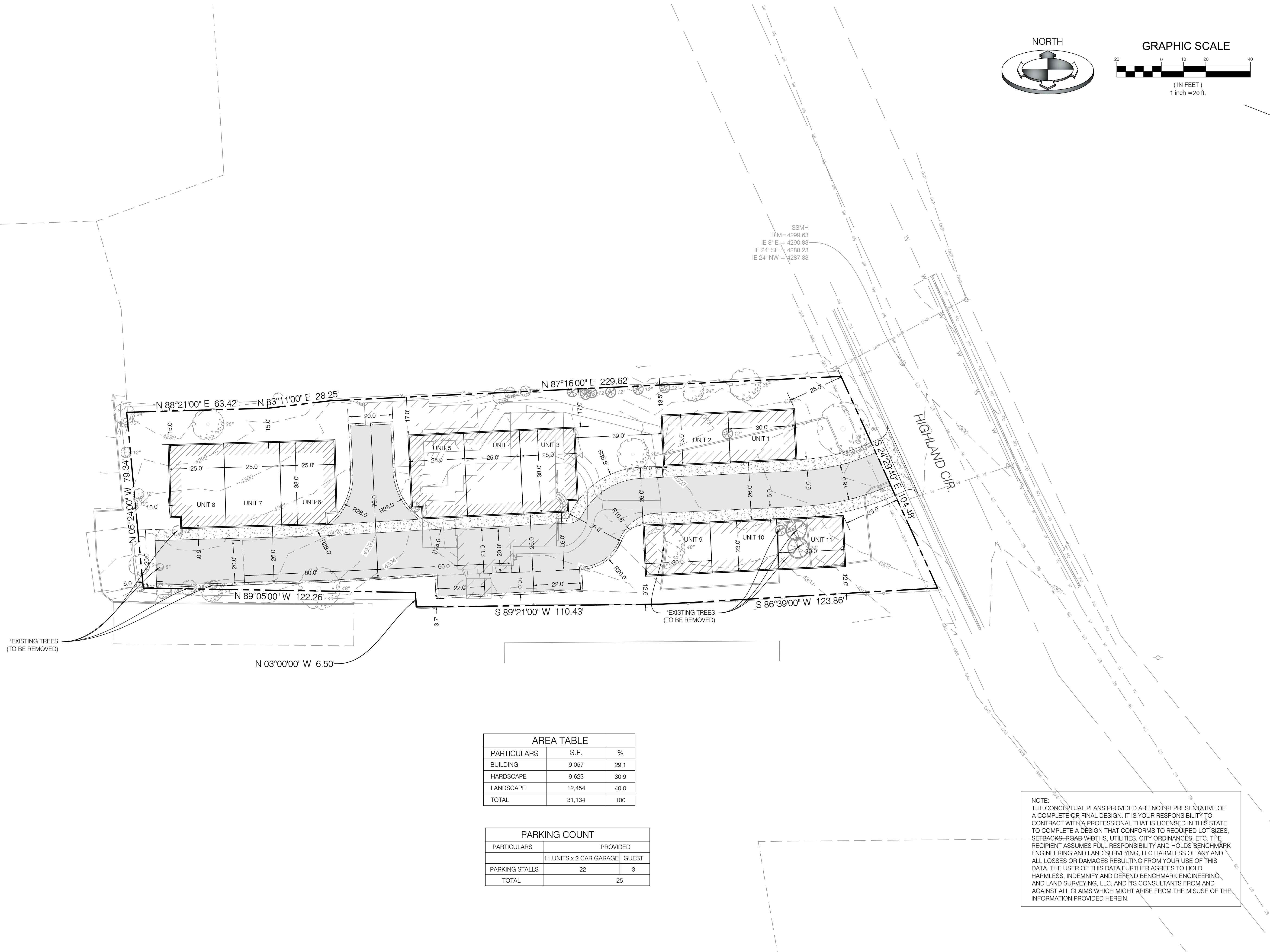


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CONCEPT  
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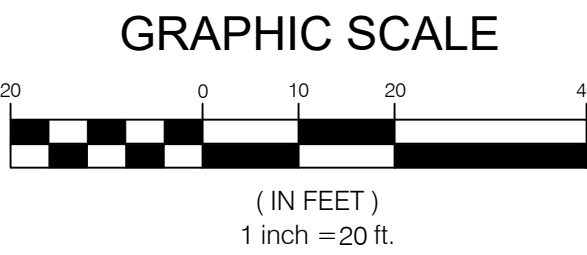
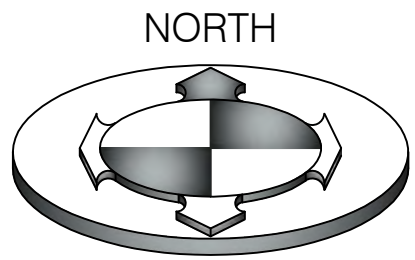
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IE 24" SE = 4288.23  
IE 24" NW = 4287.83

\*EXISTING TREES  
(TO BE REMOVED)

\*EXISTING TREES  
(TO BE REMOVED)

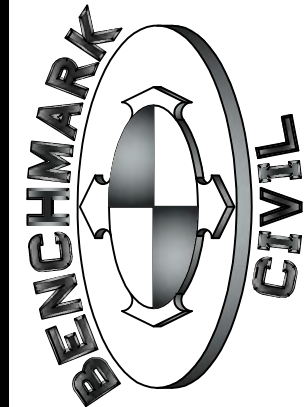
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HARDSCAPE	9,623	30.9
LANDSCAPE	12,454	40.0
TOTAL	31,134	100

PARKING COUNT		
PARTICULARS	PROVIDED	
	11 UNITS x 2 CAR GARAGE	GUEST
PARKING STALLS	22	3
TOTAL	25	



SEQUOIA DEVELOPMENT TOWNHOMES

BENCHMARK  
ENGINEERING &  
LAND SURVEYING



4880 S. HIGHLAND CIRCLE  
HOLLADAY, UTAH

CONCEPT  
PLAN

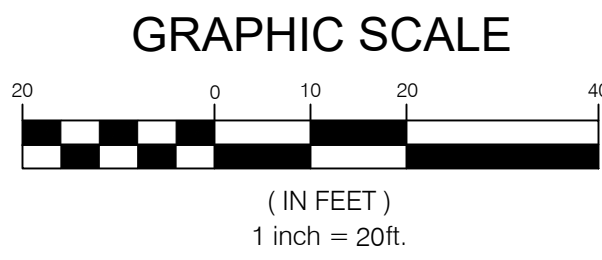
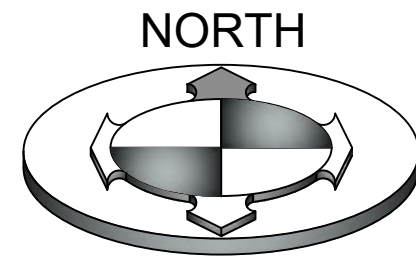
CONCEPT  
1 OF 1

PROJECT NO. 2208240

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SCALE MEASURES 1 INCH ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

HIGHLAND PARK PUD  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF HOLLADAY, SALT LAKE COUNTY, UTAH  
PRELIMINARY PLAT



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 87°16'36" E	80.09'	L21	N 02°44'00" W	11.58'	L41	S 02°44'00" E	4.08'	L61	S 00°55'00" W	40.42'
L2	S 58°53'31" E	17.85'	L22	S 03°21'00" E	13.06'	L42	N 87°16'00" E	7.58'	L62	S 89°05'00" E	20.63'
L3	S 31°06'29" W	18.00'	L23	S 00°39'00" E	13.66'	L43	N 02°44'00" W	4.08'	L63	S 00°55'00" W	9.09'
L4	S 58°53'31" E	9.00'	L24	S 00°39'00" E	16.05'	L44	N 87°16'00" E	21.96'	L64	S 89°05'00" E	4.57'
L5	N 31°06'29" E	18.75'	L25	S 05°24'57" E	11.65'	L45	S 87°16'00" W	30.00'	L65	N 89°05'00" W	25.00'
L6	S 89°05'00" E	183.07'	L26	S 00°55'00" W	11.58'	L46	S 02°44'00" E	23.42'	L66	N 00°55'00" E	40.42'
L7	S 00°55'00" W	26.00'	L27	S 00°55'00" W	11.58'	L47	N 87°16'00" E	0.67'	L67	S 89°05'00" E	0.67'
L8	S 89°05'00" E	75.85'	L28	S 02°29'11" E	19.33'	L48	S 02°44'00" E	4.08'	L68	S 00°55'00" W	6.01'
L9	N 00°55'00" E	22.00'	L29	S 87°16'00" W	8.37'	L49	N 87°16'00" E	7.58'	L69	S 89°05'00" E	3.70'
L10	S 89°05'00" E	20.00'	L30	S 02°44'00" E	4.08'	L50	N 02°44'18" W	4.08'	L70	N 00°55'00" E	4.01'
L11	N 00°55'00" E	22.00'	L31	S 87°16'00" W	21.75'	L51	N 87°16'00" E	21.75'	L71	S 89°05'00" E	19.97'
L12	N 89°04'33" W	66.27'	L32	S 02°44'00" E	23.42'	L52	S 87°16'00" W	30.21'	L72	N 00°55'00" E	2.00'
L13	N 58°53'31" W	3.85'	L33	N 87°16'00" E	30.21'	L53	N 02°29'11" W	19.33'	L73	S 89°05'00" E	0.67'
L14	N 02°44'00" W	24.03'	L34	S 87°16'00" W	30.21'	L54	N 87°16'00" E	8.37'	L74	N 89°05'00" W	0.67'
L15	S 87°16'00" W	9.00'	L35	N 02°44'00" W	23.42'	L55	N 02°44'00" W	4.08'	L75	N 00°55'00" E	2.00'
L16	N 02°44'00" W	5.49'	L36	N 87°16'00" E	30.21'	L56	N 87°16'00" E	21.75'	L76	N 89°05'00" W	24.54'
L17	S 87°16'00" W	9.00'	L37	S 02°44'00" E	23.42'	L57	S 00°55'00" W	29.33'	L77	N 00°55'00" E	29.33'
L18	N 02°44'00" W	18.00'	L38	S 87°16'00" W	30.21'	L58	N 89°05'00" W	24.54'	L78	S 89°05'00" E	4.57'
L19	N 87°16'00" E	79.56'	L39	N 02°44'00" W	23.42'	L59	S 00°55'00" W	2.00'	L79	N 00°55'00" E	9.09'
L20	N 02°44'00" W	11.58'	L40	N 87°16'00" E	0.67'	L60	N 89°05'00" W	0.67'	L80	S 89°05'00" E	20.63'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	15.74'	41.40'	21°46'53"	N 76°23'10" E
C2	5.37'	10.00'	30°47'46"	S 74°17'24" E
C3	11.58'	35.99'	18°26'26"	N 79°51'47" W
C4	25.31'	28.00'	51°47'12"	N 24°58'36" W
C5	25.31'	28.00'	51°47'12"	N 26°48'36" E
C6	4.85'	10.00'	27°48'12"	N 72°47'37" E
C7	15.54'	36.00'	24°44'15"	N 80°21'53" W
C8	25.61'	67.43'	21°45'40"	N 76°23'10" E

- CITY NOTES:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED OF THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MIGHT BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNS EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
  - NO CITY MAINTENANCE ON PRIVATE STREETS
  - NO PARKING ON PRIVATE STREETS, EMERGENCY ACCESS
  - STORM WATER MANAGEMENT PLAN REQUIRED UPON BUILDING PERMIT FOR EACH, AS PER CHP CHAPTER 17 OF HOLLADAY ORDINANCE.

LEGEND

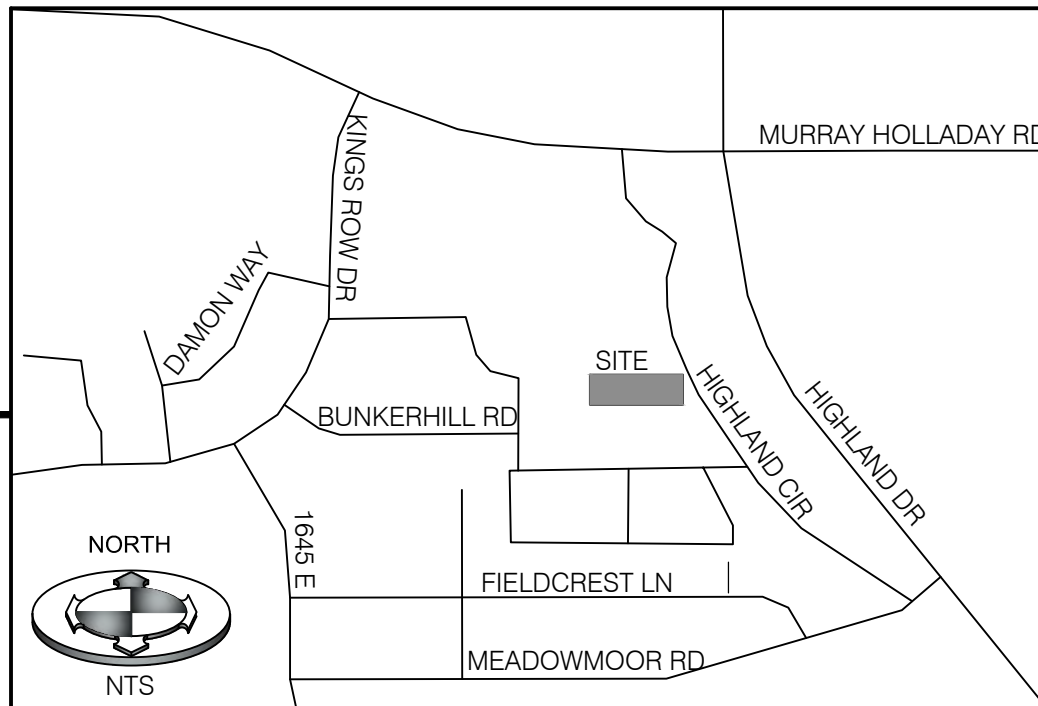
- SECTION CORNER (FOUND)
- STREET MONUMENT (FOUND)
- BOUNDARY CORNER (SET 3/4" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED "BENCHMARK ENG.")
- SECTION LINE
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA

DEVELOPER: SEQUOIA DEVELOPMENT  
CONTACT: ALEC MOFFITT  
PHONE: 801944-4469  
EMAIL: ALEC@SEQUOIADEVELOPMENT.COM

RECORD OF SURVEY

R.O.S. NO.

COUNTY SURVEYOR DATE



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 2 LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HIGHLAND PARK PUD, A PLANNED UNIT DEVELOPMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 16, 2022 AS ENTRY NO. 14042868 IN BOOK 11385 AT PAGE 8260 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHLAND CIRCLE, SAID POINT BEING NORTH 00°02'30" WEST 1067.26 FEET ALONG THE SECTION LINE AND WEST 1577.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 86°39'00" WEST 123.86 FEET; THENCE SOUTH 89°21'00" WEST 110.43 FEET; THENCE NORTH 03°00'00" WEST 6.50 FEET; THENCE NORTH 89°05'00" WEST 122.26 FEET; THENCE NORTH 05°24'00" WEST 79.34 FEET TO A POINT ON THE SOUTHERLY LINE OF CHATEAU FORET II CONDOMINIUMS RECORDED IN BOOK 96-5P AT PAGE 151 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 88°21'00" EAST 63.42 FEET; 2) NORTH 83°11'00" EAST 28.25 FEET; 3) NORTH 87°16'00" EAST 229.62 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 24°29'40" EAST 104.48 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 31,133 SQ FT OR 0.715 ACRES, MORE OR LESS  
11 UNITS AND COMMON AREA



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO 2 LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HIGHLAND PARK PUD  
A PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

HIGHLAND PARK DEVELOPMENT, LLC

SIGNATURE

(PRINT NAME):

TITLE:

LLC ACKNOWLEDGMENT

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE \_\_\_\_\_ OF THE HIGHLAND PARK DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF THE HIGHLAND PARK DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

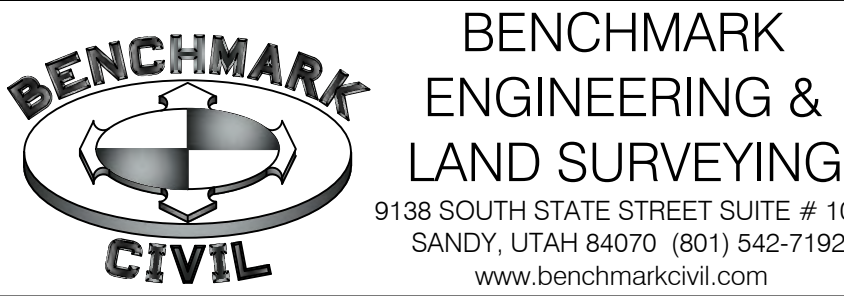
NOTARY PUBLIC  
COMMISSIONED IN UTAH

HIGHLAND PARK PUD  
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF HOLLADAY, SALT LAKE COUNTY, UTAH  
DATE OF PREPARATION: DECEMBER, 2022

ZONE R-M

SHEET 1 OF 1



PLANNING COMMISSION

APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_

PLANNING COMMISSION CHAIR

HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 20\_\_

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY OF HOLLADAY ENGINEER

APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_

CITY OF HOLLADAY ENGINEER

COMMUNITY ECONOMIC DEVELOPMENT

APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_

COMMUNITY ECONOMIC DEVELOPMENT DIRECTOR

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_

ATTEST: RECORDER CITY MANAGER

CITY ATTORNEY

APPROVED THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 20\_\_

CITY OF HOLLADAY ATTORNEY

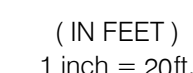
SALT LAKE COUNTY RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST  
OF \_\_\_\_\_ DATE \_\_\_\_\_  
TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$

DEPUTY SALT LAKE COUNTY RECORDER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

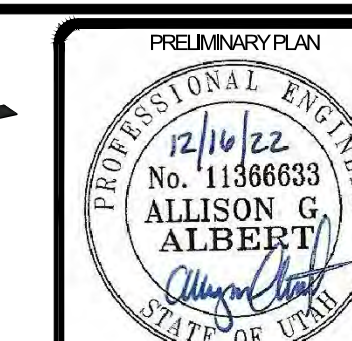


OWNER/DEVELOPER:  
SEQUOIA DEVELOPMENT  
KEVIN LUDLOW  
KEVIN@SEQUOIADEVELOPMENT.COM

## DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES
CDP.01	DEMO PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY CIVIL PLANS  
NOT FOR CONSTRUCTION



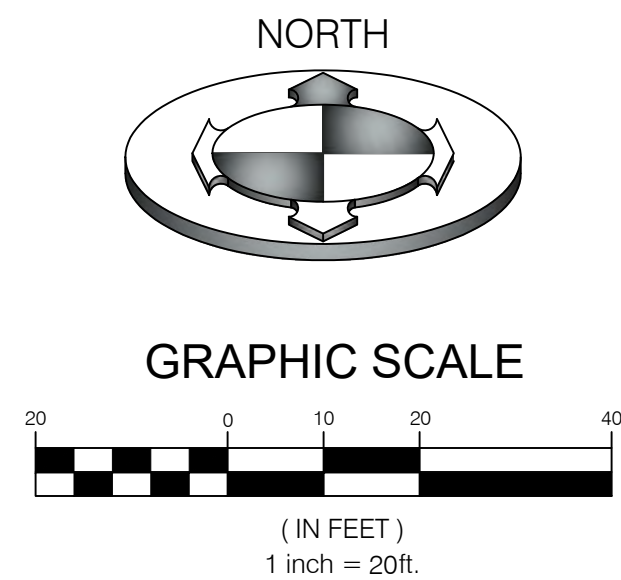
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SANDY, UTAH 84070 (801) 542-7192  
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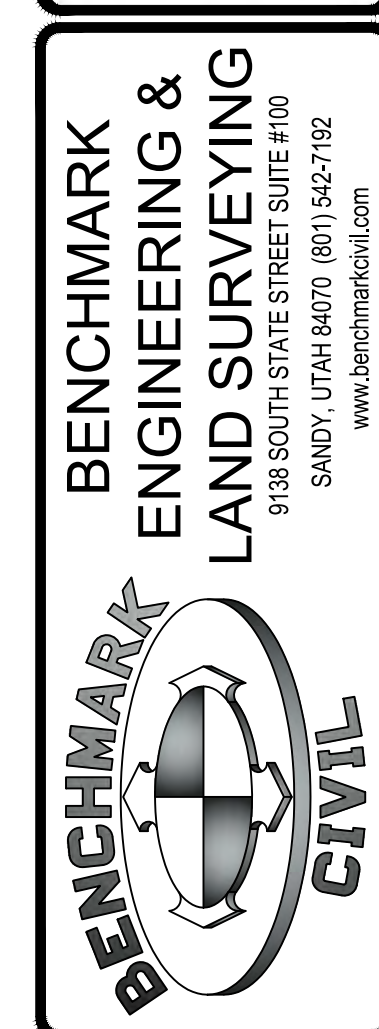
PROJECT NO. 2208240

COVER

1 OF 11



BRAND	ZIG/1B	No.	DATE	DESCRIPTION
CHERRY	AGA			
FIELD	DMJM			
DATE	12/16/2022			
SWS FILE	2208240 SITE			
Q	Q			
SOME MEASURES MAY NOT FULLY MEET SHEETS AGAINST ACCORDING TO PREVIOUS SIZE SHEETS				



HIGHLAND PARK

4880 SOUTH HIGHLAND CIRCLE  
HOLLADAY CITY, UTAH

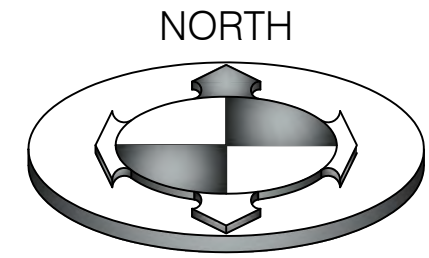
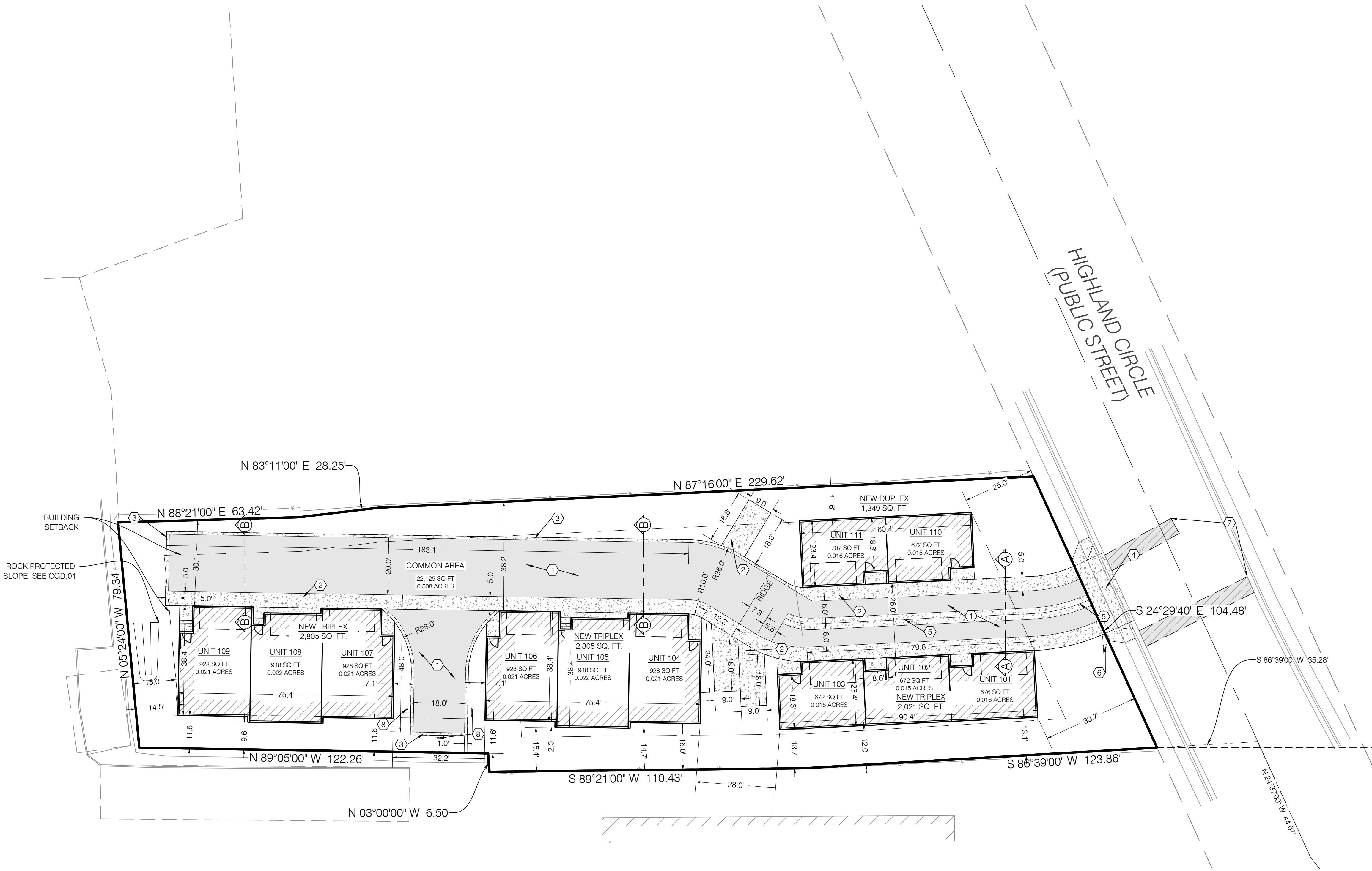
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DEMO

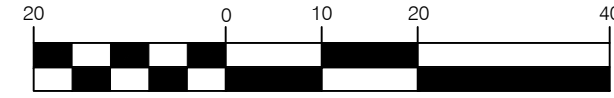
PLAN

CDP.01  
4 OF 11





GRAPHIC SCALE



(IN FEET)  
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
③	1' CONCRETE RIBBON PER HOLLADAY CITY STDS.	
④	DRIVE APPROACH PER APWA #221	2/CDT.01
⑤	4' WATERWAY PER APWA# 211	
⑥	STOP SIGN PER HOLLADAY ST-8	3/CDT.01
⑦	SAWCUT & REPAIR PAVEMENT PER HOLLADAY ST-11	4/CDT.01
⑧	FIRE TURNAROUND NO PARKING SIGN PER HOLLADAY STDS	

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	8,979	28.8
HARDSCAPE	10,538	33.8
LANDSCAPE	11,616	37.4
TOTAL	31,134	100

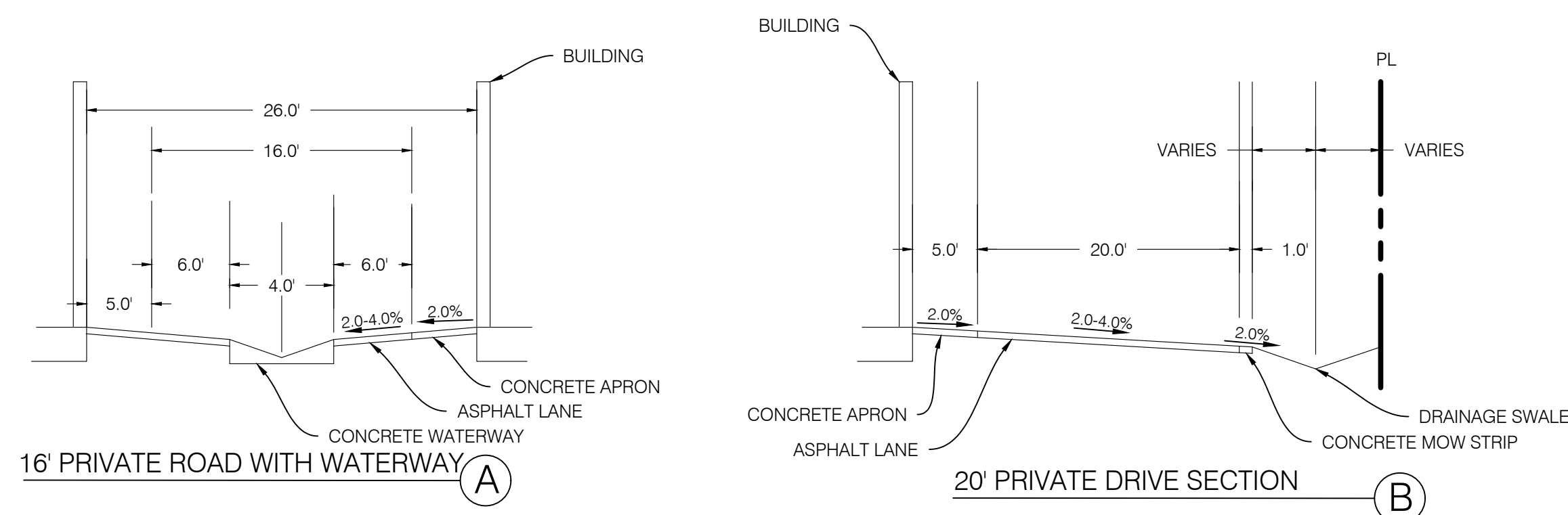
NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT

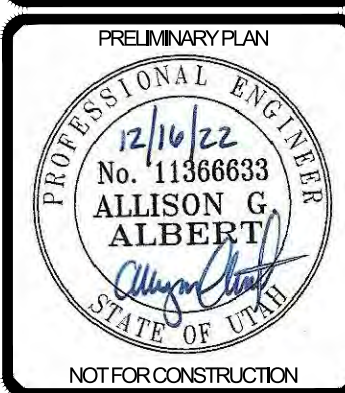
PARTICULARS	PROVIDED	
	11 UNITS x 2 CAR GARAGE	GUEST
PARKING STALLS	22	3
TOTAL	25	

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:  
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH HOLLADAY CITY STANDARDS AND SPECIFICATIONS



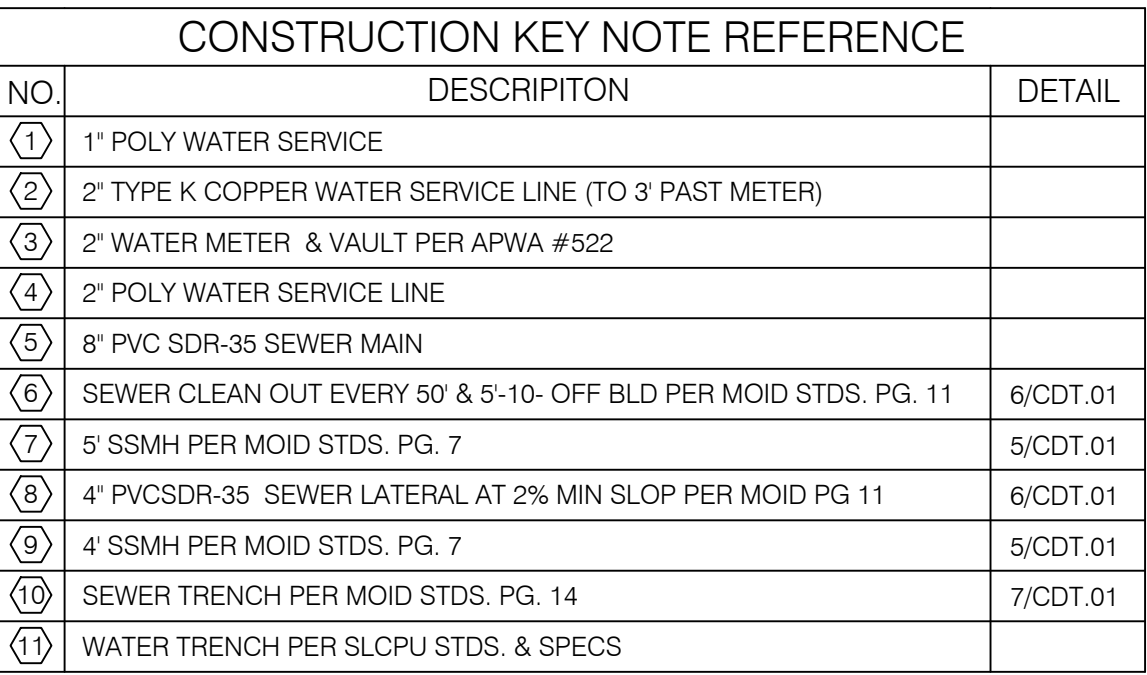
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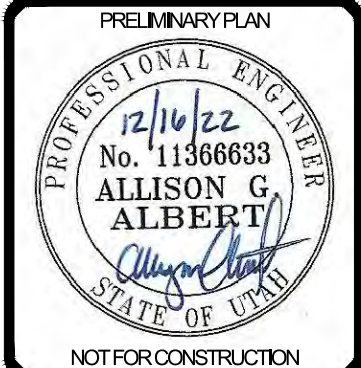
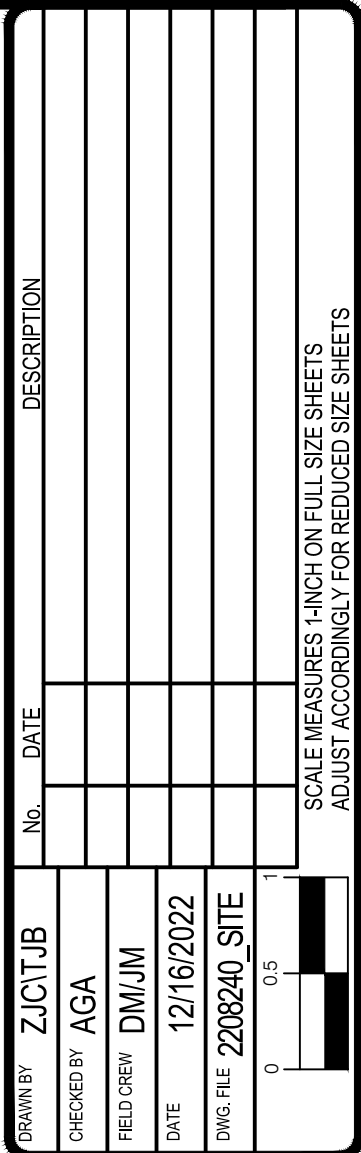
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**HIGHLAND PARK**  
4880 SOUTH HIGHLAND CIRCLE  
HOLLADAY CITY, UTAH

PROJECT NO. 2208240  
SITE PLAN  
CSP.01  
5 OF 11



NOTE:  
SEWER LATERAL NOTE:  
EXISTING SEWER LATERAL LOCATION IS UNKNOWN.  
CONTRACTOR MUST FIELD LOCATE LATERAL AND REMOVE IT  
PER MOID STDs & SPECS.



**BENCHMARK**  
**CIVIL**

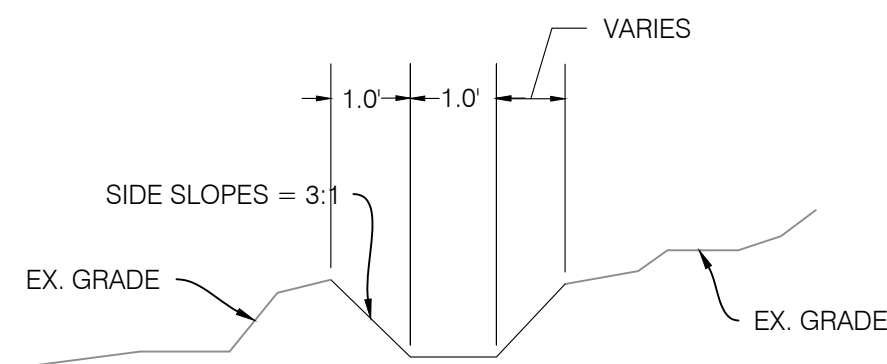
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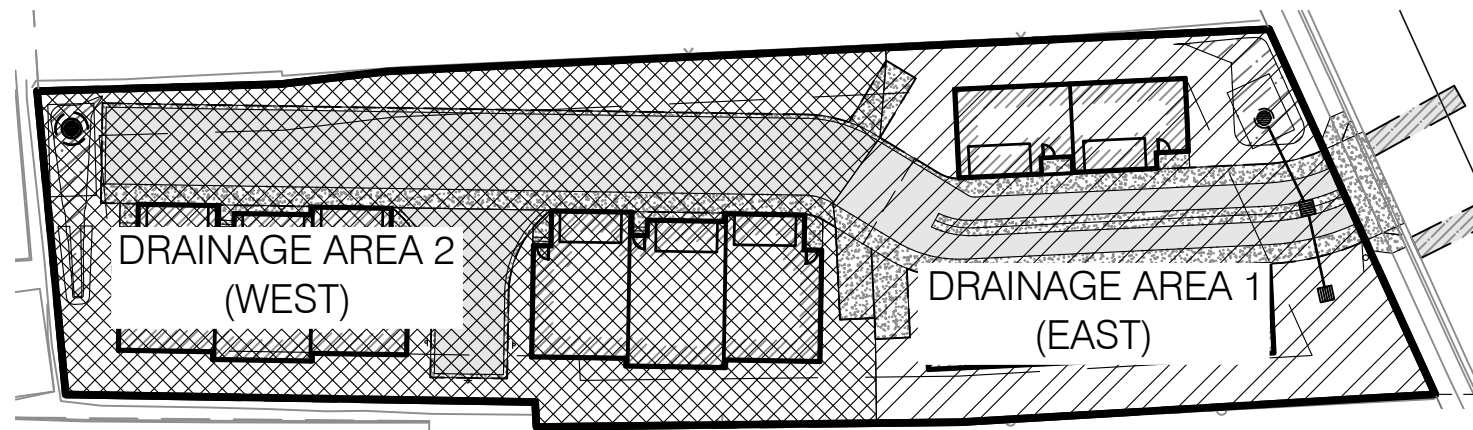
HIGHLAND PARK  
4880 SOUTH HIGHLAND CIRCLE  
HOLLADAY CITY, UTAH

PROJECT NO.	2208240
UTILITY PLAN	
CUP.01 6 OF 11	

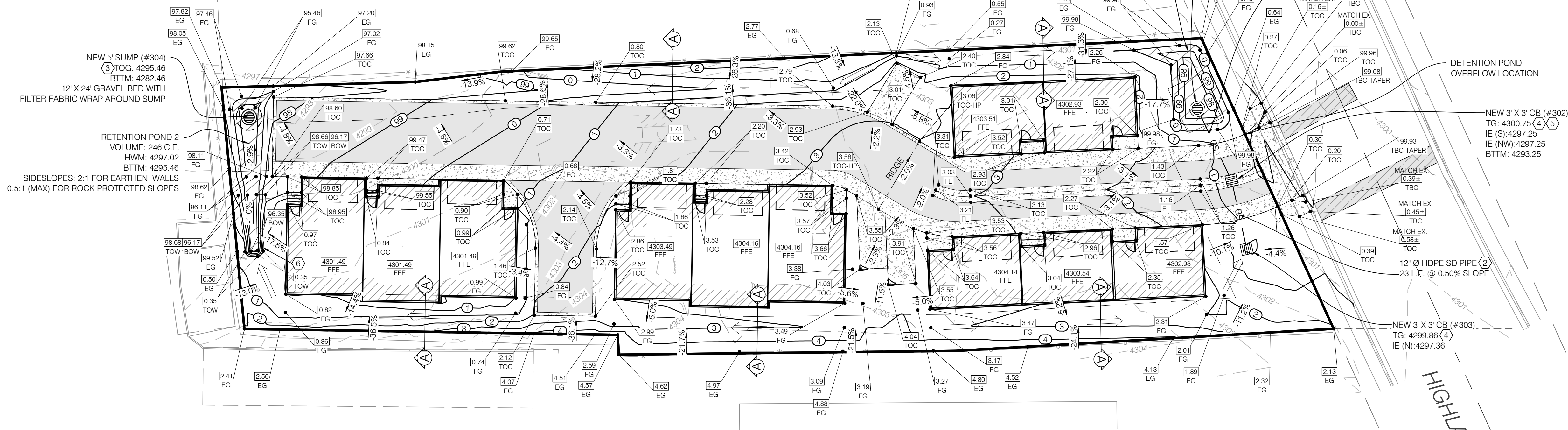




SWALE CROSS SECTION (A)  
SCALE: NTS



DRAINAGE AREAS MAP (B)  
SCALE: NTS



#### Detention Calculations

**Pond Volume**  
Pond 1 Civil 3D = 445 cf

#### CALCULATED DISCHARGE INTO GROUND:

$$Q = \frac{S(sf)}{P(sec/ft)}$$

$$S = 2(WH + LH) + WL$$

#### Percolation surface area

Concrete sump with rectangular gravel wrap	5.00 ft
Sump inner diameter	0.50 ft
Sump wall thickness	6.00 ft
Sump outer diameter	6.00 ft
Sump inner depth	8.00 ft
Width of gravel wrap	3.00 ft
Length of gravel wrap	5.00 ft
Depth of gravel wrap	2.00 ft
Effective sump width (W)	12.00 ft
Effective sump length (L)	16.00 ft
Effective sump depth (H)	10.50 ft
Percolation surface area per sump (S)	780.00 sf
Sumps provided	1
Total percolation surface area	780.00 sf

$$V = \left( WLH - \frac{\pi D^2}{4} (h + t) \right) e + \frac{\pi d^2}{4} h$$

Sump inner depth (h)	8.00 ft
Sump inner diameter (d)	5.00 ft
Sump volume	157.08 cf
Sump outer diameter (D)	6.00 ft
Sump wall thickness (t)	0.50 ft
Wrap width (W)	12.00 ft
Wrap length (L)	16.00 ft
Wrap depth (H)	10.50 ft
Void area (e)	40%
Wrap gravel volume	710.27 cf
Total volume per sump (V)	867.35 cf
Sumps provided	1
Total sump volume	867 cf

<b>Discharge</b>	
Percolation rate (P)*	90.00 min/in
Percolation surface area (S)	1,211.00 sf
<b>Allowed Discharge (Q)</b>	<b>0.02 cfs</b>

\*Based on Hydrological Soil Group A (krousan coarse sandy loam per USDA Web Soil Survey)

Is there adequate storage?	Storage Provided = 1,312 cf Req. Storage = 1,215 cf	YES
----------------------------	--	-----

#### GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	5' Ø CONCRETE SUMP	1/CDT.02
4	3'X3' CATCH BASIN	2/CDT.02
5	18F SNOUT	3/CDT.02
6	ROCK PROTECTED SLOPE	C/CGD.01

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

#### LEGEND

⇒ DRAINAGE SWALE

#### POND 1 STORM DRAINAGE CALCULATIONS

##### Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof =	3.368	3031.39 S.F.
Pavement =	4.068	3660.88 S.F.
Landscaping =	4.979	995.716 S.F.
Sum:	12414 S.F.	Sum: 7687.98 S.F.

NOAA ATLAS 14 (10 YEAR STORM)				Allowable Discharge = 00cfs/acre	
				Per c + Allowable Discharge =	0.02 cfs
Time	Intensity	Rainfall	Rainfall	Allowed	Volume to Detain
(min)	(in/hr)	(inches)	Excess	Discharge	
			(cu.ft.)	(cu.ft.)	(cu.ft.)
15	2.12	0.530	340	0	340
30	1.43	0.715	458	0	458
60	0.88	0.884	566	0	566
120	0.50	1.008	646	0	646
180	0.36	1.089	698	0	698
360	0.22	1.338	857	0	857
720	0.14	1.644	1053	0	1053
1440	0.08	1.896	1215	0	1215

TYPICAL ROCK PROTECTED SLOPE (C)  
SCALE: NTS

#### NOTES:

- NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
- IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
- ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS.
- A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.
- ROCK PROTECTED SLOPES EXCEEDING 4' IN HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.

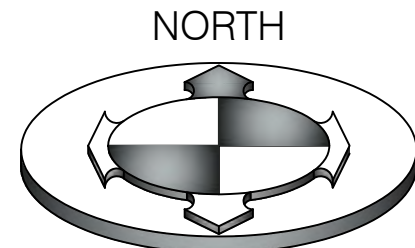
NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDSIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

#### SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:  
POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.



#### GRAPHIC SCALE



(IN FEET)

1 inch = 20ft.

#### DRAINAGE NARRATIVE:

THE NATURAL TOPOGRAPHY OF THE SITE PEAKS IN THE MIDDLE OF THE PARCEL. THE GRADING DESIGN IS INTENDED TO FOLLOW THIS NATURAL PATTERN, SEPARATING THE SITE INTO TWO SEPARATE DRAINAGE AREAS.

THE RUNOFF FROM THE EAST SIDE OF THE LOT (DRAINAGE AREA 1) WILL BE CONVEYED IN SWALES ON THE NORTH AND SOUTH SIDES OF THE LOT, AND A WATERWAY IN THE ROAD. IT WILL THEN BE COLLECTED IN CATCH BASINS AND PIPED TO THE DETENTION POND (POND 1). THIS POND IS DESIGNED TO DETAIN THE 10-YEAR, 24-HOUR STORM EVENT. ANY STORM THAT EXCEEDS THIS EVENT WILL OVERTOP THE POND AND FLOW INTO THE STREET (HIGHLAND CIR).

THE RUNOFF FROM THE WEST SIDE OF THE LOT (DRAINAGE AREA 2) HAS NO WAY TO LEAVE THE SITE WITHOUT IMPACTING NEIGHBORING PROPERTIES. THEREFORE, THE 100-YEAR, 24-HOUR STORM EVENT WILL BE RETAINED ON SITE. SWALES ALONG THE NORTH AND SOUTH SIDES OF THE LOT WILL CONVEY THE RUNOFF TO THE RETENTION POND (POND 2). SUMPS HAVE BEEN ADDED TO THE BOTTOM OF BOTH PONDS TO AID WITH STORM WATER STORAGE AND PERCOLATION.

#### POND 2 STORM DRAINAGE CALCULATIONS

##### Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof =	5.611	5049.6 S.F.
Pavement =	6.470	5823.3 S.F.
Landscaping =	6.638	1327.7 S.F.
Sum:	18719 S.F.	Sum: 12201 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Percolation Discharge = .02cfs/acre	
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	4.22	1.055	1073	22	1051
30	2.84	1.420	1444	44	1400
60	1.76	1.760	1789	88	1701
120	0.95	1.908	1940	176	1764
180	0.65	1.935	1967	264	1704
360	0.35	2.100	2135	528	1608
720	0.21	2.496	2538	1055	1483
1440	0.11	2.664	2709	2110	599

#### Detention Calculations

**Pond Volume**  
Pond 2 Civil 3D = 246 cf

#### CALCULATED DISCHARGE INTO GROUND:

$$Q = \frac{S(sf)}{P(sec/ft)}$$

$$S = 2(WH + LH) + WL$$

#### Percolation surface area

Concrete sump with rectangular gravel wrap

Sump inner diameter	5.00 ft
Sump wall thickness	0.50 ft
Sump outer diameter	6.00 ft
Sump inner depth	11.00 ft
Width of gravel wrap	3.00 ft
Length of gravel wrap	9.00 ft
Depth of gravel wrap	2.00 ft
Effective sump width (W)	12.00 ft
Effective sump length (L)	24.00 ft
Effective sump depth (H)	13.50 ft
Percolation surface area per sump (S)	1,260.00 sf
Sumps provided	1
Total percolation surface area	1,260.00 sf

#### Sump retention volume

$$V = \left( WLH - \frac{\pi D^2}{4} (h + t) \right) e + \frac{\pi d^2}{4} h$$

Sump inner depth (h)	11.00 ft
Sump inner diameter (d)	5.00 ft
Sump volume	215.98 cf
Sump outer diameter (D)	6.00 ft
Sump wall thickness (t)	0.50 ft
Wrap width (W)	12.00 ft
Wrap length (L)	24.00 ft
Wrap depth (H)	13.50 ft
Void area (e)	40%
Wrap gravel volume	1,425.14 cf
Total volume per sump (V)	1,641.12 cf
Sumps provided	1
Total sump volume	1,641 cf

<b>Discharge</b>	
Percolation rate (P)	90.00 min/in
Percolation surface area (S)	1,582.50 sf
<b>Allowed Discharge (Q)</b>	<b>0.02 cfs</b>

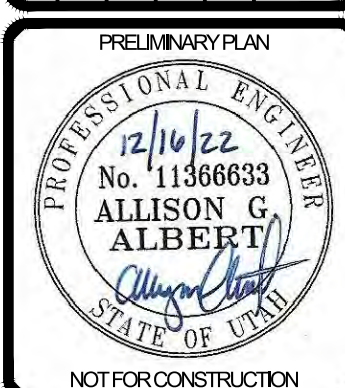
Is there adequate storage?	Storage Provided = 1,887 cf Req. Storage = 1,764 cf	YES
----------------------------	--	-----

#### BENCHMARK:

STREET MONUMENT  
4725 SOUTH HIGHLAND DR  
ELEVATION = 4314.40



NO.	DATE	DESCRIPTION
1	12/16/22	AGG
2	12/16/22	DMJM
3	12/16/22	DATE
4	12/16/22	DATE
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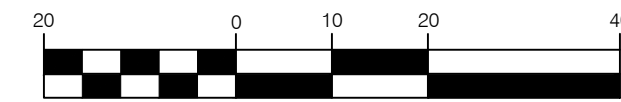


**BENCHMARK ENGINEERING & LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**BENCHMARK CIVIL**

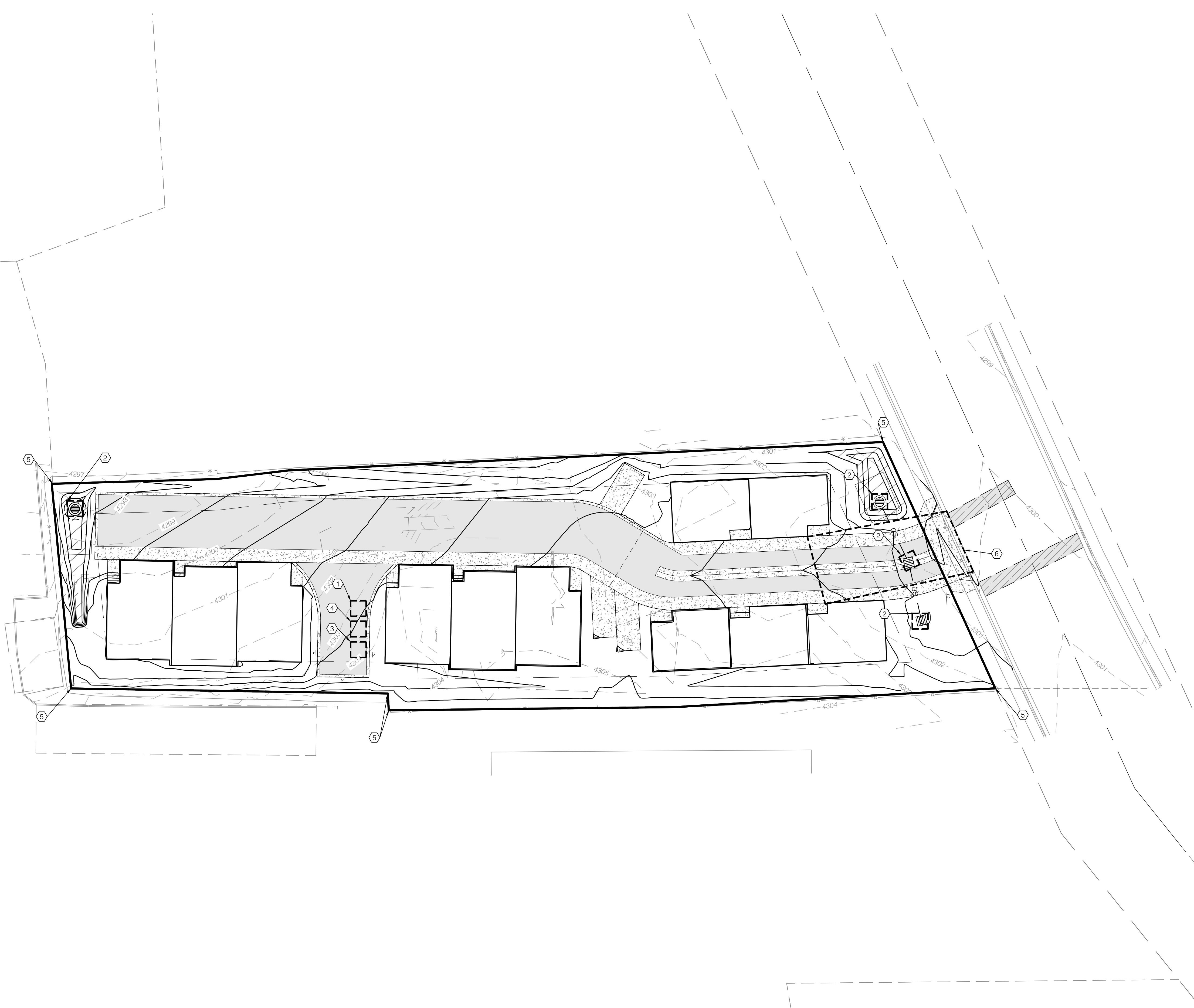

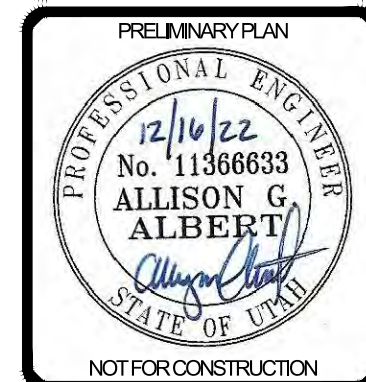
**HIGHLAND PARK**  
4880 SOUTH HIGHLAND CIRCLE  
HOLLADAY CITY, UTAH

PROJECT NO. 2208240  
**GRADING & DRAINAGE PLAN**  
CGD.01  
7 OF 11



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

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

[illegible]

**BENCHMARK**  
**CIVIL**

**BENCHMARK  
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LAND SURVEYING**

918 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7182  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)

HIGHLAND PARK  
4880 SOUTH HIGHLAND CIRCLE  
HOLLADAY CITY, UTAH

PROJECT NO. 2208240

# EROSION CONTROL PLAN

CEP.01  
8 OF 11





BRICK: 880 SF. 48%  
STUCCO: 560 SF. 30%  
BOARD & BATTEN: 90 SF. 5%  
CINDERBLOCK: 80 SF. 4%  
ASPHALT SHINGLES: 230 SF. 13%  
TOTAL: 1,840 SF.

① BLDG 3 & 4 NORTH  
1/4" = 1'-0"

ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE  
438 NORTH 300 WEST  
SALT LAKE CITY, UTAH 84103  
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

4880

REVISIONS:

NO. DATE DESCRIPTION

ISSUED: DEC. 19TH, 2022

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

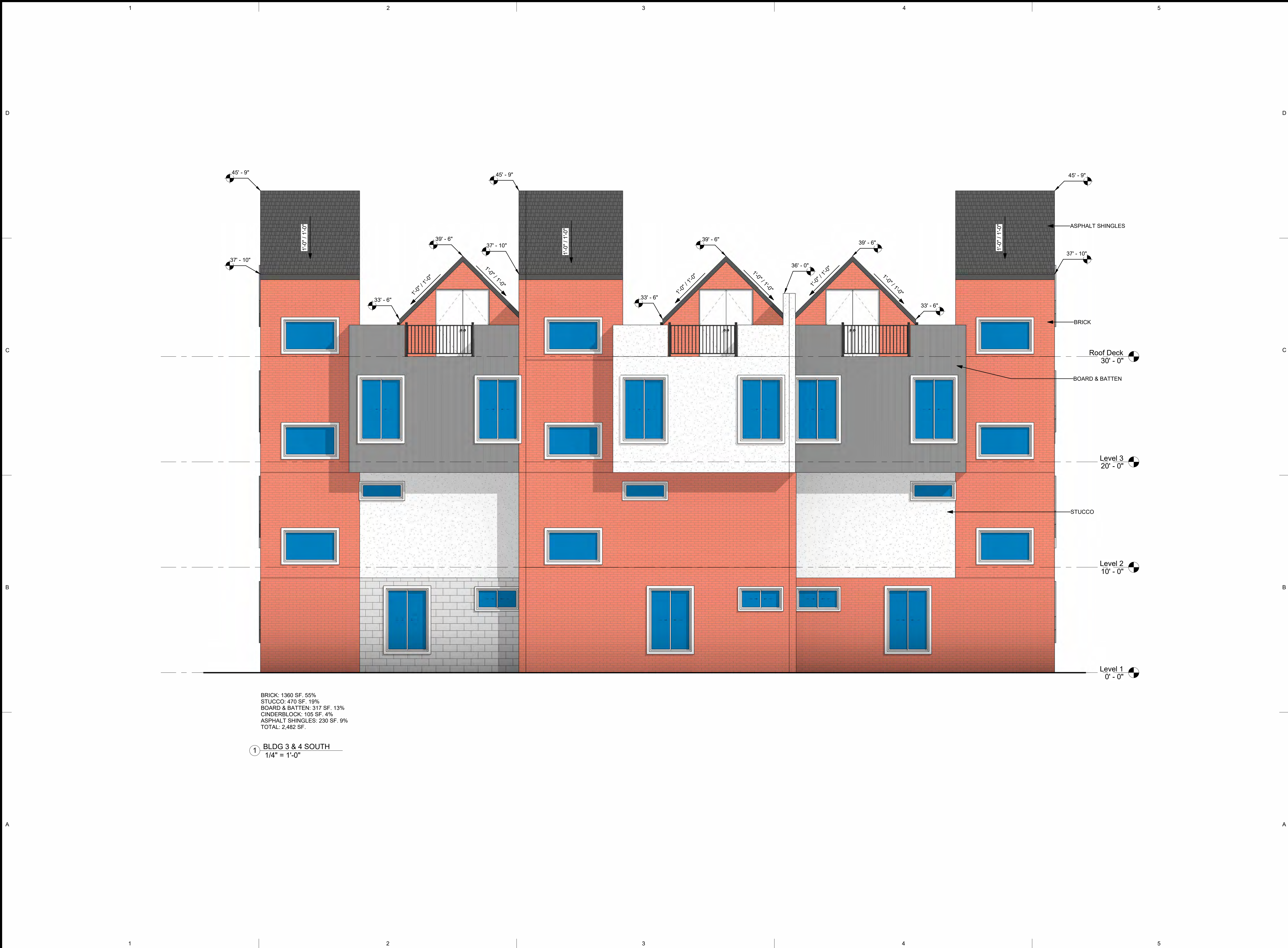
COPYRIGHT:  
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:


BLDG 3 & 4  
ELEVATIONS

SHEET NUMBER:

A206



ARCHITECT'S INFORMATION:

RUSSELLPLATT  
ARCHITECTURE

RUSSELL PLATT ARCHITECTURE  
438 NORTH 300 WEST  
SALT LAKE CITY, UTAH 84103  
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

4880

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: DEC. 19TH, 2022

NO.	DATE	DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

COPYRIGHT:  
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SHEET TITLE:

BLDG 3 & 4  
ELEVATIONS

SHEET NUMBER:

A207

Alec Moffitt: Welcome everyone, we submitted this site plan to the city. We are proposing 11 units in total. There will be 1 duplex and 3 triplexes. The location of these new homes is 4880 S. Highland Circle. And we plan to design them like our Holladay Row community behind the Ace on Murray Holladay Rd. So far, the city has shown their support of this plan but we are hear to listen to our neighbors. Developers change neighborhoods and cities for decades and sometimes centuries, so this is your chance to give any input. If you have questions or concerns, please voice them now.

Dorene Kuhn: Are they going to be rental units? Will you restrict rentals in the neighborhoods HOA?

Alec: No, they will be for sale units only. We have no intention at this point of limiting the homeowners ability to rent the home.

Mike Martin: How much will they cost?

Alec: At this point in time, we do not know. We need to get architectural plans and then figure out our building costs to know the sales price. But we are expecting them to be roughly \$900,000 a unit

Dorene: Are they going to have basements?

Alec: We are undecided at this point. The front smaller units will not have basements and will be 3 stories high. The back units we are playing with the idea of basements but know the issues with water and flooding in this area so are still contemplating our decision.

Dorene: You better be careful if you do basements. Whenever we get a really heavy winter and wet summer every 5-10 years the lower levels tend to flood.

Alec: Thank you Dorene, we will definitely keep this in mind in our building and site design.

Erin Aste: How tall are the homes going to be?

Alec: Code is 35 feet, and I don't see us exceeding 30 feet. We do however think we may add rooftop patios so we would have a stairway that would require additional height. But there is a city varaiance that allows 8 feet for that space specifically. We cannot have any livable or usable space in that extra height, it is strictly to help multifamily with stairways and elevators.

Mike: Will these units have elevators?

Alec: No

Steve Aste: Are there gong to be any amenities for the HOA? I don't see any common space.

Alec: We are applying for a PUE as well to try to move some setbacks and add additional common green space. We originally wanted to keep the existing home for some type of amenity or create a little coffee shop and office space but that got shut down pretty quickly. We had one of the largest home movers in Utah come look at it to see how we would move it and due to the age of the home and the rock foundations, they said their was no way they could move it successfully.

Erin: Isn't that home on the state historical marker?

Alec: Yes, it is marked on the state website, but it is not registered on any national, state, or local historical registries. The previous owners applied to get it registered so they could remodel it and get some tax credits for preserving the building but never followed through and it never got registered.

Mike: So besides the home, what else is going to be demolished?

Alec: There is an additional structure behind the home that was used as an office. It will also be demolished with the additional wings that were added to the home over the years. During construction some trees will also be taken down or won't survive. But we will replace them per city standards with 1.5" caliper trees that will grow to be beautiful mature trees.

Erin: Are the homes going to look like containers like you have shown there (points to our rendering)?

Alec: They will be similar in height and dimensions as well as dark brick but the final design is undecided and we are working with Shaw Design who is an excellent architect and we believe the homes will be beautiful.

Steve: How long until they are built?

Alec: We expect to have plans and engineering approved by the city in the spring and start construction then. Paul, can you tell us how long you think construction will last?

Paul: yes, we plan on starting next spring and construction on this should be roughly a year but we will shoot for completion at the end of 2023.

Alec: Are there any other questions you may have?... Well thank you for coming everyone hopefully this helped you understand the project a little better and you were able to get answers you wanted.

# SEQUOIA NEIGHBORHOOD MEETING

Sept. 27, 2022

NAME	ADDRESS	PHONE	EMAIL ADDRESS
KEVIN LUDLOW	9055 So. 1300 E. Sandy, UT 84094	801-944-4469	KLUDLOW@MSN.COM
STAR SHAW	2071 ROYAL HARBOR WAY	801-641-1445	STAR@shawbg.com
PAUL SHAW	7109 Highland Drive	801-641-2050	pshaw@shawbg.com
Dorlene Kuhn	4872 S Highland Circle	801-554-3631	
MIKE MARTIN	2940 GUNIL Hollow	801-541-0023	
Erin Aste	4874 Highland Ct.	801-943-0052	
Steve Aste	"	"	



**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, September 27, 2022**

**5:30 p.m.**

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

**ATTENDANCE:**

**Planning Commission Members:**

**City Staff:**

Howard Layton, Chair  
Martin Banks  
Chris Layton  
Karianne Prince  
Dennis Roach  
Ginger Vilchinsky  
Paul Cunningham

Jonathan Teerlink, Community Development Dir.  
Brad Christopherson, City Attorney

**WORK SESSION**

Chair Howard Layton called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Community Development Director, Jonathan Teerlink, reported that the Action Item on the Regular Meeting Agenda was related to Royal Holladay Hills, Block B. It was a Concept Plan for property located at 1915 East Rodeo Walk Drive. The applicant was Steve Peterson. In the Site Development Master Plan ("SDMP") a land use zone was listed. He explained that there were three zones: open, restricted, and limited. Block B would be considered an open zone. The open zone allowed for more uses and flexibility in height. However, with this block, only professional office and retail would be provided. Based on the elevations, it did not appear that the height would be higher than the existing building located on the site, but the height was allowed to be a maximum of 90 feet.

As far as use was concerned, Staff had no issues with the proposal for Block B. Mr. Teerlink noted that the parking ratio would be presented during the Regular Meeting. It was important for the applicant to meet the parking requirements for the commercial and office uses in the building. Landscaping and architectural requirements would also need to be met. Those were the main items that needed to be reviewed at the Concept Plan level. Staff did not have issues with what was proposed. Mr. Teerlink referenced Page 16 of the SDMP and noted that there were some questions related to the design. Several architectural themes could be selected. In past applications, the preferred style had been circled, but that had not been done here.

1 The Technical Review Committee (“TRC”) reviewed the application at the concept level and  
2 recommended approval. Mr. Peterson would come back with the preliminary level drawings in  
3 the future, which would show in-depth landscaping and building features. Mr. Teerlink reported  
4 that all of the utility connections were reviewed by the Planning Commission last year when the  
5 full subdivision was reviewed. Chair Howard Layton wondered if this had been approved  
6 previously. Mr. Teerlink confirmed this. In 2019, Blocks B and C were granted concept-level  
7 approvals. However, those approvals had since expired and the process had to start over.

8  
9 Commissioner Chris Layton believed there was a lot of parking. Mr. Teerlink explained that the  
10 parking ratio was on Page 9 of the SDMP. Commissioner Banks wondered if the necessary amount  
11 of parking stalls would vary based on the percentage of residential and commercial. This was  
12 confirmed. There would be a parking requirement for the entire site that would depend on the  
13 range of uses. Commercial had a range and residential had a range. Staying within that range was  
14 ideal. He believed that Mr. Peterson would try to keep most of the parking within the multi-tiered  
15 buildings. There would be a lot of shared parking for the retail spaces for Blocks D and E. As for  
16 Block B, it was important to look at the minimum requirements and determine whether the  
17 proposed parking met that minimum amount. Mr. Teerlink believed that the minimums would be  
18 met and he did not have any concerns there.

19  
20 The building would have retail on the main level and office uses on the two levels above. There  
21 was no residential use within the building. Mr. Teerlink noted that in the SDMP in 2007, and up  
22 until 2010, Macy’s was planned to stay in the location. The use for the corner on Murray Holladay  
23 Road and Highland Drive was intended to be a surface lot. For Macy’s to stay in that space, there  
24 could not be a building between them and the intersection. That plan was still in place, so there  
25 was no placeholder for a building at that corner. He noted that the SDMP could be amended in  
26 the future to add a building to that corner.

27  
28 Commissioner Banks asked what would happen if a proposal had excessive parking. Mr. Teerlink  
29 explained that in most of the zones, there was a limit. An applicant could propose to build 125%  
30 of the minimum amount, but in this zone, there was no limit. This was due to the range of uses,  
31 so the amount of parking necessary would be mostly market driven. The intention was to ensure  
32 that the parking ratio was flexible enough to meet the potential uses. Commissioner Banks noted  
33 that Block B would be used for office and retail. He asked what the limits were in those respective  
34 zoning areas. Mr. Teerlink stated that there were few blocks available for that type of analysis.  
35 He was not certain, but it would be possible to ask the applicant for further clarification.

36  
37 Commissioner Chris Layton believed the building would be close to where the Macy’s footprint  
38 was. This was confirmed. Mr. Teerlink clarified that this was an adaptive reuse of the Macy’s  
39 building, but there would be an addition to the south end. The Commission further discussed  
40 parking. Commissioner Banks wondered how the maximum amount of parking stalls had been  
41 determined. Mr. Teerlink stated that it was calculated based on parking density and the range of  
42 uses allowed. Commissioner Chris Layton noted that the Block B parking was strictly to the north.  
43 Based on that, it seemed that the proposed parking for the area was appropriate. The other parking  
44 stalls were associated with other uses and other blocks on the overall site. Commissioner Banks

1 wondered whether users of Block B would be unable to utilize the other parking areas. It was  
2 noted that visitors could use those spots as well as there would not be reserved parking.

3  
4 Mr. Teerlink reported that the Discussion Item on the Regular Meeting Agenda was a text  
5 amendment. There would be a presentation from Staff in preparation for an upcoming text  
6 amendment by some applicants who owned property on Wasatch Boulevard. The property owners  
7 had requested a rezone to remove the Foothill Canyons Overlay Zone (“FCOZ”) from their  
8 property. This would allow the owners to only have the regulation of a half-acre lot. By the time  
9 the City Council heard the public hearing previously, the application had been withdrawn, as the  
10 more favorable approach seemed to be a text amendment. This would maintain the hillside  
11 protections, aesthetics, design, and landscaping while eliminating the one-acre lot minimum.

12  
13 When the FCOZ was first established, existing lots that were less than half an acre could continue  
14 to build. However, when new lots were created, the lots needed to be one acre in size, regardless  
15 of the underlying zone. Commissioner Banks wondered whether the one-acre minimum was  
16 motivated by aesthetic purposes. Mr. Teerlink explained that it was done to reduce the  
17 development impacts on the hillsides, foothills, and canyon areas. This would ensure that there  
18 was lower density, which meant there would be fewer aesthetic and erosion impacts.

19  
20 From the applicant’s point of view, there were not a lot of those smaller properties left. As a result,  
21 the request to amend 13.72.030 would not create a significant impact. The desire was to amend  
22 the section to state that if a new property was created, the minimum lot size for the underlying  
23 zone would prevail. Commissioner Prince wondered if an R-1-10 Zone would allow for that  
24 smaller lot. This was confirmed. Commissioner Roach asked how many lots would be able to  
25 expand as a result of the amendment. He asked if the amendment could potentially add a lot of  
26 additional homes. Mr. Teerlink was not certain, but he planned to have that information ready  
27 before there was a public hearing on the item.

28  
29 Commissioner Banks felt this was a broad amendment to consider. He asked if this was the only  
30 path forward for the applicant. Mr. Teerlink explained that the applicant wanted to do what he  
31 was told he could back when he originally deeded the ground. The City had gone over multiple  
32 options with the applicant. For instance, under the current law, a detached single-family home  
33 with an accessory dwelling unit (“ADU”) could be built. Instead of proceeding with that, the  
34 applicant had decided to move forward with a possible text amendment.

35  
36 Chair Howard Layton believed the land area was just under two acres. Mr. Teerlink explained that  
37 it was approximately 500 feet under the necessary amount. He had not been able to obtain the  
38 additional 500 feet from his neighbor. As a result, he was not able to divide the property into two  
39 lots. The text amendment would allow the division to happen. Commissioner Chris Layton was  
40 concerned that this could result in subdivisions within the FCOZ. Mr. Teerlink confirmed that the  
41 text amendment would apply City-wide. It would not only apply to the subject property.

42  
43 Commissioner Chris Layton felt it might be best for the applicant to consider another path forward.  
44 Chair Howard Layton noted that the Planning Commission had previously suggested that the  
45 applicant find another way to achieve their desired outcome. It may be that the text amendment

1 was the only option the applicant thought would work. While it would be nice to accommodate  
2 the applicant, the Commission needed to consider the fact that the decision would impact other  
3 properties.

4  
5 Commissioner Chris Layton noted that three-quarters of an acre may be more appropriate than  
6 one-half acre. This would result in less disturbance. Mr. Teerlink reminded those present that the  
7 FCOZ area was a sensitive lands area. The underlying zone for the subject property was the R-1-  
8 21 Zone. Commissioner Roach wondered whether there could be a stipulation in the 13.72.030  
9 language related to undeveloped lots. This would alleviate concerns that someone with an existing  
10 lot could then add additional homes to a property. There were not a lot of undeveloped lots. The  
11 Commission further discussed the FCOZ overlay and the text amendment.

12  
13 **CONVENE REGULAR MEETING – Public Welcome and Opening Statement by**  
14 **Commission Chair.**

15 Chair Howard Layton called the Regular Meeting to order at approximately 6:10 p.m. He read the  
16 Commission Statement for the benefit of those present.

17  
18 **PUBLIC HEARING – ACTION ITEMS**

- 19  
20 1. **“Royal Holladay Hills, Block B” – Concept Plan – 1915 East Rodeo Walk Drive (R-**  
21 **M/U Zone) Review and Consideration of Conceptual Submittals by Applicant, Steve**  
22 **Peterson for Redevelopment Details for the 8.06-acre “Block B” within the Royal**  
23 **Holladay Hills Mixed-Use Development. Review of Commercial Uses will be**  
24 **Conducted According to Regulatory Provisions of the Site Development Master Plan**  
25 **(SDMP 2007) and Holladay Ordinance 13.65.070(C). File #19-9-19-1.**

26  
27 Mr. Teerlink reported that the Action Item was a Concept Plan review for Royal Holladay Hills,  
28 Block B, located at 1915 East Rodeo Walk Drive. It was located in the R-M/U Zone. He explained  
29 that the Concept Plan review included use, height, parking, and landscaping. Most of those items  
30 had already been addressed during the main subdivision review for the entire Royal Holladay Hills  
31 plat. As the individual site plans came through for Planning Commission review, the Commission  
32 had the administrative authority to approve, continue, or deny the application with findings.

33  
34 The subject property is in the R-M/U Zone. In that zone, there is not a list of land uses and it  
35 referred back to the SDMP. The SDMP was the guiding document. Mr. Teerlink explained that  
36 the Staff Report outlined relevant pages to review within the SDMP to approve the Concept Plan.  
37 The applicant, Steve Peterson, shared information with the Commission. In terms of the site, Block  
38 B was one of the larger lots. Eventually, there would be structured parking, but that was not  
39 reflected in the Concept Plan. There would be more than enough parking on site.

40  
41 Commissioner Banks asked the applicant to identify where the parking to the east, which was not  
42 included in the application, would be located. Mr. Peterson pointed out the area on a map.  
43 Commissioner Banks wondered if the parking would be shared or would be exclusively for the use  
44 of the Block B building. Mr. Peterson explained that the entire site will have shared parking. This  
45 included the area north of the building. The parking to the north will eventually be replaced. In

1 the future, there will be another application requesting an amendment. The parking to the southeast  
2 was not part of the current application, but could potentially be temporary parking. Mr. Peterson  
3 discussed plans for the overall site. More details would be shared in the future.  
4

5 Commissioner Chris Layton pointed out that this was just the Concept Plan. Nothing was  
6 finalized. Mr. Peterson confirmed this. Some engineering still needed to be done. Commissioner  
7 Chris Layton believed that conceptually, this was an adaptive reuse of an existing retail building.  
8 It would be turned into mixed-use and there would be an addition to the east. Mr. Peterson noted  
9 that there might be an atrium to the south. Commissioner Chris Layton asked if the existing  
10 Macy's building was rectangular. This was confirmed. Images were shared with the Commission.  
11

12 Chair Howard Layton asked that Mr. Peterson share information about the architectural elements.  
13 Mr. Peterson referenced Page 16 of the SDMP, which included some inspirational images. There  
14 were Mixed-Use Precedents shown that he felt would be suitable for the kind of mixed-use that  
15 would be in Block B. Elements of those designs could be incorporated. The inspiration images  
16 were reviewed and discussed. Mr. Peterson pointed out the roof lines and glass. The intention  
17 was to use elements from several different images. Commissioner Prince wondered whether there  
18 would be windows on the Block B building as there had been descriptions related to metal fins.  
19 Commissioner Chris Layton pointed out that quite a bit of glass had been included in the concept.  
20

21 Commissioner Chris Layton noted that the applicant had presented a concept and photographs of  
22 inspirational images. Architecturally, he had noticed that every Block was a little bit different, but  
23 everything was appropriate for the area. Each Block was also well-designed architecturally. He  
24 did not want the applicant to be held to the designs on the inspiration images if that was not the  
25 current vision. Commissioner Chris Layton pointed out that each Block he had seen so far  
26 appeared to be connected but different. Being able to transform an existing building was  
27 impressive. Mr. Peterson thanked Commissioner Chris Layton and offered to pass his comments  
28 along to the architects.  
29

30 Chair Howard Layton explained that as part of the Concept Plan, the Commission needed to review  
31 landscaping, parking, and the basic site layout. The Commission discussed parking. The shared  
32 ratio meant there was a 20% discount on the necessary number of stalls. Mr. Peterson reported  
33 that Block B would conform to all site requirements. Commissioner Chris Layton pointed out that  
34 Rodeo Walk Drive looked like it had a different pavement treatment than the other streets. He  
35 wondered whether it still had vehicular access. Mr. Peterson explained that he was not ready to  
36 commit to that yet, but in the drawings, bollard posts were being considered between Block B and  
37 Block C. Those would be on the edge of the road, but details were still being finalized.  
38

39 Commissioner Chris Layton noted that there were two pad buildings. He wondered if it was a  
40 concept put forth by the landscape architect. Mr. Peterson explained that a restaurant was  
41 interested in taking one of the pads. Commissioner Banks asked that the plant schedule be shared  
42 with the Commission. One of the responsibilities at the current stage was to address landscaping.  
43 On the schedule, there was a fair amount of detail and explanation related to potential landscaping  
44 in the limited corner. He asked for additional information about the other areas on the periphery  
45 of Block B. Mr. Peterson reported that the periphery landscaping around the roads had been

1 approved as part of the Subdivision Plat. Example images were shared. Commissioner Banks was  
2 especially interested in seeing the landscaping between Block B and Murray Holladay Road.  
3 Mr. Peterson noted that there was an existing sidewalk by Murray Holladay Road. Additionally,  
4 there was an elevation change, so that had to be considered.

5  
6 Commissioner Banks referenced the northwest corner. He believed that was the large parking  
7 area. He wondered if there would be an attempt to put landscaping between Highland Drive and  
8 that parking area. Mr. Peterson noted that there could be future development there. Commissioner  
9 Chris Layton pointed out that the section being discussed was part of Block A and not part of  
10 Block B. It was not part of the current Concept Plan discussion for Block B. Chair Howard Layton  
11 noted that it was helpful to understand the full vision of the site. Many of the Commissioners were  
12 not part of the original plan approval, so it was important to have a robust perspective.

13  
14 Commissioner Roach asked about the parking lot north of the building. It looked like it would  
15 have several islands. He was curious about the landscaping requirement in the SDMP as recently  
16 a Parking Lot Ordinance was passed for the rest of the City. He wondered if there was a desire to  
17 incorporate any design elements that would provide more shade canopy. Mr. Peterson explained  
18 that the area would conform to the SDMP requirements. Kris Longson gave his address as 4954  
19 South Fairview Drive in Holladay and shared additional information related to the parking lot. He  
20 explained that the islands and landscaping would not be put in because that area would be torn out  
21 in the near future. Those were just temporary parking lots.

22  
23 Commissioner Prince pointed out that the Commission approved a Concept Plan for estate lots in  
24 the past, but she had not heard much about that. Block D was happening and Block E had been  
25 discussed. She asked for a brief status update. Mr. Peterson shared information with the  
26 Commission. He reported that in Block L, there are 38 townhomes. In Block E, the plans are  
27 ready and the work had gone out to bid. The engineering was currently being done. Additional  
28 information about the other projects was shared. Mr. Longson added that the work being done on  
29 the other Blocks had already been approved by the Planning Commission.

30  
31 Commissioner Roach asked for additional information about parking for Block B. The current  
32 design was temporary and it would continue to be a heat island. This made sense as the area would  
33 be torn out in the future anyway. He wondered if there would be greenscape added to the parking  
34 structures that would be built at a later date. Mr. Longson explained that the structures had not  
35 been designed yet, but he assumed there would be some landscaping. However, it would depend  
36 on the height and overall design. He referenced the grade difference.

37  
38 Chair Howard Layton opened the public hearing. There were no comments. The public hearing  
39 was closed.

40  
41 Commissioner Chris Layton noted that what was presented was a portion of Block B, not the entire  
42 Block B area. Conceptually, there was not enough information to approve everything that would  
43 happen within Block B. He wondered whether a motion to approve the application could include  
44 only the discussed portion of the Block. This was confirmed. Mr. Teerlink explained that the  
45 application could be viewed at face value, where there was an adaptive reuse building with a

1 parking lot and some blank pads. Ideally, it would be helpful if those pads had information about  
2 future development.

3  
4 Commissioner Chris Layton understood that this was conceptual and the Planning Commission  
5 was only talking about the conceptual ideas. However, it seemed that the discussion was only  
6 centered around the south half of Block B. He would feel more comfortable if the motion language  
7 covered the conceptual approval of the south half of the block. Alternatively, it could state that  
8 the approval was based on what had been presented. There would need to be conceptual approval  
9 for what happened north and east of the building. Mr. Teerlink pointed out that the Commission  
10 could refer to the old Macy's building as an adaptive reuse and the landscaping associated to the  
11 south. City Attorney, Brad Christopherson explained that the Commission could call this Phase I  
12 of Block B or it could be referred to as the old Macy's building. Either one would be appropriate.  
13

14 Commissioner Banks asked if there were uncertainties south of the building. Commissioner Chris  
15 Layton believed the south half of the block had been presented clearly. The Commission  
16 understood the conceptual intent there. The north half of the block was less clear. As a result, he  
17 did not want the motion to state that Block B was being approved for conceptual review. He  
18 suggested that the Commission only approve the south half of Block B, as presented.  
19

20 Commissioner Banks felt it was important to clarify that the south half of Block B was defined as  
21 the building, temporary parking, and pad sites. The eastern structured parking was not part of the  
22 conceptual review. Concept approval for the north and east sides of Block B could be done in the  
23 future. Commissioner Banks was supportive of this idea but stressed the importance of specificity.  
24 Further discussions were had about potential motion language. Mr. Teerlink noted that the motion  
25 could reference approval of the Concept Plan for the old Macy's building and the associated  
26 parking lot and landscaping. This would ensure the intent of the Commission was captured.  
27

28 ***Commissioner Prince moved to APPROVE the Royal Holladay Hills, "Block B," Concept Plan***  
29 ***at 1915 East Rodeo Walk Drive based on the following findings:***  
30

- 31 ***1. The approval is based on the plan that was presented at the Planning Commission***  
32 ***Meeting regarding the old Macy's building, the parking, and the landscape plan***  
33 ***around the Macy's building, including the triangle to the south.***  
34
- 35 ***2. The concept subdivision requirements are sufficiently and substantially met and***  
36 ***comply with the requirements for submission, the SDMP, and the R-M/U Zone.***  
37

38 ***Commissioner Chris Layton seconded the motion. Vote on motion: Commissioner Prince-Aye;***  
39 ***Commissioner Roach-Aye; Commissioner Banks-Aye; Commissioner Chris Layton-Aye;***  
40 ***Commissioner Vilchinsky-Aye; Commissioner Cunningham-Aye; Chair Howard Layton-Aye.***  
41 ***The motion passed with the unanimous consent of the Commission.***  
42

1 **DISCUSSION ITEMS**

2 **2. Text Amendment – 13.72.030; Foothill Canyons Overlay Zones; Minimum Lot Size**  
3 **Staff Presentation and Preview of an Application Proposed to Amend Title 13, of the**  
4 **Holladay City Code, Land Use and Development Regulations as They Relate to**  
5 **Changing the One-Acre Minimum Lot Size of New Properties within Holladay's**  
6 **Foothill Canyons Overlay Zone (FCOZ) – Public Hearing Scheduled for 10/4/2022.**  
7

8 Mr. Teerlink reported that the above matter was a Discussion Item related to a proposed text  
9 amendment to 13.72.030. It pertained to the FCOZ. He reported that the item was not noticed as  
10 a public hearing and the presentation from the applicant was not ready. There had been an  
11 overview and discussion during the Work Session. Staff would prepare visuals, mapping, and data  
12 as well as draft changes to the language before the next Planning Commission discussion on the  
13 item.  
14

15 There were questions about whether other municipalities had modified the overlay. This was  
16 confirmed. Commissioner Banks believed Salt Lake City had made significant modifications to  
17 handle conflicts between ski resorts and environmental groups. Commissioner Chris Layton  
18 explained that an overlay was a broad way to address certain issues, but did not always apply to  
19 every property. Commissioner Prince wanted to know if the Commission had to approve the text  
20 amendment. This was denied. Any property owner could bring a text amendment request to the  
21 Planning Commission for consideration. Changing the Ordinance would ultimately be a City  
22 Council decision, but the Commission could share a recommendation.  
23

24 **ADJOURN**

25 ***Commissioner Prince moved to adjourn. The motion was seconded by Commissioner Roach.***  
26 ***The motion passed with the unanimous consent of the Commission.***  
27

28 The Planning Commission Meeting adjourned at approximately 6:55 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, September 27, 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, December 6, 2022**

**5:30 p.m.**

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

**ATTENDANCE:**

**Planning Commission Members:**

**City Staff:**

Howard Layton, Chair  
Dennis Roach  
Chris Layton  
Ginger Vilchinsky  
Paul Cunningham  
Karianne Prince

Jonathan Teerlink, Community Development Director

**WORK SESSION**

Chair Howard Layton called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Community Development Director, Jonathan Teerlink reported that the Action Item on the Regular Meeting agenda was related to Royal Holladay Hills, Block B. It was a Preliminary/Final Site Plan review. In September 2022, the Planning Commission reviewed a Concept Site Plan with the applicant and considered various aspects of the development as an adaptive reuse of the existing Macy's building. The building would remain in place and would be approximately the same size. Originally, the Site Development Master Plan ("SDMP") foresaw Macy's remaining in that location. Macy's was no longer there, so that was a placeholder within the Master Plan. An adaptive reuse had been proposed by the applicant to reuse the building and adapt it to an office and retail space.

Mr. Teerlink reported that an Architectural Plan was provided as well as a breakdown of the sizes of the office spaces and retail spaces. He reminded the Commission that the SDMP had a minimum number of residential units, a minimum number of commercial, and a maximum number for each. The Planning Commission asked the applicant to add that breakdown to the Site Plan. That had been done and was included in the packet. Mr. Teerlink stated that this would be the third commercial block under consideration by the Planning Commission. The southernmost block, Block L, was purely residential. The block for the Macy's adaptive reuse, Block B, would be a mixture of commercial and office space.

1 Staff reviewed the Site Plan based on elements such as utility and development. Mr. Teerlink  
2 explained that prior to the subdivision of the entire site, the civil development plans for the roads  
3 had been reviewed. That set the stage so that as individual sites came in, the sites could be  
4 reviewed based on the Utility Plan and Site Development Plan. This had been done for Block B.

5  
6 The applicant added additional details to the Site Plan. For instance, the open space area was a  
7 plaza feature that would likely have some program space between the south side of the Macy's  
8 building and Rodeo Walk Drive. There would be an additional retail pad at the south corner as  
9 well. The latter would be reviewed at a later date. Mr. Teerlink noted that in the Staff Report, the  
10 Staff recommendation was for preliminary approval with a Condition of Approval that the  
11 Photometric Plan be submitted. However, over the weekend, that plan had been submitted. The  
12 Photometric Plan was added to the packet as an addendum. Staff had since reviewed the plan and  
13 felt comfortable with what had been proposed for the site.

14  
15 Commissioner Roach wondered if Block B pertained only to the old Macy's building or if it also  
16 included the parking perimeter around the structure. Mr. Teerlink clarified that it was just the  
17 Block B building area. The parking perimeter around the structure was part of other blocks within  
18 the plat. Those would be redeveloped at a later time. When the other buildings came in, that shift  
19 in parking would need to be considered and a proposal would address the parking needs. The  
20 application for Block B did not impact the existing perimeter parking, but Mr. Teerlink noted that  
21 the approval referenced an update to the existing light poles.

22  
23 Chair Howard Layton asked about the addendum. Mr. Teerlink shared the addendum with the  
24 Commission. He reported that bollard lights were proposed in the plaza area. Staff looked at the  
25 Photometric Plan to ensure that the same style of lights would be used throughout the streetscape  
26 and the rest of the project. It was important for everything to tie together. Commissioner Roach  
27 wondered if the proposal was in line with the dark sky language. Mr. Teerlink stated that the  
28 bollards were not dark sky compliant. Based on the examples he had seen, there was a translucent  
29 lens that let the light shine out everywhere. That being said, the fins could direct light downward.  
30 The SDMP had simply asked that a Photometric Plan be submitted. The site was interior to a  
31 larger development, which meant that light was less likely to disturb existing residential properties.

32  
33 With the addition of the Photometric Plan to the Preliminary/Final Site Plan, Staff recommended  
34 approval of Royal Holladay Hills, Block B. Chair Howard Layton believed that since the  
35 Photometric Plan had been submitted, the motion language would not need to reference the  
36 Condition of Approval that had been outlined in the Staff Report. This was confirmed.  
37 Commissioner Roach asked about the third last page in the Meeting Materials Packet. It  
38 showcased the utility contract limit. There were some highlights around Phase II, but he did not  
39 see anything there that pertained to Block B. He wondered if that meant everything there was  
40 compliant. Mr. Teerlink confirmed this and explained that he had used the template for Block E  
41 for the Block B Staff Report.

42  
43 Commissioner Cunningham referenced the second floor. There was an open area with amenities  
44 and restrooms at both ends. He wondered whether that would be open to the public. It was noted  
45 that there were still details to be refined, but that would be for the use of tenants in the building.

1 Chair Howard Layton made note of the stairway on the east side of the building. He asked if that  
2 would meet fire requirements. This was confirmed. It would provide access to the outside.  
3 According to the applicant, there would be two tenants and each would take two floors.  
4

5 Chair Howard Layton reported that Mr. Teerlink sent an email to the Commissioners with training  
6 links. He asked that all Planning Commission Members complete the training. Mr. Teerlink  
7 reported that he would send out forms later that day. Those forms needed to be completed and  
8 returned.  
9

10 The Commission further discussed the Royal Holladay Hills, Block B Preliminary/Final Site Plan  
11 application. Commissioner Prince asked about the timeline for Block B. The applicant explained  
12 that the intention was to start that work in the next few months. Block B would take approximately  
13 18 months to complete. There was discussion regarding the existing building and the SDMP.  
14 Commissioner Prince wondered if different architects were being used on the different blocks to  
15 create some variety. This was confirmed.  
16

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

19 Chair Howard Layton called the Regular Meeting to order at approximately 6:02 p.m. He read the  
20 Commission Statement for the benefit of those present.  
21

22 **PUBLIC HEARING – ACTION ITEMS**

- 23 1. **“Royal Holladay Hills, Block B” – Preliminary/Final Site Plan – 1915 East Rodeo**  
24 **Walk Drive (R-M/U Zone) Review and Consideration of Submittals by Applicant,**  
25 **Steve Peterson of Preliminary Redevelopment/Adaptive Reuse Construction Details**  
26 **for the 8.06-acre “Block B” within the Royal Holladay Hills Mixed-Use Development.**  
27 **Review Conducted According to Conceptual Approvals (09/27/22) and Regulatory**  
28 **Provisions of the Site Development Master Plan (SDMP 2007) and Holladay**  
29 **Ordinance 13.65.070(C). File #19-9-19-2.**  
30

31 Mr. Teerlink reported that the application before the Planning Commission was a  
32 Preliminary/Final Site Plan review for Royal Holladay Hills, Block B. The Planning Commission  
33 reviewed the Block B proposal at a concept level and held a public hearing on September 27, 2022.  
34 At that time, the Planning Commission asked that certain items be brought back at the Preliminary  
35 level. Mr. Teerlink explained that in 2018, the applicant provided a full site civil package, which  
36 included all of the blocks, including Block B. That was preapproved and set the stage for  
37 individual site plans to be easily reviewed. The site was static in nature and fit in with the  
38 previously approved civil set of drawings. Those were included in the packet and included  
39 information such as road profiles and utility locations.  
40

41 One of the specific elements that the Technical Review Committee (“TRC”) was interested in  
42 reviewing, along with landscaping and architecture, was the Photometric Plan. When the Staff  
43 Report was originally written, that plan was not available to the TRC. However, over the weekend,  
44 the applicant submitted a Photometric Plan and some proposed lighting fixtures. Given the  
45 submission of those materials, the TRC recommended preliminary and final approval of Block B.

1  
2 The applicant, Chris Longson, gave his address as 4955 Fairview Drive in Holladay. He explained  
3 that this was an adaptive reuse of the existing Macy's building. Mr. Longson identified the  
4 triangular building that still exists on the site. Previously it housed all of the mechanical equipment  
5 for Macy's. That would be removed from the site and turned into the plaza area. This would open  
6 up the front of the building more. The reason it remained was that when Macy's was still operating,  
7 their operating systems needed to be on site. It had been completely gutted since and would be  
8 removed entirely as the project moves forward.

9  
10 Mr. Longson reported that the first floor of the old Macy's building would be retail and the other  
11 floors would be offices. Currently, there were two office tenants that he was working with. One  
12 would take two floors on the south and one would take two floors on the north. However, it was  
13 designed to be broken up in the future. There could be four tenants on the second floor and four  
14 on the upper floor. It would be designed in a way that it could continue to be readapted over time.

15  
16 Mr. Longson reported that the plaza was being designed to interact with Block C. That was not  
17 part of the current approval but it was important for the Commission to know. The intention was  
18 for the different blocks to work with one another. He explained that once this was constructed,  
19 the minimum requirements would be met to trigger Tax Increment Financing ("TIF"). This would  
20 enable them to start building the parking decks, which would support additional uses. That was  
21 an exciting milestone as far as the minimum investment and minimum requirements.

22  
23 Commissioner Chris Layton wanted to understand the planned use and allowed use for Block C.  
24 Mr. Longson reported that Block C was anticipated to be all retail. That still needed to be brought  
25 to the Planning Commission. Chair Howard Layton wondered if the surface parking would  
26 continue to be used for Block B. This was confirmed. Mr. Longson explained that for this phase  
27 of the project, there was more than enough surface parking. In the SDMP, on the north and east  
28 sides, it showed the possibility of packing decks, but for now, the surface parking lots would be  
29 utilized. He noted that the surface lots would be resurfaced, striped, and the lighting would be  
30 updated.

31  
32 Chair Howard Layton referenced the Photometric Plan. He noted that it had been submitted over  
33 the weekend and wanted to know if it had been properly reviewed since then. Mr. Teerlink  
34 explained that it had been reviewed that morning by the TRC. He pointed out that lighting,  
35 signage, and landscaping tied the site together. It was important for there to be consistency  
36 throughout. He reported that the lights out on the street would have more of an art deco look to  
37 them.

38  
39 ***Commissioner Chris Layton read the motion language included in the Staff Report and moved***  
40 ***to APPROVE the Preliminary Redevelopment Plan for Royal Holladay Hills, Block B, with***  
41 ***Final Site and Plat approvals delegated to Staff. The motion was seconded by Commissioner***  
42 ***Prince.***

43  
44 There was discussion regarding the language. Since the Photometric Plan had been submitted, the  
45 Final Site and Plat approvals did not need to be delegated to Staff.

1  
2 *An amended motion was made.*

3  
4 *Commissioner Chris Layton moved to APPROVE the Preliminary and Final Site*  
5 *Redevelopment Plan for Royal Holladay Hills, “Block B,” mixed-use commercial buildings in*  
6 *the R-M/U Zone, located at 1915 East Rodeo Walk, finding that the proposal:*

- 7  
8       1.     *Complies with the amended Conceptual Site Plan approved on 09/27/2022 for*  
9       *Block B.*  
10  
11       2.     *Construction elements and details are found to be acceptable by the divisions of*  
12       *the Technical Review Committee (“TRC”).*  
13  
14       3.     *Development details and all related components comply with the R-M/U Zone*  
15       *and SDMP as a master-planned project.*

16  
17 *Commissioner Prince seconded the motion. Vote on motion: Commissioner Cunningham-Aye;*  
18 *Commissioner Vilchinsky-Aye; Commissioner Chris Layton-Aye; Commissioner Roach-Aye;*  
19 *Commissioner Prince-Aye; Chair Howard Layton-Aye. The motion passed unanimously.*

20  
21 **ADJOURN**

22 *Commissioner Prince moved to adjourn the Planning Commission Meeting. The motion was*  
23 *not seconded. The motion passed with the unanimous consent of the Commission.*

24  
25 The Planning Commission Meeting adjourned at approximately 6:18 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, December 6, 2022.*  
3  
4  
5

6 Teri Forbes

7 Teri Forbes

8 T Forbes Group

9 Minutes Secretary

10  
11 Minutes Approved: \_\_\_\_\_

*DRAFT*